



Europaplein 33 2

1078 GT Amsterdam

Asking price € 775,000 - buyer's costs

JLG Real Estate - at home in the Amsterdam housing market

Spacious, bright & characterful

Spacious, bright and characterful apartment of approximately 96 m², featuring three bedrooms, a sunny east-facing balcony and beautiful views over Europaplein.



Living with character, space and the city right at your doorstep. Located on Europaplein in the popular Rivierenbuurt, this attractive apartment offers approximately 96 m² of living space, three bedrooms and a bright and welcoming living and dining room with original built-in en-suite cabinets and stained-glass sliding doors.

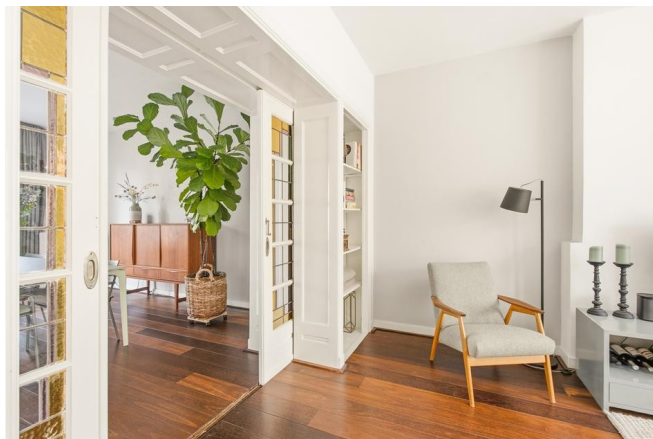
The combination of authentic details, high ceilings and wooden floors gives the apartment a distinctive and elegant character.

A bright living space



The living and dining rooms form the heart of the apartment. The original wooden en-suite cabinets with sliding doors and stained glass are a real eye-catcher and create a beautiful connection between the two rooms. The wooden floors and high ceilings further enhance the property's authentic character.

Original en-suite details





Dining & cooking

The dining room is directly connected to the open-plan kitchen. The modern stainless-steel designer kitchen by Arclinea is fitted with high-quality Smeg built-in appliances and complements the character of the apartment beautifully.

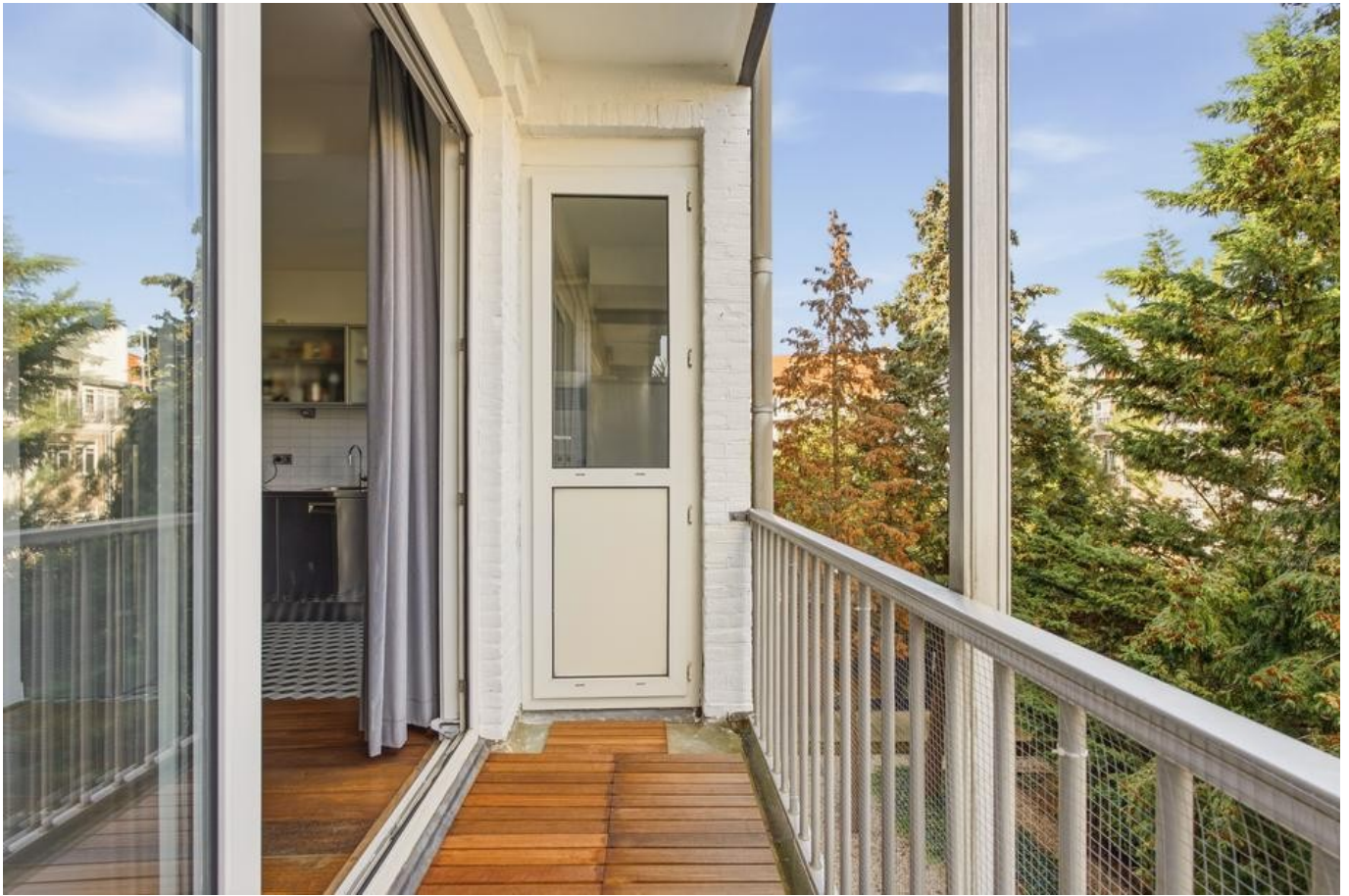


KITCHEN

Stainless-steel designer kitchen by Arclinea



Morning sun on the balcony



The balcony at the rear can be accessed from both the dining room and kitchen. Facing east, the balcony is a lovely spot to enjoy the morning sun.



Space and character



BEDROOMS & BATHROOM

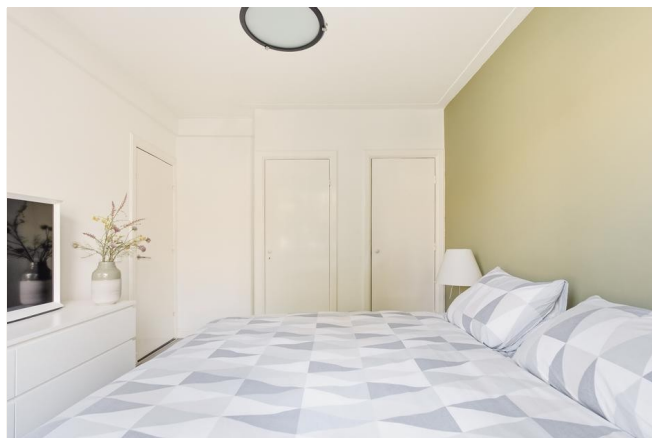
Three bedrooms

At the front of the apartment are two bedrooms, while the third bedroom is located at the quiet rear of the property. Centrally positioned is the bathroom, equipped with a shower and washbasin, as well as a separate toilet.



BEDROOMS

Bright and peaceful



AT A GLANCE

Property details

€ 775,000

asking price - buyer's costs

96 m²

living area

5 rooms

including 3 bedrooms

1931

year built

€ 180

service charges p/m

East

balcony orientation

Additional details

Apartment - upper-floor apartment | volume 323 m³ | residential area, open view | no garden | no garage | central heating boiler | floor insulation and double glazing

KEY FEATURES

Important to know

- Approximately 96 m² of living space;
- Three bedrooms;
- Original en-suite cabinets with stained-glass sliding doors;
- Authentic wooden floors;
- East-facing balcony;
- Leasehold under favourable conditions, with the ground rent prepaid until 15 November 2024; from 15 November 2024, the ground rent is fixed at € 1,820.84 per year, excluding annual indexation;
- Healthy and active Owners' Association (VvE), self-managed;
- Service charges of € 180 per month;
- The VvE saves in accordance with the statutory requirement of 0.5% of the reinstatement value;
- Standard age clause applies;
- Completion in consultation, expected January 2027.

THE NEIGHBOURHOOD

Rivierenbuurt

Europaplein is located in the popular Rivierenbuurt, a vibrant neighbourhood with everything you need close by. For daily groceries, a good coffee or a pleasant dinner, you can head to the immediate surroundings or the nearby Scheldestraat, Maasstraat and Rijnstraat. Here you will find a wide variety of shops, specialist stores, restaurants and inviting terraces.

There is also no shortage of popular hotspots in the area, including Scandinavian Embassy Bakery & Shop, Visaandeschelde, The Traveller and Tap Zuid. The lively De Pijp neighbourhood is approximately a 10-minute walk away and offers an extensive selection of restaurants, cafés, bars and shops.



Everything close by



ACCESSIBILITY

City centre and Schiphol within easy reach

The apartment is excellently connected to the rest of Amsterdam. The North/South metro line is within walking distance and takes you to the city centre within minutes. RAI Station is also nearby, offering a direct train connection to Schiphol Airport, which can be reached in approximately 10 minutes. For relaxation and outdoor activities, Beatrixpark, the Amstel River and Martin Luther Kingpark are also close by.



LOCATION

Europaplein 33 2, Amsterdam



Amsterdam South - 1078 GT Amsterdam

Rivierenbuurt | near North/South metro line and RAI Station



Second floor



De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.
Aan de plattegronden kunnen geen rechten worden ontleend.
WeGoGroen - www.wegogroen.nl

Spatial overview



At home in the Amsterdam housing market

JLG Real Estate is pleased to assist you with renting out, buying or selling a home. We specialise in these areas with a positive outlook and an innovative approach. As a member of the NVM, MVA and VVA, we stand for a high level of service. Another major advantage is our strong network in Amsterdam and the surrounding area, a network we have been building for more than 20 years and from which we are happy to let you benefit. Our team of experienced and certified professionals is truly at home in the Amsterdam housing market. Tell us your wishes and discover possibilities you may not yet have considered.

Bank guarantee / security deposit

When the purchase agreement is concluded, additional security for the buyer's obligations will be requested within a specified period in the form of a security deposit or bank guarantee equal to 10% of the agreed purchase price. JLG Real Estate has an exclusive partnership with Bankgaranties.com, allowing the required bank guarantee to be arranged quickly, easily and cost-effectively in just a few clicks.

- Fast and simple: an automated system guides you through the required steps; the bank guarantee can be arranged in 3 minutes.
- Security: both buyer and seller have the contractual security covered in this way.
- Cost-effective: everything can be arranged for just €399 including VAT, without the involvement of expensive banks or mortgage advisers.
- More information: jlgrealestate.com/bankgarantie

Disclaimer & measurement instruction

DISCLAIMER

This information has been compiled by us with due care. However, we accept no liability for any incompleteness, inaccuracy or otherwise, nor for the consequences thereof. All stated measurements and surface areas are indicative.

Although every effort has been made to inventory the available information as accurately as possible, the information in this brochure should be regarded as indicative only. The data (amounts, years, descriptions, etc.) may have been obtained from verbal information, visual inspection or recollection. The seller has expressly been asked to report defects known to them. The buyer nevertheless has their own duty to investigate all matters that may be relevant and cannot rely on being unaware of facts they could have observed themselves or that were available from public registers.

EXPLANATION CLAUSE NEN2580

The Measurement Instruction is based on NEN2580. It is intended to provide a more uniform method for measuring and indicating usable floor area. The Measurement Instruction does not fully eliminate differences in measurement results, for example due to differences in interpretation, rounding or limitations encountered when carrying out the measurement.

LEGALLY VALID PURCHASE AGREEMENT ONLY AFTER SIGNING

A verbal agreement between a private seller and a private buyer is not legally valid. In other words, there is no purchase until the private seller and private buyer have signed the purchase agreement. Confirmation of a verbal agreement by e-mail or a draft purchase agreement that has been sent is not regarded as a 'signed purchase agreement'.

Clauses

AGE CLAUSE

The buyer is aware of the year in which the property was built. The standards that may be expected of the building quality are considerably lower than for newly built homes. The complete or partial absence of one or more characteristics of the property for normal or special use, or any other failure of the property to conform to the agreement, is for the buyer's account and risk.

ASBESTOS CLAUSE

Asbestos was widely used in construction in the past because of its useful properties. The sale of asbestos-containing materials has been prohibited in the Netherlands since 1 July 1993. Homes built before that date may still contain asbestos-containing materials. The purchase agreement will include a clause in which the buyer declares that they are aware of the possible presence of asbestos-containing materials and of the regulations concerning any alteration and disposal thereof.

NON-OWNER-OCCUPANCY CLAUSE

In some situations a seller has never occupied the property themselves. In such cases, the purchase agreement will include a clause stating that the buyer is aware that the seller has never actually used the property and therefore cannot inform the buyer about characteristics or defects of which the seller might have been aware had they personally used the property. Such characteristics or defects are for the buyer's risk and have been taken into account in determining the purchase price.

BUYER'S DUTY TO INVESTIGATE

As a buyer, you have a duty to investigate. This means we assume that the buyer has carried out proper investigations into all aspects that are relevant when deciding to purchase a home. This includes, among other things, studying all information provided, obtaining information from the municipality, carrying out a financial investigation (mortgage) and arranging a structural survey.

Foundation risk indicator

FOUNDATION RISK INDICATOR AVAILABLE

In the NVM software, this property has been assigned a foundation risk indicator (A through E). It is shown only as A-B-C on the one hand or D-E on the other, and its level of reliability may vary. The foundation risk indicator is based on data from FunderMaps, including foundation type, soil and groundwater data, subsidence and repair data. FunderMaps is a commercial data platform developed with KCAF. The seller, the estate agent and the NVM do not guarantee the accuracy, completeness or current status of the foundation risk indicator or the data used from FunderMaps. The foundation risk indicator is informative and indicative, provides no guarantees and does not constitute an assessment of the actual condition of the foundation. No rights may be derived from the foundation risk indicator. Interested parties are advised, if the condition of the foundation is relevant to them, to arrange an independent limited or full foundation investigation.

FOUNDATION RISK INDICATOR NOT AVAILABLE

In the NVM software, this property has not been assigned a foundation risk indicator (A through E). The foundation risk indicator is based on data from FunderMaps, including foundation type, soil and groundwater data, subsidence and repair data. FunderMaps is a commercial data platform developed with KCAF. The seller, the estate agent and the NVM do not guarantee the accuracy, completeness or current status of the data used from FunderMaps. The absence of a foundation risk indicator does not rule out foundation issues and does not constitute an assessment of the actual condition of the foundation. No rights may be derived from the absence of a foundation risk indicator. Interested parties are advised, if the condition of the foundation is relevant to them, to arrange an independent limited or full foundation investigation.

3 October 2026 | 11:00 - 15:00

Come by and discover the apartment

Come by and discover the apartment at Europaplein 33 2 during the NVM Open House Day.

Saturday 3 October 2026 11:00 - 15:00

The door is open, so feel free to walk in, view the apartment and experience the atmosphere for yourself.

Will we see you on Saturday? You are very welcome!



JLG Real Estate

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