

# The Ruby

Outdoor living in the city





all good  
around  
you

A surprising variety of 103 long life, high end apartments

# Index

Bajeskwartier	6
An infamous past	10
Bajeskwartier in perspective	16
Space to grow	18
In the midst	22
Green Sustainable Circular	24
Seven Sustainable Challenges	26
Eric-Jan Pleijster, LOLA Landscape Architects	36
The Ruby	38
Essence of comfort	46
Modern, green, citylife	48
Beyond the ordinary	50
Sow. Grow. Eat. Enjoy.	52
Architecture	54
Take a breath	56
Let's meet	58
Long life apartments	62
Growing future	64
Housing types	66
You're interested, so what now?	92
Finish	96
Colofon	98

## Bajeskwartier. From prison compound to a lively green urban neighbourhood for free spirits

A new city district is being added to Amsterdam. Bajeskwartier. An area with a past. Its stories are still to be found in the concrete. In the former cell doors, which will be creating bridges to the city. Bajeskwartier is to be a circular, sustainable and healthy district. A very special place that adds something new to Amsterdam: metropolitan living in a green setting, where you can stroll through a landscape of some sixty-eight gardens.



Vegetable gardens, water gardens, pick-your-own gardens, testing grounds, flower gardens, playgrounds. Ideal for little rascals. Car-free. 100% energy-neutral, and self-sufficient wherever possible.

You won't grow old here, only older. A place for pioneers, free spirits and the open-minded who believe that things can be different and want to create Bajeskwartier together.



# Welcome to Bajeskwartier



# An infamous past

To shape the future, you have to know about the past. And Bajeskwartier has a 'past'. Infamous, in fact, with notorious criminals such as master fraudster Ari Olivier, drugs baron Klaas Bruinsma, Heineken kidnapper Willem Holleeder and arms dealer Pistolen Paultje, who all served time here. It even had a particular status, to be locked up in the Bijlmerbajes.

In 1978 the Amsterdam Over-Amstel Penitentiary Institution opened its doors, replacing six smaller prisons in Amsterdam. The towers were connected to each other by 'Kalverstraat', a corridor 260 metres long. There was space for 720 prisoners. After forty years the Bijlmerbajes was demolished and now almost more than double the number of homes will return to this district.

The Bijlmerbajes was a 'humane' prison, aimed at resocialization. The idea was that human beings could be educated and rehabilitated. Prisoners should be able to be entertain themselves and develop so that they could reintegrate in society as better people. A prison without bars with plenty of space for relaxation, with prison warders who were counsellors above all. The prisoners wore their own clothes, could have food delivered from outside, had a communal living room and spent most of the day outside their cells.

The jail wall will soon serve as a location for insect hotels, a plucking wall and a place to play and sit.



The first escape occurred soon after, in 1980, when a prisoner climbed over the wall as he wanted to be at home on Mother's Day. He was caught after enjoying a hot meal and sitting on the sofa watching a Bond film. Besides classic escapes by tying sheets together, there were some farcical escapes: twin brothers who exchanged places, a prisoner who managed to get out in a laundry basket, or the drugs baron who had himself picked up by fake police officers. But enough was enough when, in 1994, seven men escaped after throwing a billiard table through the window and scrambling down the fire hose. Under the guise of 'sun blinds', slats were installed on the windows, which also served as bars.

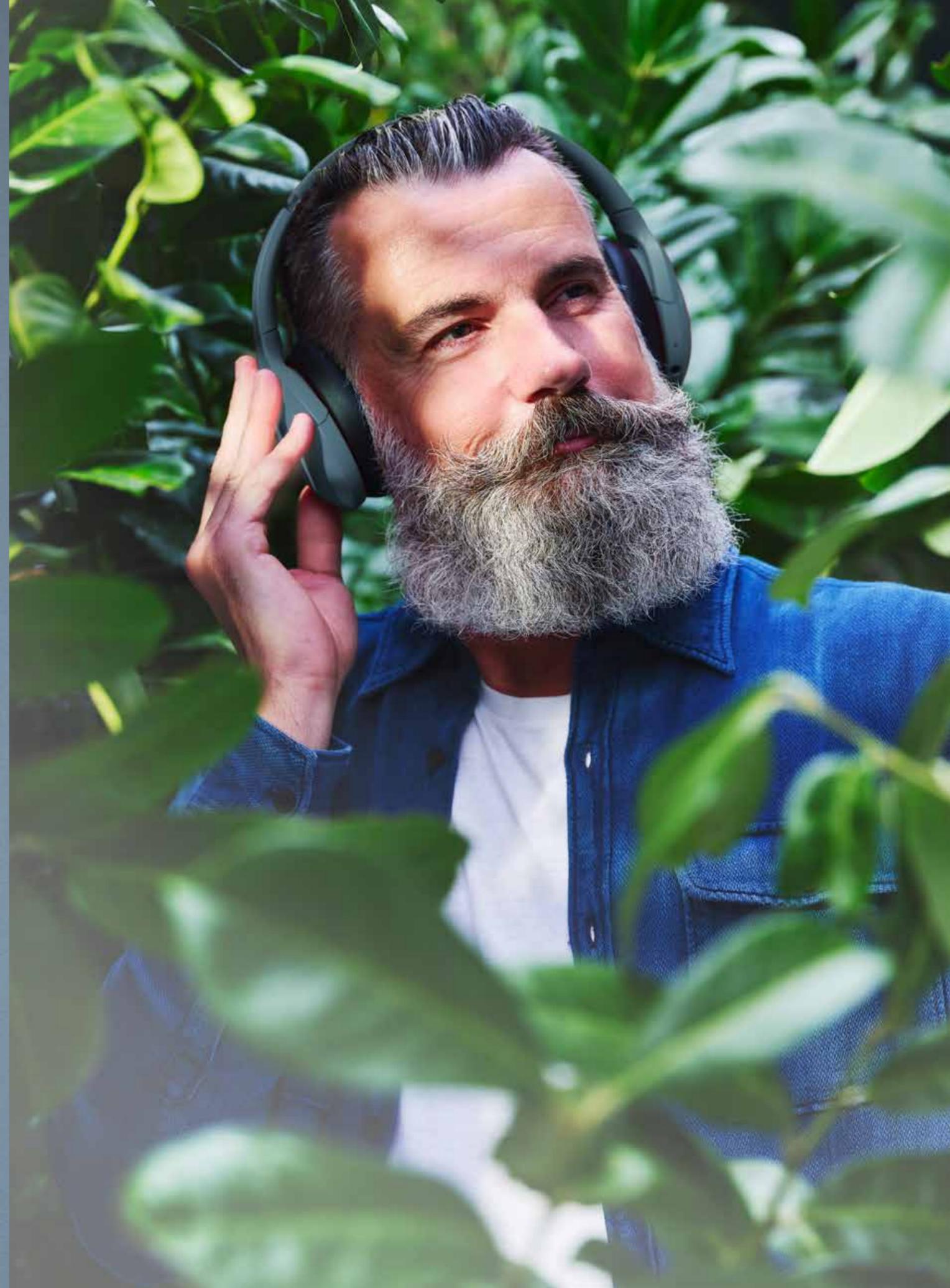


There were roller-skate discos, mud-wrestling contests, and performances by André Hazes, Doe Maar, Drukwerk, Golden Earring and Herman Brood. It was even considered planting a hedge around the Bijlmerbajes instead of building a wall! Things never got that far, though. The Bijlmerbajes was plagued by escapes. More than one hundred in total!



The Bijlmerbajes closed its doors in 2016. The six different towers required a relatively large number of prison officers. The number of escapes was also getting out of hand and the building no longer met the requirements of the time. The prisoners were moved to Zaanstad.

Dream big  
Live smart



# Bajeskwartier in perspective

The Ruby is in the heart  
of the Central District



- ❶ The Jay
- ❷ The Emerald
- ❸ The Oriole
- ❹ The Robin
- ❺ The Finch
- ❻ The Starling
- ❼ The Ruby
- ❽ The Cardinal
- ❾ De Groene Toren
- ❿ Main building
- ⓫ The Stern
- ⓬ Hotel Jansen & De Alliantie
- ⓭ Spinozalyceum
- ⓮ Bajesdorp
- ⓯ Place of worship
- ⓰ Mobility hub

## Bajeskwartier in figures

7.3 hectares, about 11 football pitches | 555 x 100 metres (l x w) |  
6 times around Bajeskwartier is 10,000 steps | 16 buildings by 11 leading  
architects | approx. 20,000 m<sup>2</sup> of green space | 100% energy-neutral |  
98% of materials from the Bijlmerbajes reused | approx. 135,000 m<sup>2</sup> new  
buildings and transformation |

| approx. 1,350 social and non-subsidized rented housing and homes for sale  
| approx. 10,000 m<sup>2</sup> business space for creative, innovative entrepreneurs |  
200 short-stay rooms in hotel together with hospitality | 2,000 m<sup>2</sup> hospitality  
outlets | approx. 1,150 m<sup>2</sup> vertical city park, urban farming, pick-your-own  
gardens | approx. 1,500 m<sup>2</sup> fresh food market | approx. 2,300 m<sup>2</sup> culture and  
events | approx. 600 m<sup>2</sup> sports and health | mobility hub and car park, 400  
spaces | approx. 1,000 m<sup>2</sup> breeding ground and homes for creatives |



# Space to grow

## Amstel district

- The Jay: 135 apartments for sale
- The Oriole: 36 luxury apartments
- The Emerald: 120 apartments for sale
- Playing fields
- Exercise centre (yoga etc.).

## Central district

- Health centre
- Mobility centre with distribution point for electric shared vehicles
- Childcare centre
- Parcel lockers for delivery and collection of parcels
- Access to underground, 2-level car park with 400 spaces
- The Robin: 129 apartments for sale
- The Starling: 110 social rented apartments and 75 apartments for sale
- The Ruby: 103 apartments for sale
- The Finch: 140 social rented apartments

## Design district

- Transformation of the former women's prison into the 'Groene Toren' with the ambition:
  - To realise a vertical park with space for urban farming and education
  - A unique climbing route
  - A composting machine in the basement that produces energy and compost from organic waste
  - A top-floor restaurant with panoramic terrace
- Transformation of the former main building of the Bijlmerbajes and the church into a creative, inspirational hotspot with offices, galleries, workshops, studios for artists, a café and a fresh-food market
- The Cardinal: Approx. 100 apartments for sale (wood construction).
- The Stern: offices

## Learning district

- Secondary Dalton school Spinoza20First with sports halls
- Youth centre
- 280 social rented apartments
- Hotel Jansen with 200 short-stay apartments for students from the Netherlands and abroad
- Amenities such as a launderette and café/restaurant
- A breeding ground for the Bajesdorp artists' collective with homes and workspaces for creatives

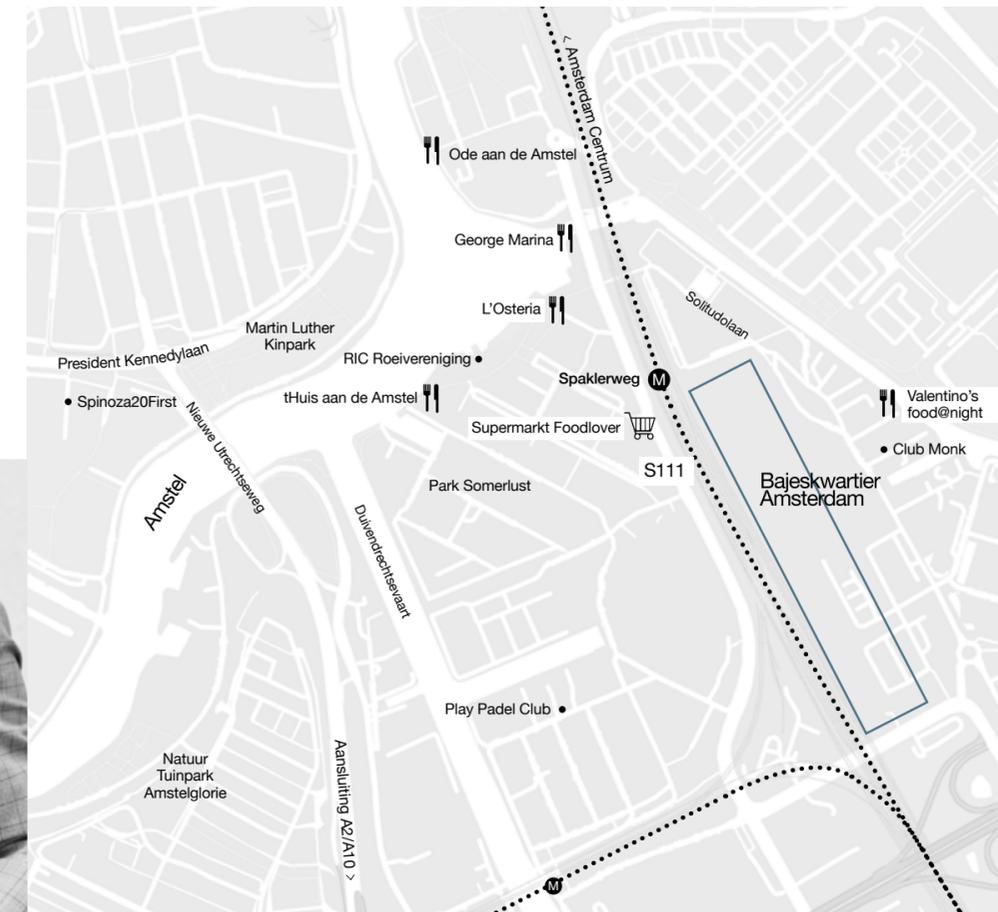


# The city is your backyard

Genuine urban living in the greenest new district of Amsterdam. A 10-minute bike ride to the city centre. And directly next to the metro.

Bajeskwartier is situated within the ring road, in Overamstel in Amsterdam-Oost, between the Amstelkwartier and Weespertrekvaart. You can get to the Dam on your bike in no time. The metro from Spaklerweg metro station nearby whisks you in five minutes to Amstel Station.

# In the midst



## Around the corner

Walk in green | Fresh market | Day-Care CompaNanny | Secondary School | Mobility center

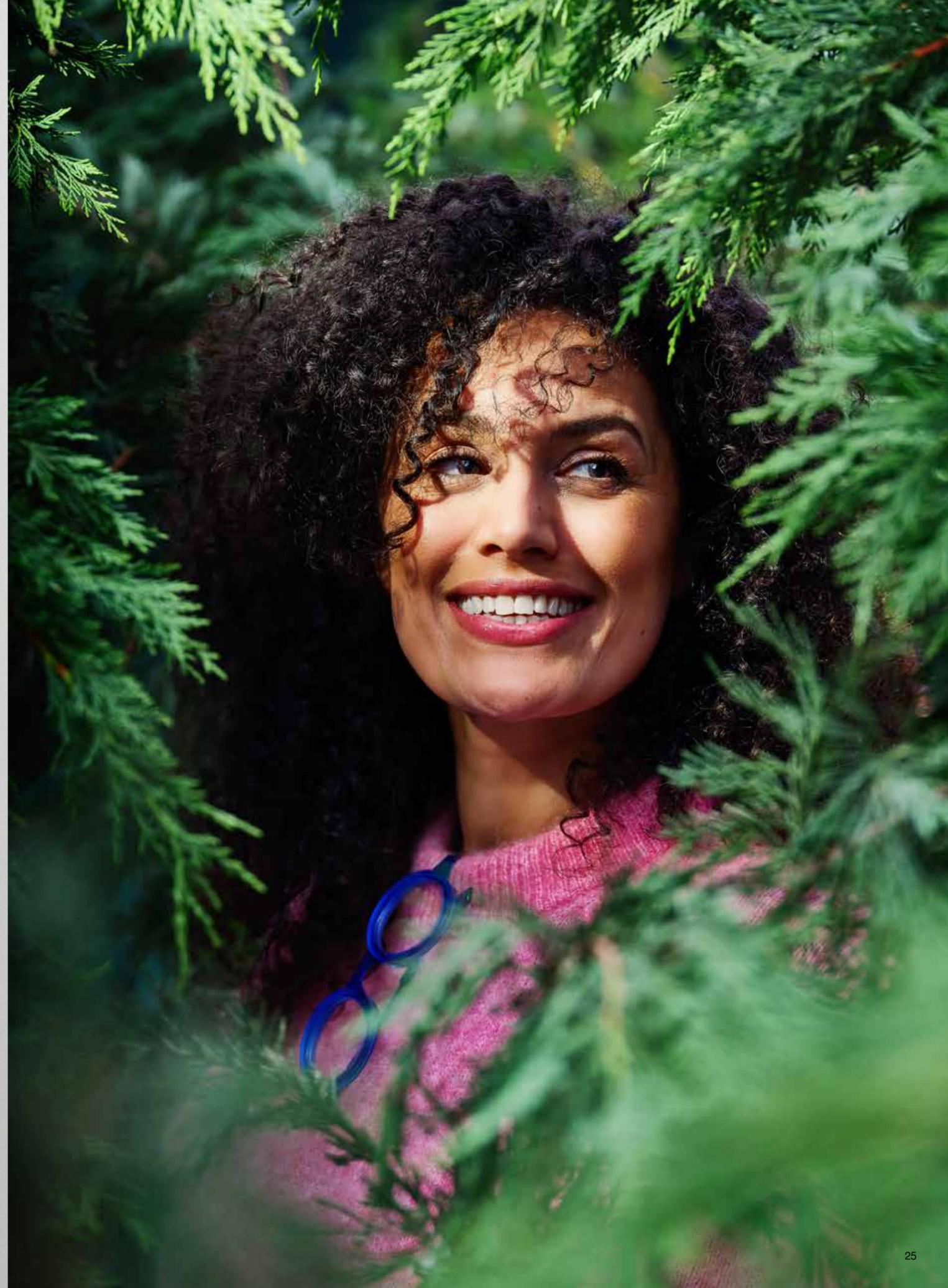
## By bike

10 minutes De Pijp | 15 minutes Rijksmuseum | 17 minutes De Dam | 18 minutes Johan Cruijff ArenA-Ziggo-Dome-AFAS Live | 20 minutes Amstelscheg

Less than a couple of minutes drive and you'll be on the A10, A2 or A4 motorway. Everything is close by, in fact: the Zuidas, Zuidoost central district, the Science Park, the popular Amstel-strand beach or the open green space of Amstelscheg.

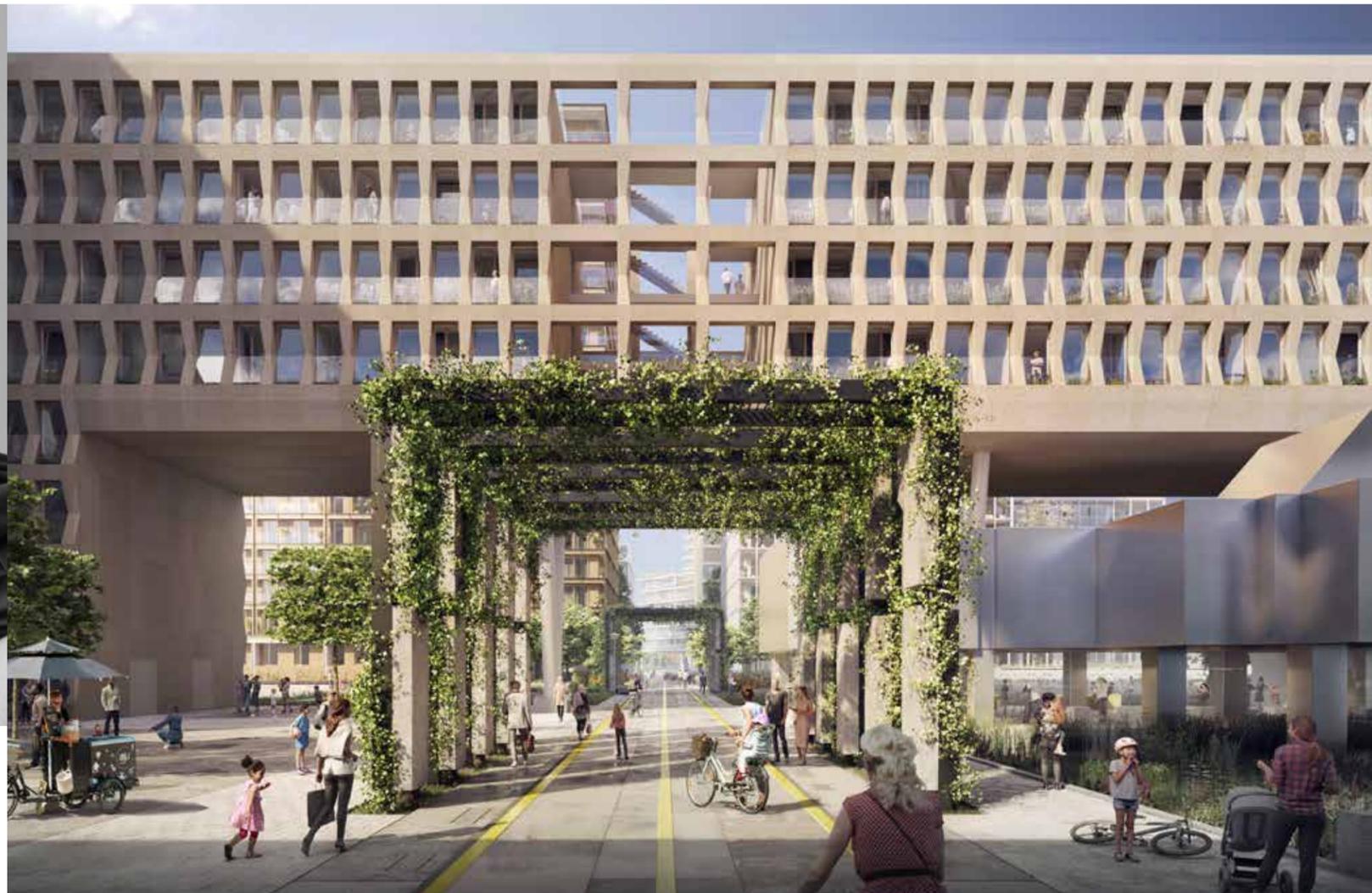
# Green, Sustainable, Circular

Bajeskwartier believes that things can be different. Sustainable living in the city. Close to nature. Energy-neutral. All-electric. Circular. Local. And self-sufficient wherever possible. A Living Lab to experiment, learn, test and apply new ideas. Bajeskwartier will become an ecosystem for innovation, the testing ground for all of Amsterdam and a showcase for large cities around the world.



# Seven Sustainable Challenges

Bajeskwartier is innovative. It aims to lead the way in the energy transition and continue to develop in the quest for a better, healthier and more sustainable quality of life in the city.



Each building within Bajeskwartier makes its own contribution to the theme of sustainability. The focus varies from building to building.

## 1. Smart electricity grid

### Smart energy system

Bajeskwartier is energy-neutral, at area level. It all starts by reducing the demand for energy. With good insulation levels, triple-glazing, solar-control glass where needed and air-tight external walls, the buildings use little energy. To achieve a good balance between supply and demand, and by so doing to draw less from the energy grid, a Smart Electricity Grid is being studied in Bajeskwartier. This smart system enables us to see how energy generation can be linked to energy consumption, such as by temporarily storing the solar energy generated during the day for use in the evening. Energy is generated by the solar panels, as well as from organic waste via the composting system.

## 2. Thermal grid

### Gas-free district

been chosen that is the most energy-efficient, namely collective heat and cold storage systems in the ground. These are connected via a source network to collective heat pumps to create a low-temperature thermal grid. This grid works as a link to the individual homes. The sources provide underfloor heating in the winter and underfloor cooling in the summer. A smart ventilation system is also incorporated in the buildings. The level of ventilation is determined according to need, which is measured in each room individually. The heat from the extracted air, before it is released to the outside, is also reused by means of a heat recovery system to warm the fresh air.

Bajeskwartier will become the new standard for sustainable, circular, energy-neutral and healthy living and working. The reuse of materials from the former Bijlmerbajes, smart use of energy, converting organic household waste into compost and energy and sustainable mobility with electric shared transport; it's all here in Bajeskwartier.

# Design, innovation, energy



## 3. Circular use of materials

### 98% reuse

You might soon find yourself sitting on, looking at or walking across them. Some 98% of the materials from the former Bijlmerbajes are being reused. The concrete slabs of the floors, facades and walls, the bars and cell doors. They are incorporated everywhere: in benches, picnic tables, balcony railings, pergolas, bridges and in the roads. What remains is 2% residual waste such as asbestos and rubbish. Reuse reduces transport and CO2 emissions. And it's fantastic, of course, that by doing so we are also recycling the stories about what used to go on here. A total of 80,000 tonnes of material from the prison complex is being reused, including:

- 491 bars, supporting climbing plants against the walls, for example
- 160 cell doors and 20 isolation cell doors, given a new lease of life in picnic tables and bridges
- 8300 tonnes of concrete granulate, used in road foundations and for water storage

4 buildings have been retained for transformation and reuse:

- the former women's tower
- the main building
- the place of worship
- the boiler house

## 4. Waste cycle

### Zero-waste

Bajeskwartier is the first district in Amsterdam where organic waste and kitchen food waste is collected and converted in the Groene Toren into power and compost, which can then be reused in Bajeskwartier's gardens.

## 5. Green/blue networks

### Rainproof

heavy rainfall. The green gardens, roof gardens and water gardens prevent the streets and buildings from heating up. Green spaces and water provide cooling and absorb excess water at the same time. Some of this water is reused to water the roof gardens. And the native plant species help to create a healthy natural environment in the city. The food and shelter they provide increase biodiversity and attract more animal species.



## 6. Healthy Urban Living (LAB)

### Living longer

You will grow older in Bajeskwartier. It's the sum total of everything. With a garden landscape outside your front door you're more likely to go out, and more often. It invites you to get moving, exercise, play sports, relax and meet others. Exercise is also encouraged in the buildings themselves. You might take the stairs more often. And without a car on your doorstep, you're more likely to cycle or walk. The air is cleaner with all that greenery, of course, but specific plants also capture fine particles and convert them into CO2.

The Living Lab makes you aware of the importance of healthy and local food. The Lab, in cooperation with specialists, researchers, scientists, artists, students, users and you as a resident, carries out research into healthy, happy and sustainable living in the city. It is a well-established fact that people who live in a green environment with others are happier and healthier. It also feels good that by living in Bajeskwartier you are also contributing to a sustainable future. Thought has been given, at both building and area level, to social interaction between the residents, and opportunities are offered to organize activities that contribute to interaction and a healthier lifestyle.

## 7. Sustainable mobility

### Car-free district

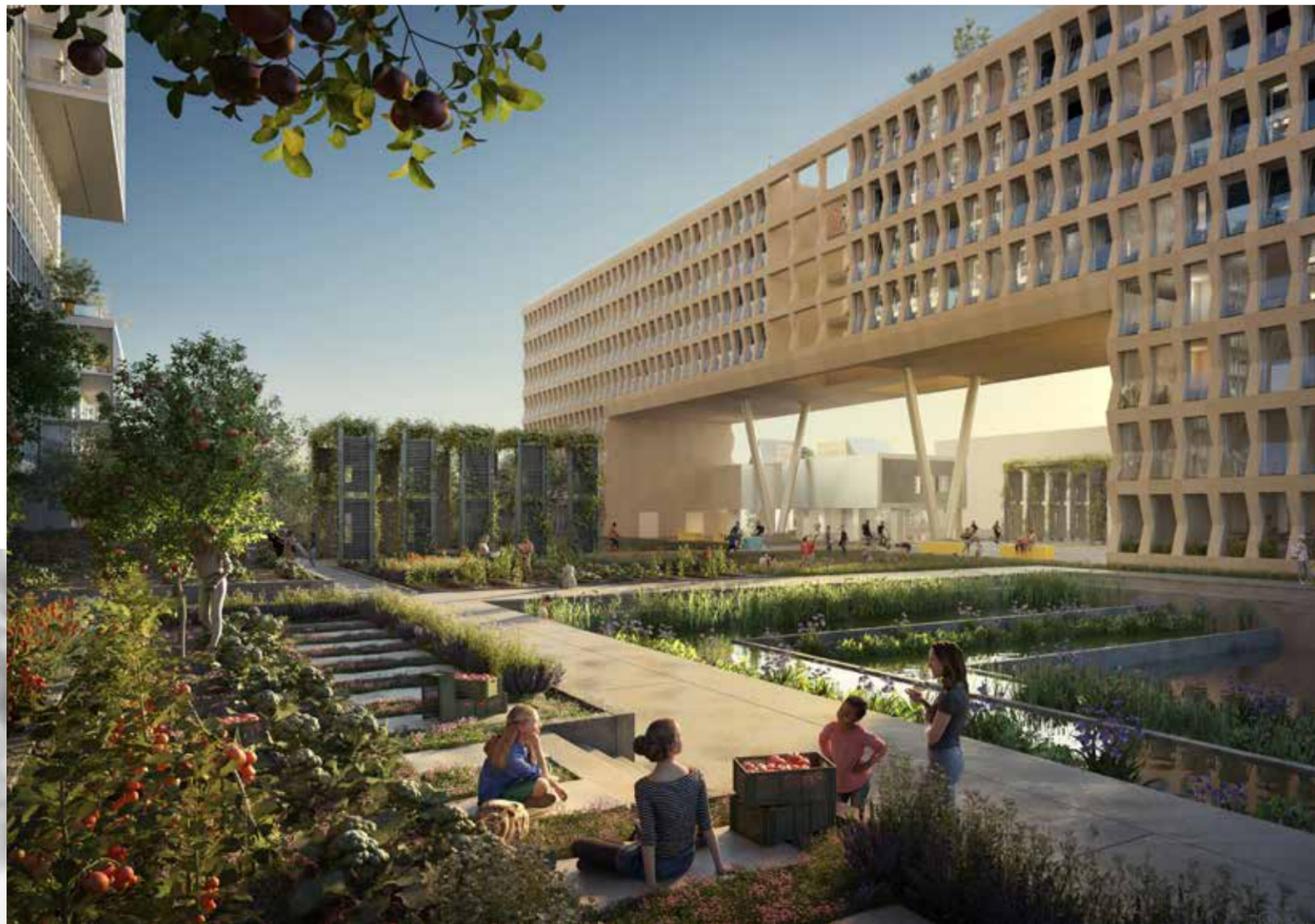
The average car in the Netherlands is stationary for 23 hours a day. And all that time it's taking up space. In Bajeskwartier we prefer to see that space planted with greenery. That's why cars are all parked underground, so that the space above ground is left free for gardens and water.

Bajeskwartier is very accessible and will have plenty of footpaths and cycle paths. The two-level underground car park will accommodate around 400 cars. The sustainable ambition is not to make any concessions to the use of the car, but to the ownership of one. We offer alternatives through the mobility hub. Together with the availability of good public transport, you can use a handy app to arrange a sustainable means of transport such as regular and electric cargo bikes, e-bikes, e-scooters and electric shared cars. That way you won't need your own car, so you'll save money and be climate-neutral at the same time. That's perfectly in keeping with the ambition to be the healthiest and most sustainable urban district in the Netherlands, with lower CO2 emissions, clean air and greater safety.



Healthy,  
happy  
living

# 68 Gardens Playground Sports



Vegetable gardens, playgrounds, playing fields, water gardens, testing grounds, pick-your-own gardens, butterfly gardens. In Bajeskwartier you will be living in a garden paradise of 68 different gardens. Perfect for a stroll, wandering through the lush greenery and discovering green squares, pick-your-own walls and water features. Bajeskwartier will be somewhere to get a breath of fresh air, to exercise, play, learn, meet each other and simply enjoy being outdoors.

An innovative, inclusive, green urban district where people, flora and fauna can find a new, healthy home. And that's so important right now as we tackle climate change and biodiversity. With so much greenery and water it will be less hot in the summer, with cool spots beside the water or under the trees. And when it rains heavily, the water will be collected and reused.

Animals will also find a home here. In the nest boxes against the walls and the nesting holes in the former prison wall. Or in the gigantic, 3D-printed insect hotel!

Two thirds of the total area of Bajeskwartier will be semi-public space. Plenty of greenery and water, criss-crossed by cycle paths and footpaths. A neighbourhood without cars in the streetscape! They will all be routed to the underground car park. There is just one through-road for cars. But if you're walking or cycling, you can get everywhere. Running through the middle of Bajeskwartier, along 'Kalverstraat' in prison jargon, will be the central pedestrian route linking all districts.



# An abundance of gardens

'From a very limited choice of three or four places to breathe fresh air in the Bijlmerbajes, now there will be an abundance of choice, with almost seventy gardens. It symbolizes the ultimate feeling of freedom.'



## Growth

A central theme in Bajeskwardier is the focus on growth and edible plants. The Groene Toren is central to this. And all around it are fruit trees and vegetable gardens to grow and harvest your own produce. Also, the Bajesmuur is a pick-your-own wall with all kinds of berries.

## Move

The area around The Ruby is aimed at exercise, sports and play in green surroundings. With solitary trees and tree groups in the grass, such as elm, chestnut and lime. Against the old Bajesmuur hang bars with climbing plants, and one part of the wall will be repurposed as a climbing wall. There's also a large garden here where the children can play outside.

## 'Bringing the countryside to the city.'

'I cannot imagine a neighbourhood where you cannot hear blackbirds singing or see living things. People in the city need nature. To stay healthy. To feel good and happy, and then they'll also be kinder to each other and take better care of the environment. Children learn more easily in green surroundings. As a child I lived in the countryside and saw how the city crept closer and closer. That's why I want to turn things around and bring the countryside to the city. I see the city as a place for nature, for all living things. Bajeskwardier will be an inclusive urban district where everyone is welcome and where people, plants and animals will feel at home. We want to welcome colonies of house sparrows to Bajeskwardier, for example. And kingfishers. I know they're around in the neighbourhood. And there are many more species that will find a new home here.'

My dream is that Bajeskwardier will become an organized wilderness. Not ornamental greenery with closely mown lawns and neat flower beds, but green spaces that are left to do their own thing and become a little wild and overgrown. You must be able to let it go, otherwise nature is not welcome in the city.'



**Eric-Jan Pleijster, LOLA Landscape Architects**

Eric-Jan Pleijster is a landscape architect and co-founder of LOLA Landscape Architects. He is the designer of the semi-public space in Bajeskwardier and has been working closely with the various architects to design the landscape in such a way that the buildings merge into it. The roof gardens are also part of the plan.





Bring in  
the view



103 high end  
long life  
apartments

Smile,  
you're  
home



# Essence of comfort



The Ruby is the perfect home for energetic free spirits and active lovers of the outdoors who are ready for a new adventure. Rural living, in the heart of the city. The Ruby is a choice for a mindful life, exercise and healthy eating with fresh, seasonal ingredients you have grown yourself. Enjoy a vigorous workout in the vegetable garden, or unroll your yoga mat in the roof garden, adopt the mountain pose and enjoy the panorama. You'll quickly log 10,000 steps on your pedometer, especially if you take the stairs. The Ruby is full-time enjoyment with plenty of convenience and comfort, and it's life-proof!

Recognizable architecture with the highly distinctive signature of internationally renowned OMA architects, who have also made the master plan for Bajeskwartier. A fresh, white, streamlined presence. The 'grande dame' of Bajeskwartier. Everything comes together here. City and countryside. Playful and sleek. A transparent façade and colourful vegetable garden. Fresh air and the scents of fertile soil. The Ruby mixes different worlds effortlessly.

# Modern, green, citylife

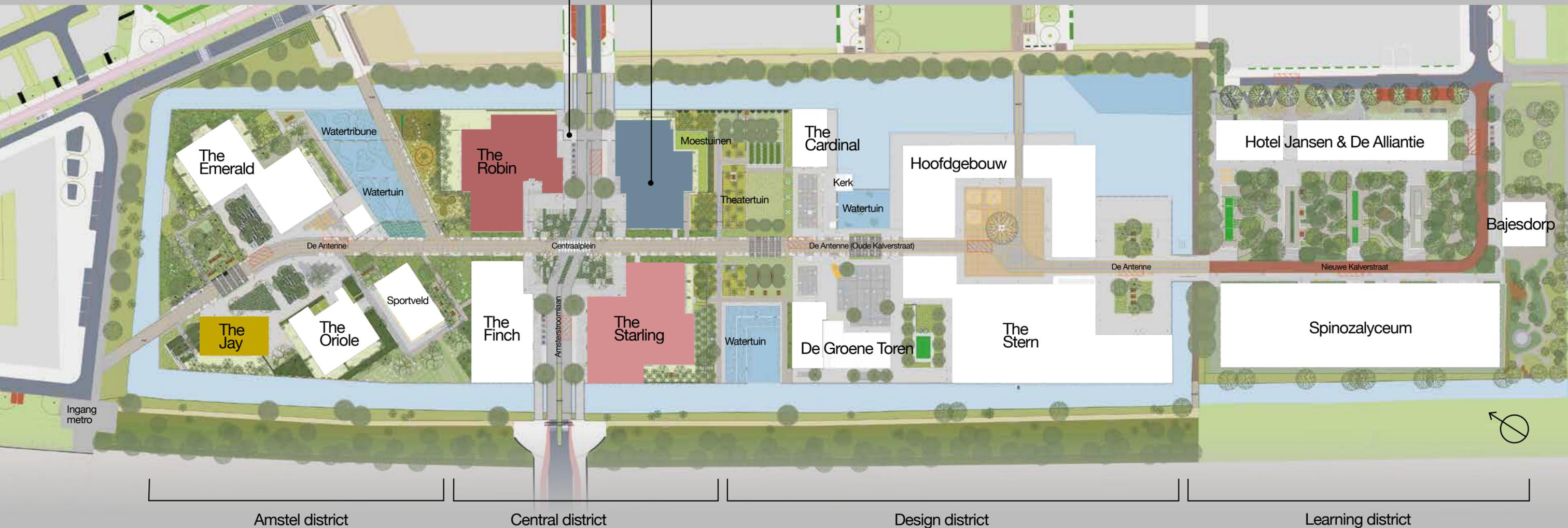
Divided across fifteen floors, The Ruby will have a wide range of apartments. From cleverly designed 2-room apartments of around 50 m<sup>2</sup> to spacious 4-room homes of 128 m<sup>2</sup> and several unique maisonette homes of up to 146 m<sup>2</sup>. Sun-filled apartments, most with panoramic views. From every room you step out on to the balcony that runs along the entire façade. Exclusively for The Ruby's own residents, on the sixth and ninth floors there are two roof terraces with trees, luxuriant greenery and seating where one can enjoy the magnificent views in this unique, urban setting.



# Beyond the ordinary

## The Ruby

The Ruby is located in the Central District, near Spaklerweg metro station and numerous amenities such as a produce market and sports grounds. Or you can meet up in one of the communal gardens in the Bajeskwartier.



### OMA

This internationally renowned firm of architects, founded by Rem Koolhaas, is responsible for the Bajeskwartier master-plan. In collaboration with LOLA Landscape and FABRICations, OMA developed the urban design for the entire district, ensuring that all the individual buildings form a harmonious whole. OMA is also designing several of the buildings. OMA is a leading firm of architects, as its many modern and iconic buildings around the world demonstrate.

### LOLA Landscape

Often it's the buildings that are designed first, and only later does the landscape architect set to work on the space that is 'left over'. In Bajeskwartier these have been tackled together: the buildings and the landscape, from the ground floor up to all the roof gardens, have been designed in harmony with each other from day one. LOLA Landscape has designed a biodiverse and nature-inclusive garden environment with restricted car access, where people and animals can live happy and healthy lives. Much green space has been incorporated around and on the buildings in Bajeskwartier to enhance the natural environment in Amsterdam.

# Sow. Grow. Eat. Enjoy.

As soon as you step outside The Ruby you are part of the interlinked garden landscape. Gardens with their own, individual character, opportunities for sports and games, all kinds of things to do and see. A delightful place to stroll, meet others and roam. You hear the birds, see people out for a walk, jogging and skateboarding. And children running around in the green spaces.



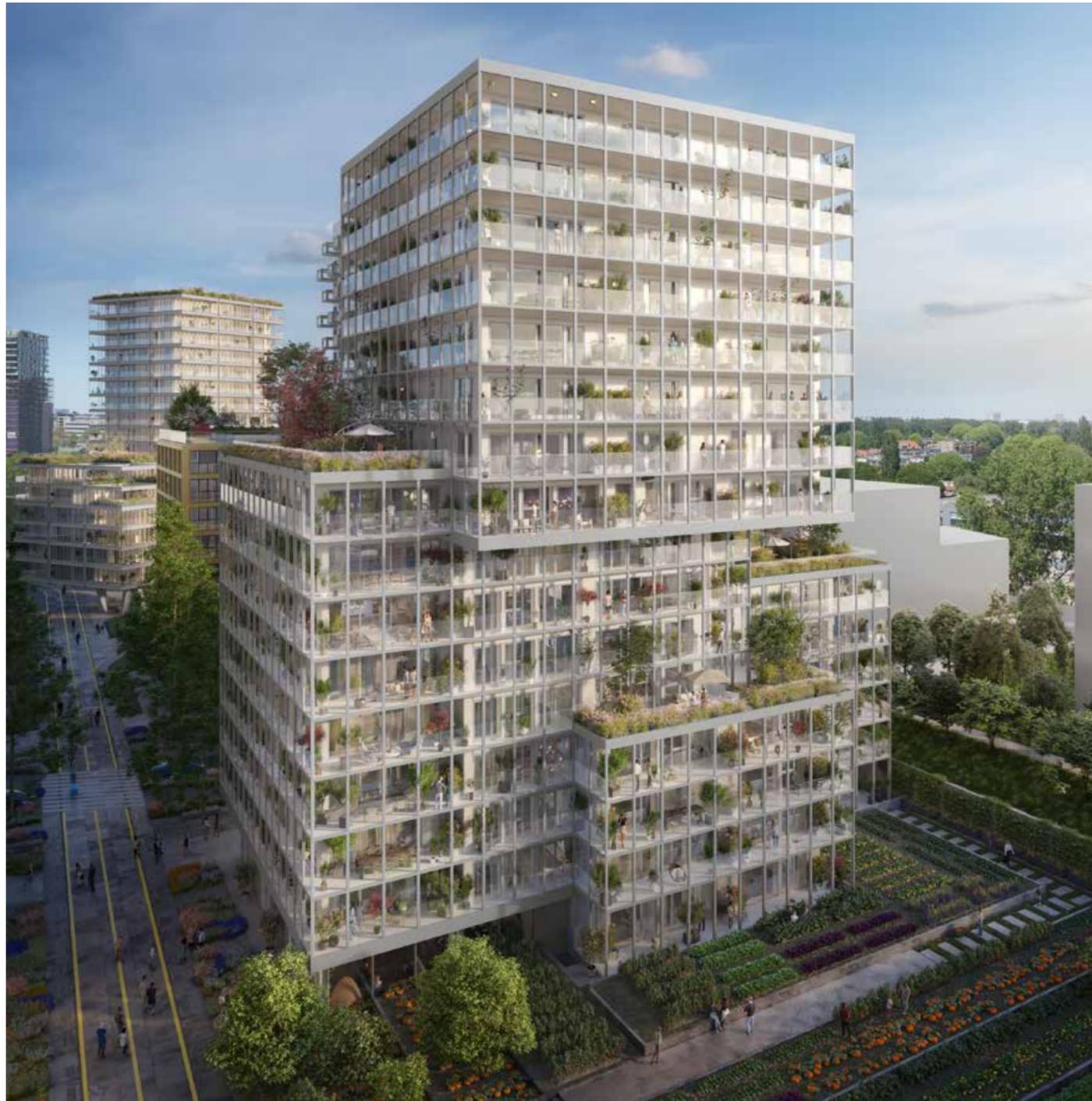
What makes The Ruby extra special is that it is right next to the vegetable and pick-your-own gardens. Perhaps you and your neighbours will get together to grow and eat your own food! Besides fresh vegetables, your exciting recipes can be a source of admiration, using the ingredients freshly harvested from the land. And with each season there are new things to do. Picking apples and pears from the fruit trees or the picking wall against the former prison walls. Grapes from the pergolas. Sow lettuce, carrot or radish seeds. Perhaps even plant out spinach, lamb's lettuce or winter endive in the autumn. You can grow vegetables and herbs all year round. We are looking for green-fingered individuals who would enjoy helping set up a gardening club and want to share their ideas on how to organize the vegetable garden. Who knows, perhaps you could enthruse others to join too.

## Wheelbarrow full of good fortune

The vegetable garden is accessible to everyone living in Bajeskwartier. Perhaps you already have green fingers, or want to learn? A lively community will come together of its own accord in the vegetable garden, where you will meet your neighbours, do some gardening together and share your enthusiasm for everything that grows and blooms. You'll learn and experiment together, share tips and tricks, exchange recipes and try out new dishes. After a day working in the garden, look down from your herb garden on your balcony at the colourful planting in a neat, geometrical grid. That's what we call green, urban living.



Think fresh



Mariano Sagasta, architect OMA, Rotterdam

“The Ruby has a delightful and rich layering in all dimensions. The building constantly surprises us with its interplay of contrasts. The open, light façades contrast with the former prison towers, while the volumes form a three-dimensional composition that gives a different appearance from every perspective.”



# Next level living

## Large and small

The Ruby is built up of four cubes of varying volumes, that connect with and rest on each other. It reminds you of a three-dimensional puzzle with large and small cubes that hold themselves together in balance.

## Robust and playful

The Ruby takes on a different appearance from each side. From the entrance to Bajeskwartier, The Ruby appears robust, strong and solid. On the south side The Ruby is playful, light and transparent thanks to the staggered blocks, the open entrance and the reflections on the glass and aluminium.

## Open and closed

The façade incorporates deep layering. An open grid façade characterizes the building and unifies its appearance. The open character of the glazed façades, balconies and roof terraces contrast with the closed character of the former Bijlmerbajes prison buildings.

## Layered landscape

The two roof gardens of The Ruby form part of the landscape at altitude. The gardens in which the residential towers stand and the landscape of roof gardens on various levels together form a green carpet that is rolled out throughout the entire Bajeskwartier.



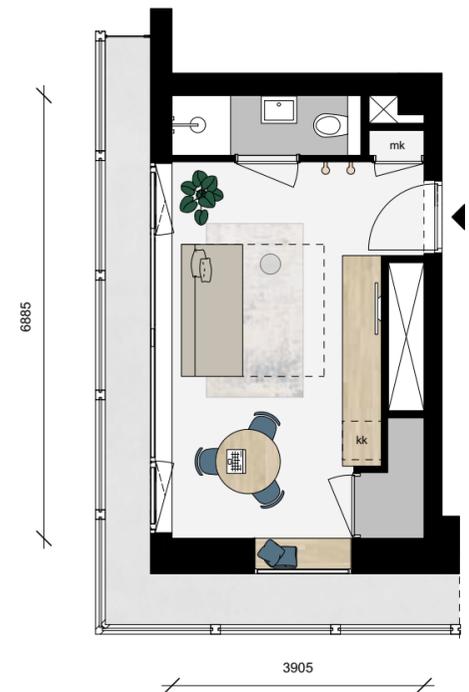
# Take a breath

In the heart of The Ruby is the lobby with high atriums on either side of the staircase and the lifts. These are the lungs of The Ruby. The green waterfall of plants that trail down over several floors form a beautiful contrast against the walls of rough, grey concrete.



# Let's meet

The Ruby will be a place where neighbours know each other, chat together and get involved. In the heart of the building is a communal area, the communal living room or guesthouse. Neighbours will come across each other spontaneously or arrange to meet for a chat. Children visiting? Then the living room can serve as a hotel room. The sofa is also a double bed, and there's a bathroom as well as coffee and tea making facilities.



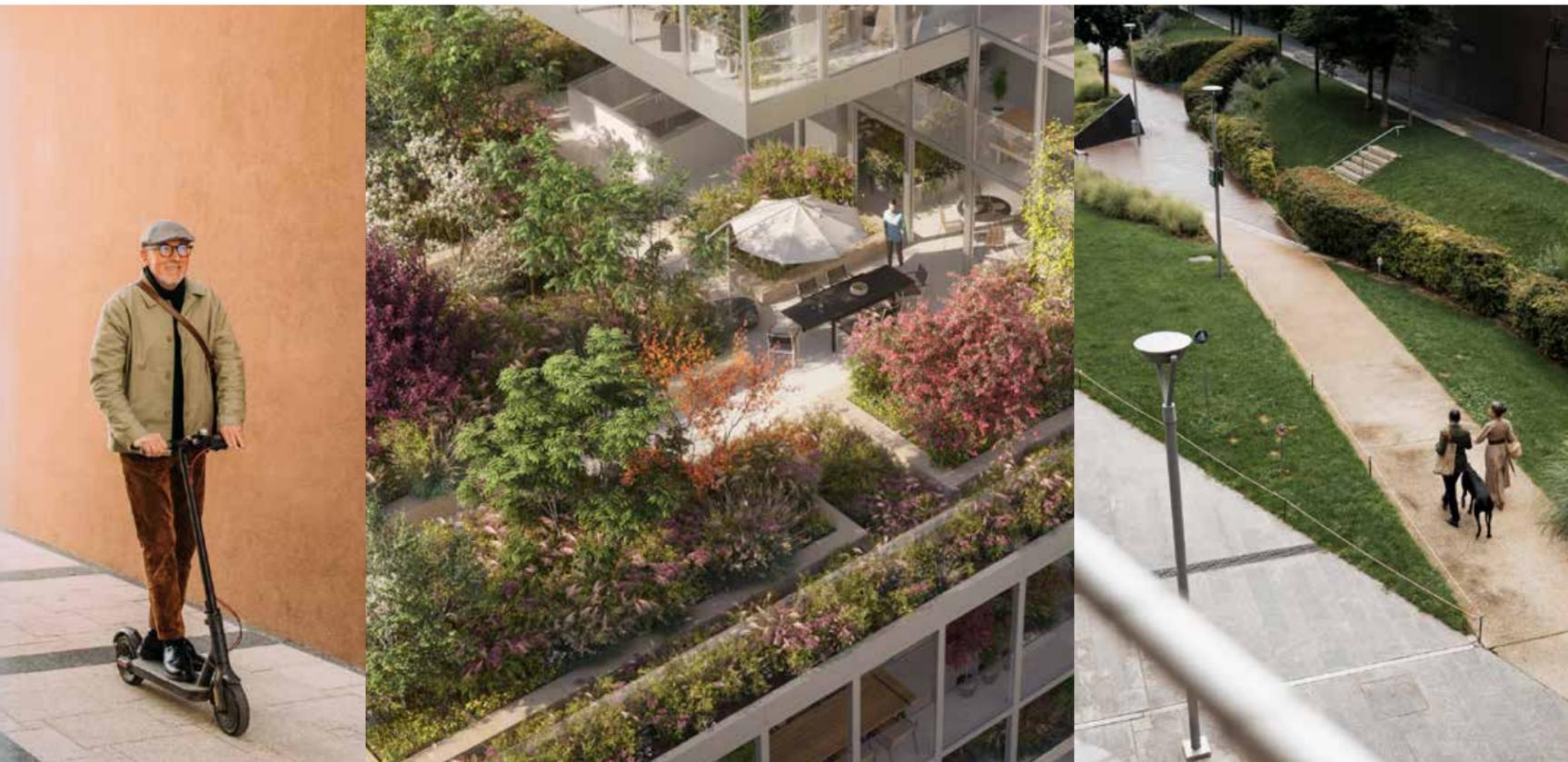
At two different levels there is a communal roof terrace, oriented to catch the morning and evening sun and both with a breath-taking view over Amsterdam. This is a wonderful place to enjoy the outdoors in the city, alone or together.



Hello  
neighbours

# Long life apartments

You won't grow old in Bajeskwartier, only older. Living healthily and happily for as long as possible. You can grow your own vegetables in the vegetable garden. There's also a health centre close by, with a pharmacy, physiotherapy practice and gym. We challenge you above all to take the stairs more often. And walk everywhere. But if you want to make use of an electric car, e-bike, e-scooter or cargo bike, it's all there at the smart mobility hub.



Ultimately, The Ruby is for everyone and for always. The building and the apartments themselves are equipped with all conveniences and comfort, both for now and in the future. The building is readily accessible for the less able-bodied, with charging facilities in the parking space on the ground floor. There are no raised thresholds in the apartments, nor to the green roof terrace. The entrances, doors and openings are generously wide. Everything is readily accessible for everyone.



# Growing future

With an apartment in The Ruby, in just one move you make the switch to a sustainable life. Bajeskwartier is circular, gas-free and energy-neutral. The apartments are insulated to an exceptional standard. Energy is generated with solar panels and from vegetable and kitchen food waste. Residual heat from the vicinity is put to efficient use.

You can eat healthily with local ingredients from the vegetable garden and the mobility hub encourages the use of shared and electric transport. Bajeskwartier is also nature-inclusive, biodiverse and climate-adaptive.

And that will remain so. Bajeskwartier aims to keep leading the way, putting the latest insights into practice for good, healthy and sustainable living in the city. In that sense, Bajeskwartier is a new way of life. Virtually everything is included in the package. The only thing you need to do is eat a varied diet, exercise regularly, relax enough, and enjoy life to the full, of course.



# The Ruby

## Let's take a look

The Ruby offers plenty of choice. The apartments are 'life-proof', so to speak. This means that they are equipped with all conveniences and comfort, for now and in the future. Above all, it means that you can enjoy your home for many years and in principle will never have to move again. The variety of apartment types makes living in The Ruby comfortable and exciting. What suits you best?

Below is a selection of the available apartments. Go to 'woningzoeker' on the website to view all the apartments, including the prices and floor plans.

- 2-room apartments
- 3-room apartments
- 4-room apartments

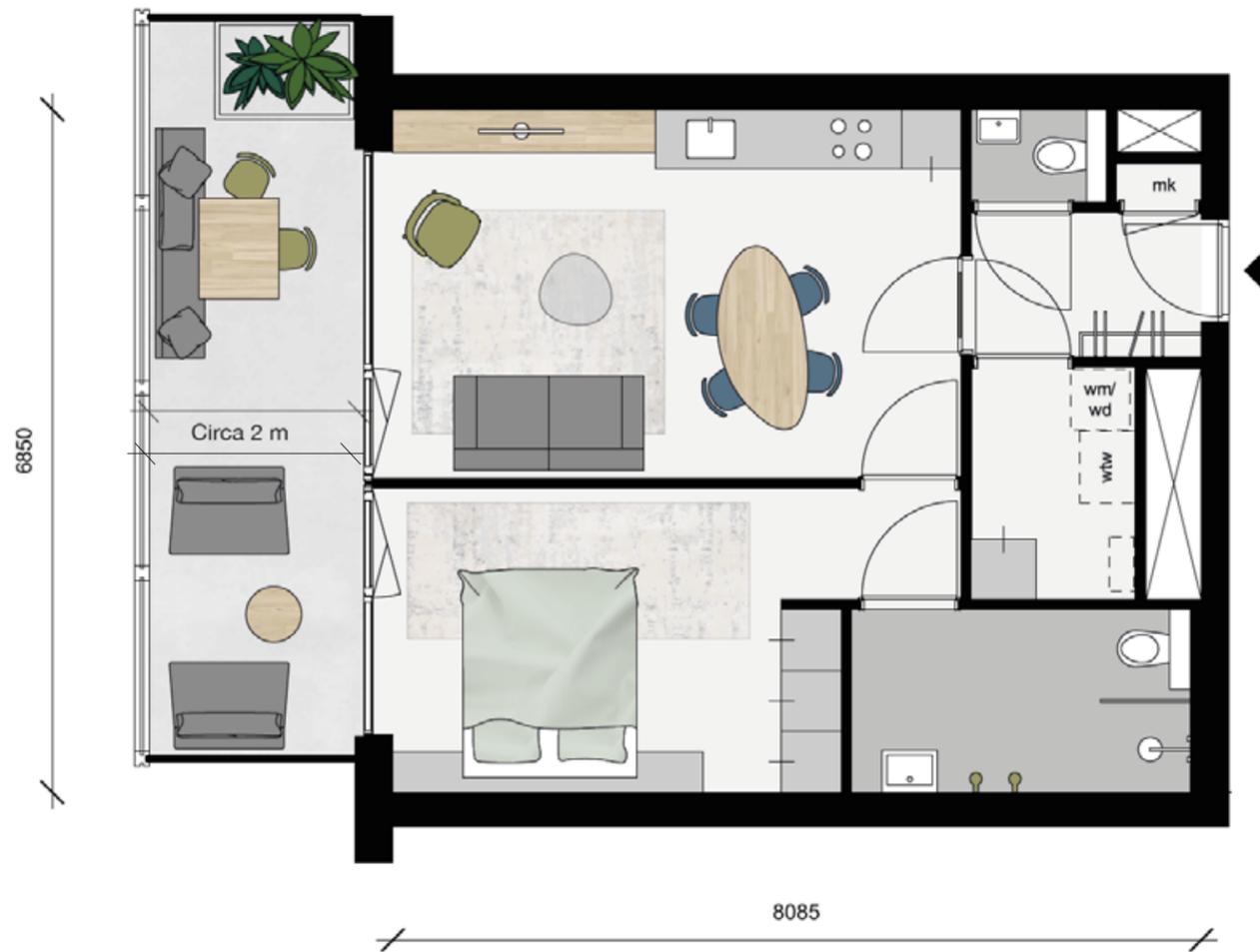
# 2-room apartment

Unit number: 62

Urban  
cosy



# 2-room apartment 54 m<sup>2</sup>



This is just a selection of the available apartments.  
Go to 'woningzoeker' on the website to view all the apartments!

Disclaimer: this floor plan is for inspiration purposes only. No rights may be derived from it.

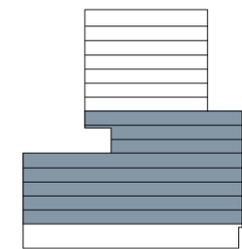


## Description

- Living area approximately 54 m<sup>2</sup>
- 2 rooms
- Outdoor space of approximately 15 m<sup>2</sup>
- Located on the 1st to 8th floor
- High-quality finish: Duravit sanitary facilities, Hansgrohe taps, ceramic tiles, floor-to-ceiling doors
- Energy label A
- Underfloor heating in winter and floor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay.

- Unit numbers: 5, 15, 25, 35, 44, 53, 59, 64

## Floors



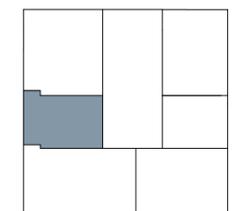
## Ground plan



1st to 3rd floor



4th to 6th floor



7th and 8th floor



# 2-room apartment 66 m<sup>2</sup>



This is just a selection of the available apartments.  
Go to 'woningzoeker' on the website to view all the apartments!

Disclaimer: this floor plan is for inspiration purposes only. No rights may be derived from it.

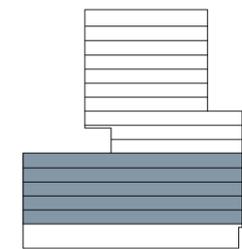


## Description

- Living area approximately 66 m<sup>2</sup>
- 2 rooms
- Outdoor space of approximately 15 m<sup>2</sup>
- Located on the 1st to 5th floor
- High-quality finish: Duravit sanitary facilities, Hansgrohe taps, ceramic tiles, floor-to-ceiling doors
- Energy label A
- Underfloor heating in winter and floor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay.

- Unit numbers: 7, 17, 27, 37, 46

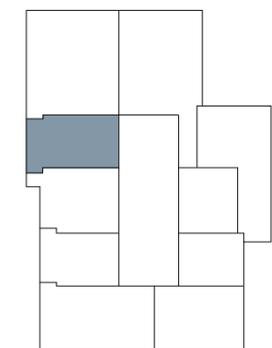
## Floors



## Ground plan



1st to 3rd floor



4th to 5th floor



# 3-room apartment

Unit number: 11

Your  
comfort  
fit



# 3-room apartment 67 m<sup>2</sup>

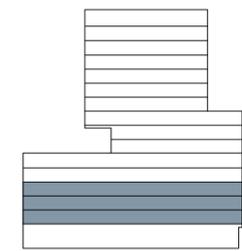


## Description

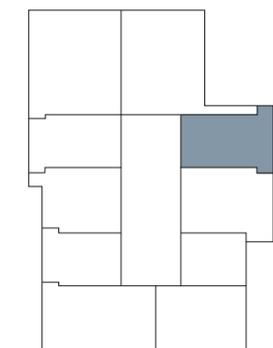
- Living area approximately 67 m<sup>2</sup>
- 3 rooms
- Outdoor space of approximately 20 m<sup>2</sup>
- Located on the 1st to 3rd floor
- High-quality finish: Duravit sanitary facilities, Hansgrohe taps, ceramic tiles, floor-to-ceiling doors
- Energy label A
- Underfloor heating in winter and floor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay.

- Unit numbers: 10, 20, 30

## Floors



## Ground plan



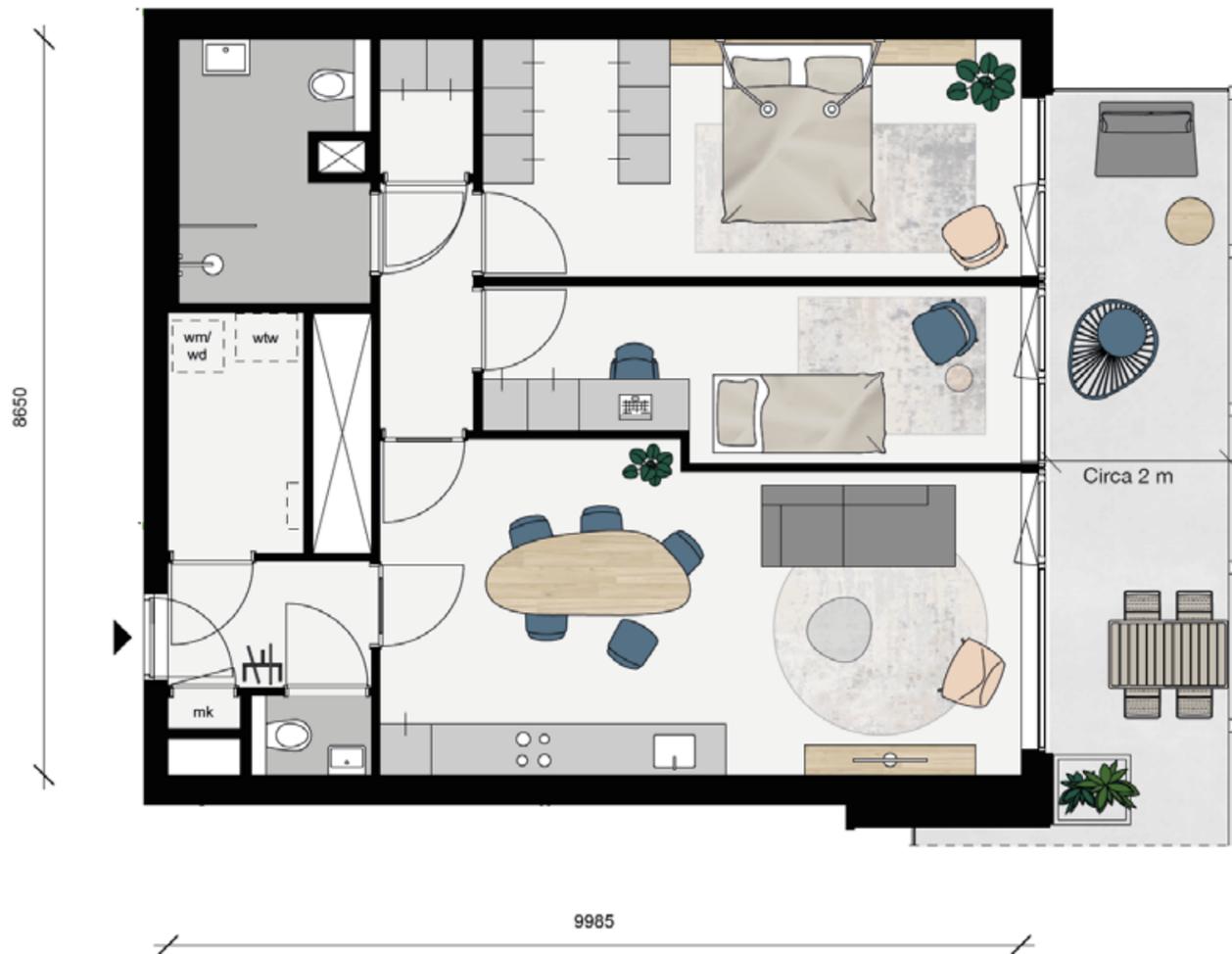
1st to 3rd floor



This is just a selection of the available apartments.  
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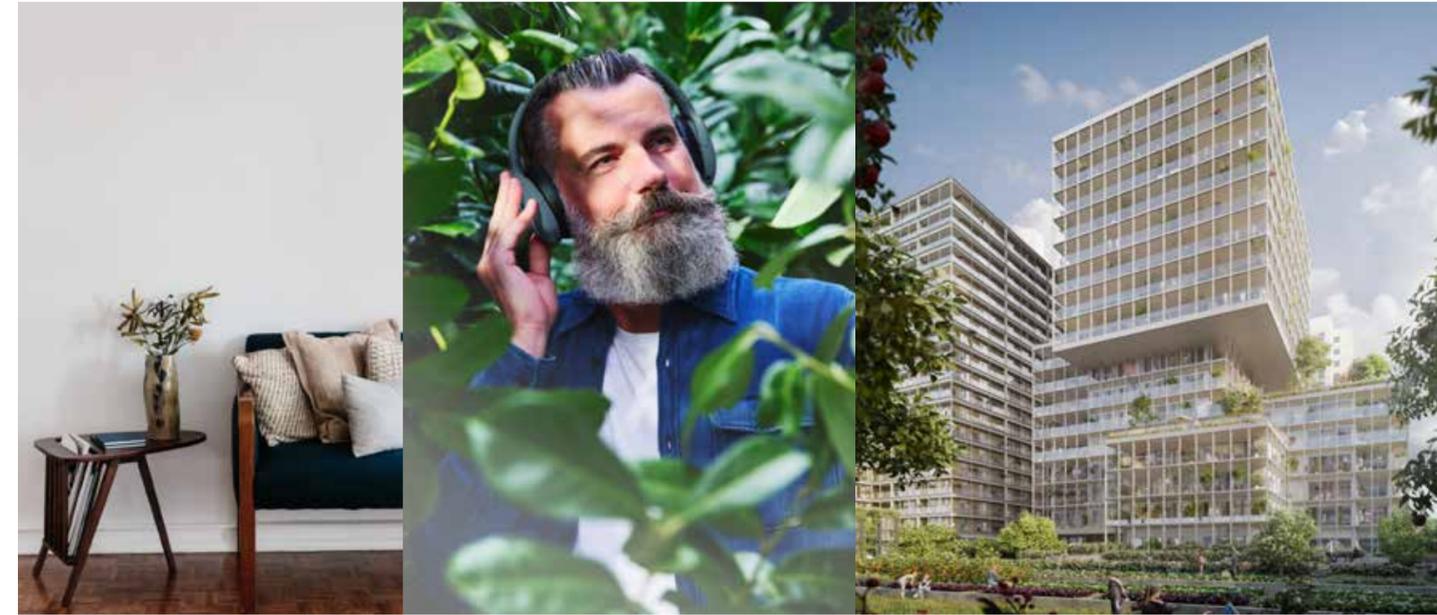
Disclaimer: this floor plan is for inspiration purposes only. No rights may be derived from it.

# 3-room apartment 84 m<sup>2</sup>



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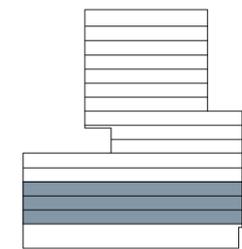


## Description

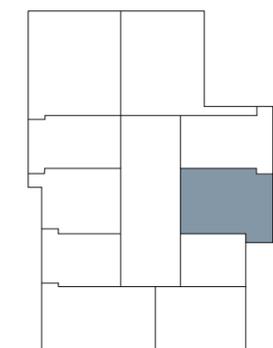
- Living area approximately 84 m<sup>2</sup>
- 3 rooms
- Outdoor space of approximately 19 m<sup>2</sup>
- Located on the 1st to 3rd floor
- High-quality finish: Duravit sanitary facilities, Hansgrohe taps, ceramic tiles, floor-to-ceiling doors
- Energy label A
- Underfloor heating in winter and floor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay.

- Unit numbers: 11, 21, 31

## Floors



## Ground plan



1st to 3rd floor



# 3-room apartment 87 m<sup>2</sup>



Entrance unit number 74

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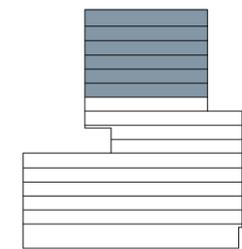


## Description

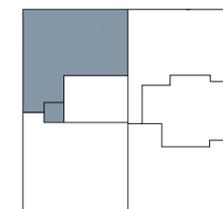
- Living area approximately 87 m<sup>2</sup>
- 3 rooms
- Outdoor space of approximately 21.5 m<sup>2</sup>
- Located on the 10 to 15th floor
- High-quality finish: Duravit sanitary facilities, Hansgrohe taps, ceramic tiles, floor-to-ceiling doors
- Energy label A
- Underfloor heating in winter and floor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay.

- Unit numbers: 75, 80, 85, 90, 95, 100

## Floors



## Ground plan



10th to 15th floor



# 3-room apartment 98 m<sup>2</sup>

Entrance unit number 75



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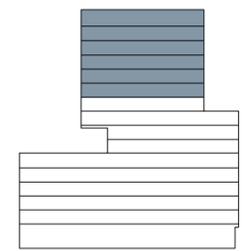


## Description

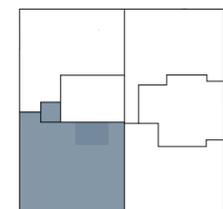
- Living area approximately 98 m<sup>2</sup>
- Spacious kitchen, separate lounge area and 2 bedrooms
- Outdoor space of approximately 24 m<sup>2</sup>
- Located on the 10th to 15th floor
- High-quality finish: Duravit sanitary facilities, Hansgrohe taps, ceramic tiles, floor-to-ceiling doors
- Energy label A
- Underfloor heating in winter and floor cooling in summer
- The apartment is sold freehold, so no ground rent to pay.

- Unit numbers: 74, 79, 84, 89, 94, 99

## Floors



## Ground plan



10th to 15th floor

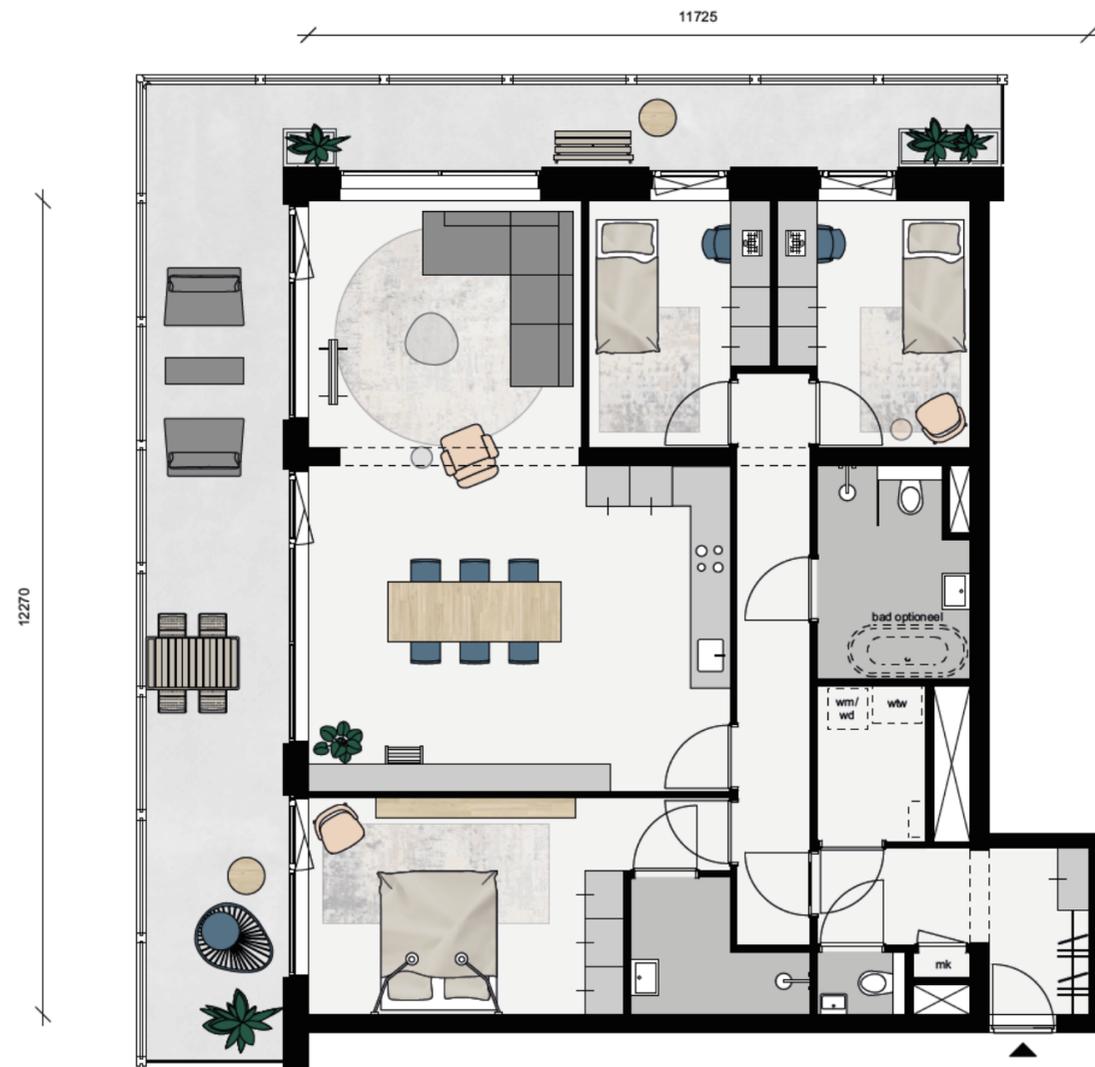
# 4-room apartment

Unit number: 22

Suited  
for more



# 4-room apartment 126 m<sup>2</sup>



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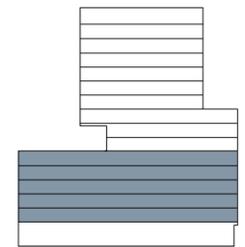


## Description

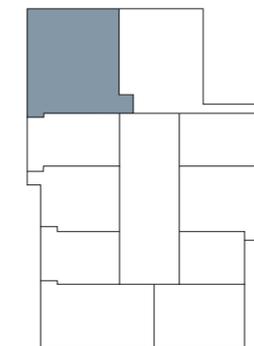
- Living area approximately 126 m<sup>2</sup>
- 4 rooms
- Outdoor space of approximately 30.5 m<sup>2</sup>
- Located on the 1st to 5th floor
- High-quality finish: Duravit sanitary facilities, Hansgrohe taps, ceramic tiles, floor-to-ceiling doors
- Energy label A
- Underfloor heating in winter and floor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay.

- Unit numbers: 8, 18, 28, 38, 47

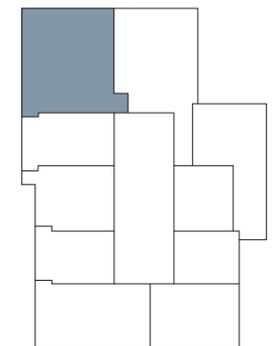
## Floors



## Ground plan



1st to 3rd floor



4th to 5th floor

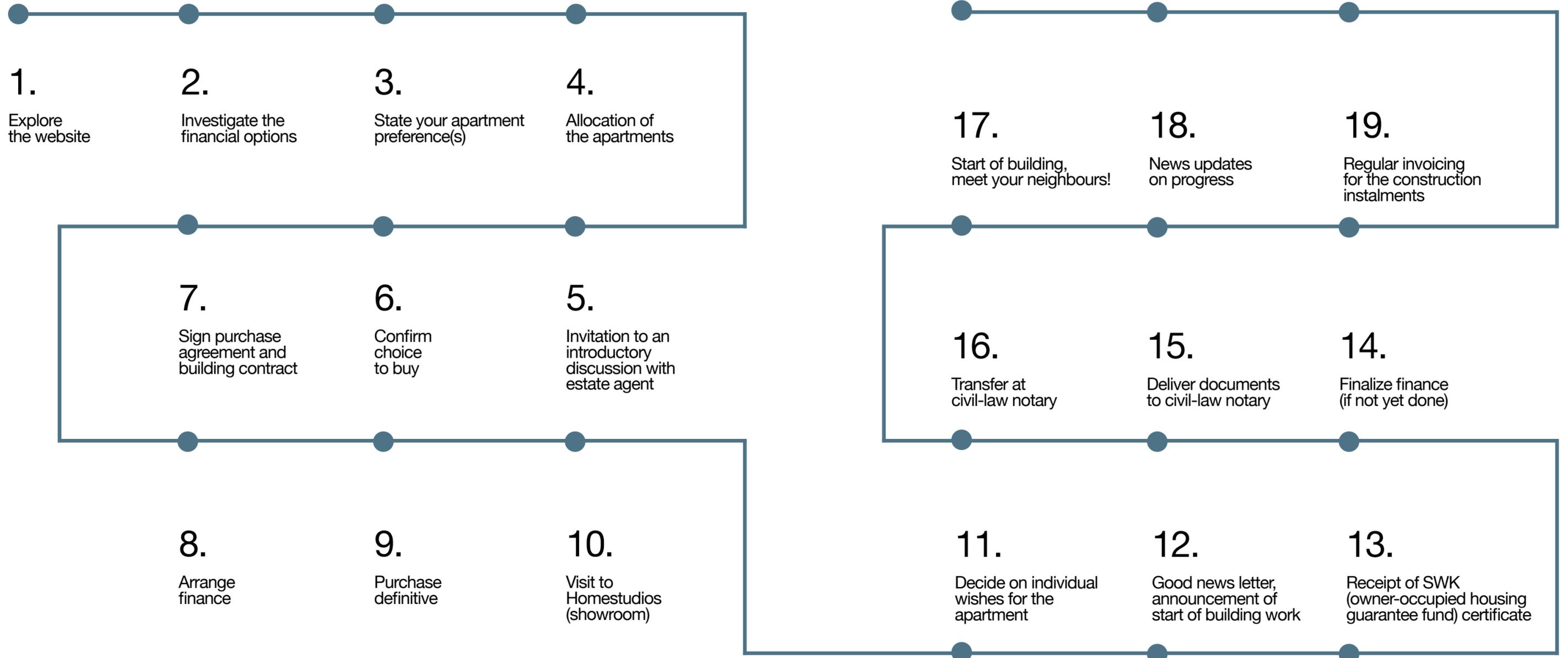


Catch  
you later



# You're interested, so what now?

Buying a brand new apartment is exciting, but there are many steps you will need to follow. The entire process is set out below. Questions? Please don't hesitate to contact the estate agents.





# The Ruby, finished with an eye for detail

The level of finishing in the apartments in The Ruby is of high quality, in keeping with the elegance of the building. A brief description follows below. The full Technical Description and List of Colours and Materials will be provided later as an appendix to the purchase agreement.

## Sanitary ware

The sanitary facilities in the toilet and bathroom - including a sink, easy drain and glass shower wall - are of high quality and very complete with a luxurious line from Duravit and thermostatic taps from Hansgrohe. The rooms have tiles on the walls and floors. The ceiling has textured spraying.

## Kitchen

Siematic has a razor-sharp offer especially for The Ruby for a luxurious Siematic kitchen equipped with Siemens appliances: a refrigerator with freezer, an oven with microwave function, an induction hob with extractor hood and a dishwasher. The most ideal kitchen layout has been proposed for each home type. The price list states the type of kitchen per construction number

## Mobility hub

Bajeskwartier is a car-free district, where close attention is given to sustainable and healthy living. We intentionally offer all kinds of alternative transport options so there's no need for you to keep your own car. Right next to Bajeskwartier you can hop on the train, metro and bus. At the Bajeskwartier Mobility Centre, via a special app you can make use of shared cars, e-scooters, bicycles and cargo bikes. Either on a one-off basis or with a subscription.

On the ground floor and in the semi-basement of The Ruby there is also a communal bicycle park, with ample space for your own bicycle.

## Heating

Bajeskwartier is a gas-free district. The apartments are heated in the most energy-efficient way using collective heat and cold sources. These are connected to the collective heat pumps through a source network. This creates a low-temperature thermal grid that functions as a link to the individual homes. The apartments are virtually energy-neutral and have at least energy label A.

The energy efficiency of the apartments scores considerably higher than the statutory standard, the NZEB (Nearly Zero-Energy Buildings) performance standard and the requirements of the Buildings Decree.

## Water collection

Rainwater is collected on the roofs, one purpose of which is to reduce the load on the surface water.

## Finish

The apartments are spacious and light. The walls are prepared for wallpapering and the floating screed floor is an unsanded anhydrite floor: level, seam-free and virtually shrink-free. The use of underfloor heating and cooling places strict requirements on the floor finish. You can choose from floor paint, fitted carpet, laminate, linoleum or vinyl. You can also have your apartment delivered move-in ready, from the floor to the curtains. So convenient! More information to follow later at the Homestudios inspiration centre.

## Freehold

In Bajeskwartier you buy the freehold of your apartment. That means that you are the owner of the land.

## Owners' association

Three groups - the owner-occupied homes, the rented homes and the commercial units on the ground floor - form the division combining all the communal elements such as the foundations, the main loadbearing structures and the façades. These are in fact the elements for two or more building sections. The subdivision covers those aspects specific to one of the building sections, such as the communal areas or the lift for the owner-occupied section. By paying a monthly contribution to the Owner's Association, the Owners' Association

(division or subdivision) can pay all the costs related to the maintenance of the building or section concerned and the maintenance of the semi-public area. The Owners' Association contribution is therefore made up of a contribution towards the building as a whole and a contribution towards the owner-occupied section.

## Neighbourhood group

Within Bajeskwartier you will be living in a high-quality, semi-public area with around 68 gardens. The landscape plan has been designed by LOLA Landscape Architects. This area is being laid out by the Vereniging Buurtschap Bajeskwartier which will draw up a management plan. A neighbourhood group will then be formed to maintain the grounds. The management plan describes how the maintenance and upkeep of the grounds will be guaranteed for the various elements: greenery, trees, paving, street furniture and suchlike. All the Owners' Associations contribute jointly to the costs of maintenance of the grounds.

# Colofon

## Sales information:



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## Disclaimer

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Bajeskwartier is a development of Bajeskwartier Ontwikkeling C.V., a joint venture of:



Schroders  
capital





