

Stellax

Vastgoed Analyse Rapport

Locatie:

Kastelenstraat 213-1, 1082 EE Amsterdam

Rapportdatum:

19.06.2025

Peildatum:

01.01.2025





Executive Summary

This report is for the property located at Kastelenstraat 213-1, 1082 EE Amsterdam. The values in this report are estimated as of 01.01.2025. The report is available via the link.

€531K

Vacant Value

The estimated market value of the property when unoccupied, based on comparable sales and market conditions.

€454K

Rented Value

The estimated market value of the property while it is rented, considering the WWS points and contract rent.

€2,393

Market rent

The projected monthly rental income the property could achieve if offered on the open market today.

195

WWS Points

A scoring system that determines if a property qualifies for regulated rent. Above-threshold scores allow market pricing.

Data and sources

Stellax combines data from multiple trusted sources to provide accurate and up-to-date property insights. These include the Kadaster, EP-online, CBS, real estate listing platforms, and other public and commercial datasets. Clients may choose to overwrite certain key fields used in the analysis — these are listed in the table below.

Item	Value	Source
Type	Apartment	Stellax
Square meters	79	Kadaster (BAG)
Construction year	1963	Kadaster (BAG)
Lot size	0	Kadaster (BAG)
Energy label	C	EP-online
Contract rent	2250/ma	Client
WWS points	195	Stellax
WWS rent	1300/ma	Stellax
VVE amount	128/ma	Client
Erfpacht date	31.08.2051 (bought off)	Client
Erfpacht amount	4000/j	Client



Property Overview

Kastelenstraat 213-1



This apartment of 79 m² is located in Buitenveldert, a popular area known for its residential character and livability. With an energy label of C, the property offers reasonable energy performance, contributing to lower energy costs and increased appeal.

The property has been evaluated across multiple dimensions including its vacant market value, value in rented state, rental potential, and WWS score, all benchmarked against local market data and similar homes in the area.

Cadastral map

De Kadastrale kaart toont de globale ligging van een kadastraal perceel in zijn omgeving. Op de kaart ziet u onder meer de kadastrale perceelsgrenzen, perceelnummers en de belangrijkste bebouwing.





Vacant value: Overview

€531K

Vacant Value

The most likely vacant sale price, selected within the estimated range based on market data and property characteristics.

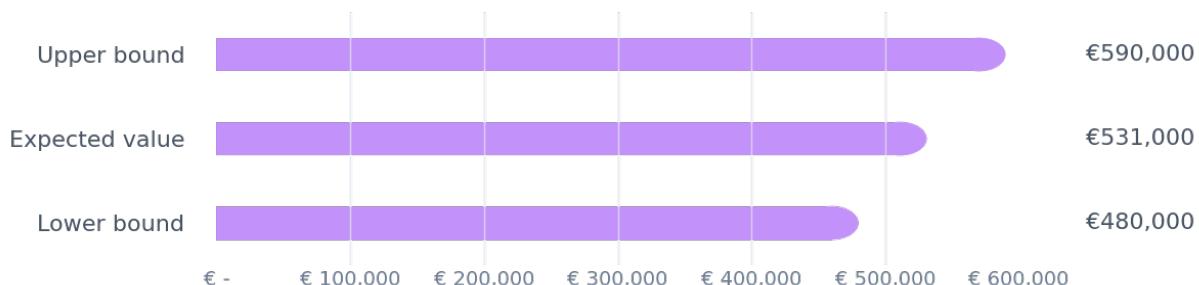
0.93%

Reliability Score

The reliability score (0–100) reflects confidence in the estimate based on data quality and market comparability.

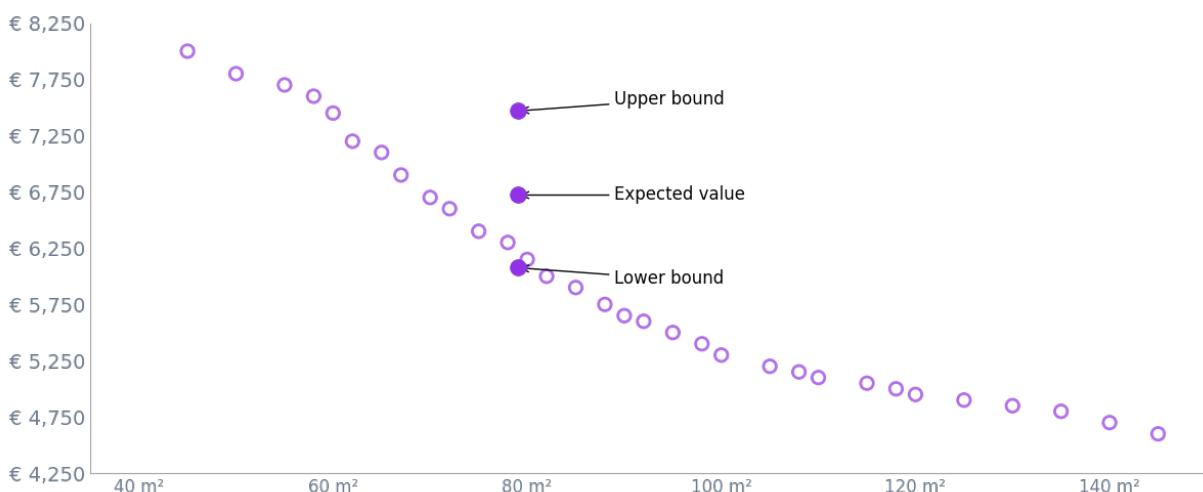
Vacant value range

The graph below shows the 95% confidence interval for the vacant value estimate, including the lower and upper bounds and the expected sale price.



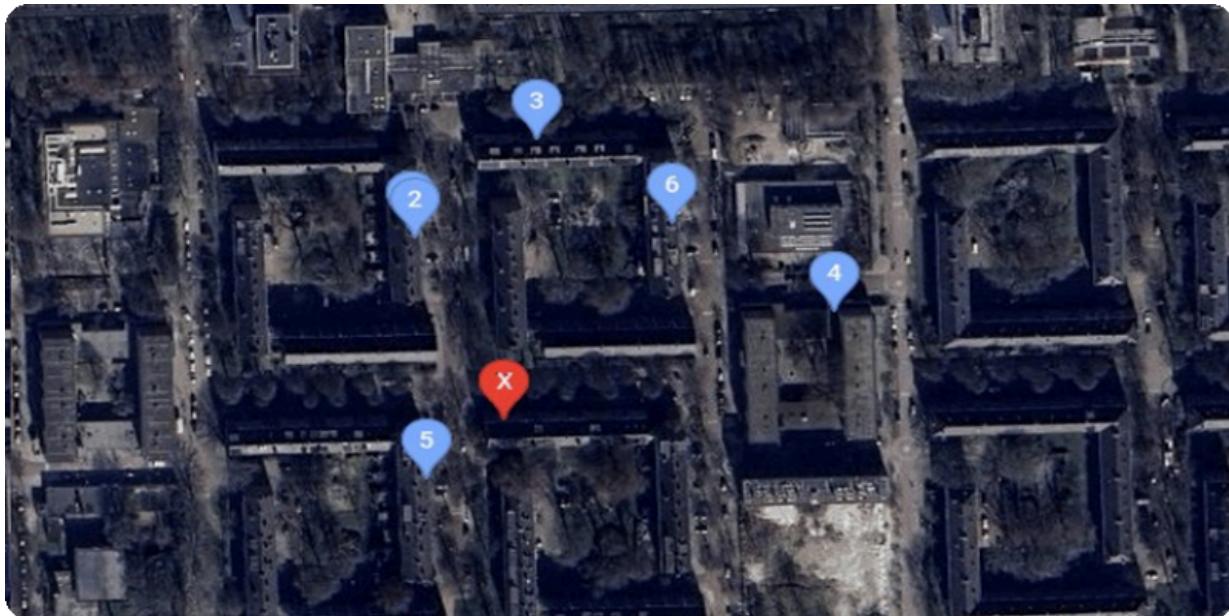
Price per square meter analysis

The graph below shows the price per square meter for properties of varying sizes in the area, helping to contextualize the subject property's pricing.





Vacant value: Comparables



1. Koxhorn 10 2, 1082EV Amsterdam (90 meters from target)

Type	Asking price	Bid above asking, %	Adjusted price
Apartment	€ 479,000	5.4	€ 512,000
Square meters	Lot size	Year	Date
80	0	1962	Q3 2024

2. Koxhorn 11 3, 1082EV Amsterdam (87 meters from target)

Type	Asking price	Bid above asking, %	Adjusted price
Apartment	€ 475,000	11.8	€ 568,000
Square meters	Lot size	Year	Date
77	0	1962	Q2 2024

3. Zuid-Hollandstraat 60 2, 1082EL Amsterdam (124 meters from target)

Type	Asking price	Bid above asking, %	Adjusted price
Apartment	€ 500,000	12.2	€ 596,000
Square meters	Lot size	Year	Date
78	0	1963	Q2 2024

4. Boeckenburg 3, 1082CT Amsterdam (133 meters from target)

Type	Asking price	Bid above asking, %	Adjusted price
Apartment	€ 625,000	0.0	€ 613,000
Square meters	Lot size	Year	Date
85	0	1963	Q2 2024

5. Koxhorn 23 2, 1082EV Amsterdam (39 meters from target)

Type	Asking price	Bid above asking, %	Adjusted price
Apartment	€ 450,000	1.7	€ 511,000
Square meters	Lot size	Year	Date
79	0	1962	Q4 2023

* The price adjusted for both the time of listing and the size and construction year of the property, to enable an "apples to apples" comparison.



Vacant value: Sell side

€475K

Optimal Asking Price

The asking price most likely to attract strong interest without discouraging potential buyers, helping to maximize the final sale price.

€535K

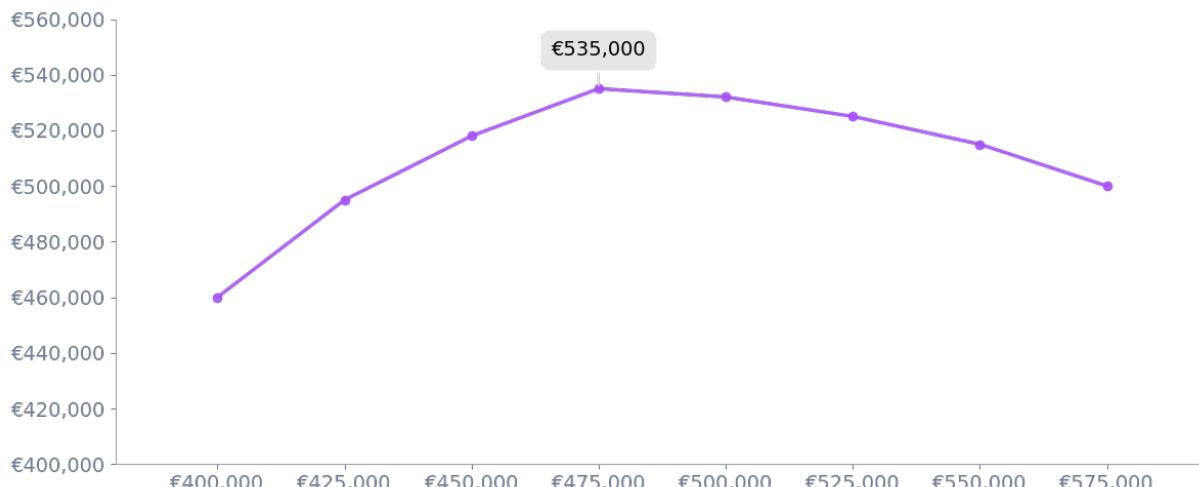
Final Price Paid

The actual amount typically paid by the winning buyer in a bidding auction, influenced by market demand and the asking price strategy.

Asking price balancing

Setting the right asking price requires careful balancing. A price that is too high can limit buyer interest and reduce the number of offers in a bidding auction. Conversely, a price that is too low may attract more offers but starts from a lower base, potentially capping the final sale price. The goal is to find an asking price that maximizes competitive tension without deterring qualified buyers.

Price paid vs asking price



The asking price sweet spot is between €475K and €500K.

Price paid	€460K	€495K	€518K	€535K	€532K	€525K	€515K	€500K
Asking price	€400K	€425K	€450K	€475K	€500K	€525K	€550K	€575K