

The Starling

A vibrant way of life



An abstract graphic design on the left side of the page. It features a white silhouette of a person with arms outstretched, set against a background of large, overlapping shapes in green, yellow, and pink. The shapes are stylized and organic, resembling leaves or petals. The overall composition is vibrant and modern.

Color your day

75 city apartments

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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 residents 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!



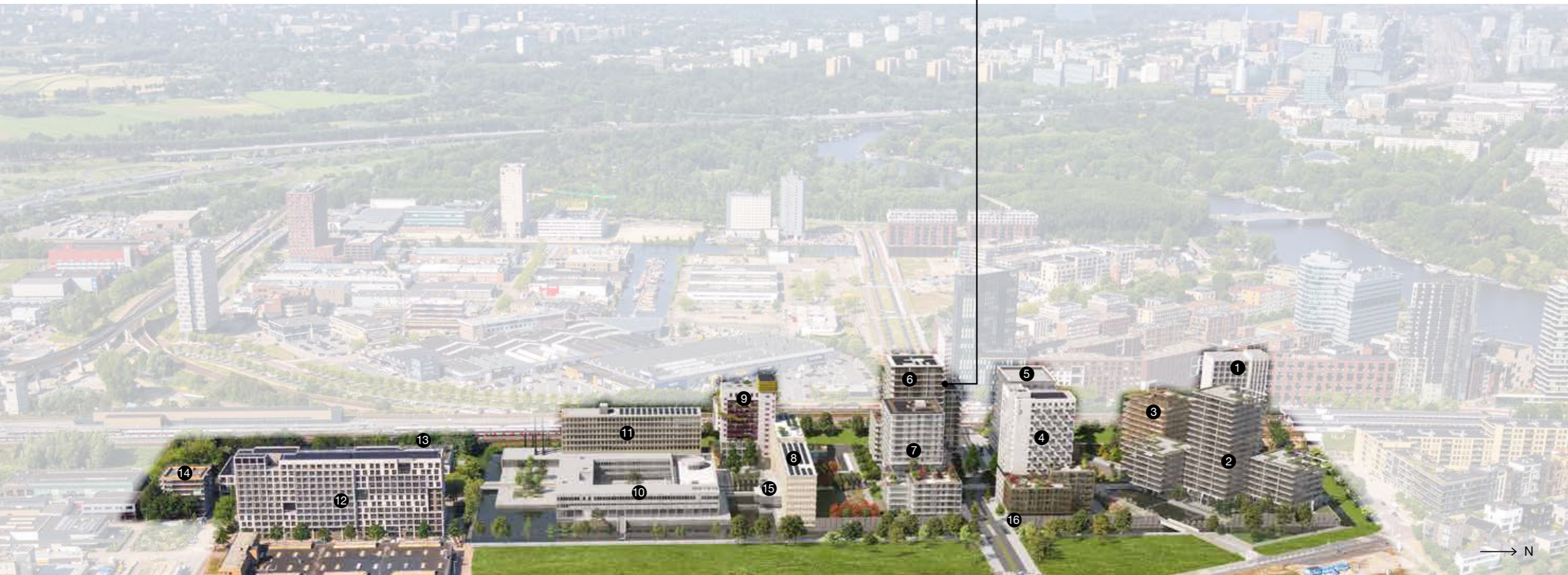
The Bijlmerbajes closed its doors in 2016. The six different towers required a relatively large number of prison officers. The number of escapes was also getting out of hand and the building no longer met the requirements of the time. The prisoners were moved to Zaanstad.

Dream big
Live smart

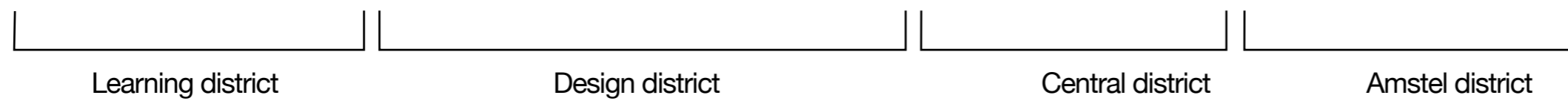


Bajeskwartier in perspective

The Starling is located in the heart of Bajeskwartier



- ① The Jay
- ② The Emerald
- ③ The Oriole
- ④ The Robin
- ⑤ The Finch
- ⑥ The Starling
- ⑦ The Ruby
- ⑧ The Cardinal
- ⑨ De Groene Toren
- ⑩ Main building
- ⑪ The Stern
- ⑫ Hotel Jansen & De Alliantie
- ⑬ Spinozalyceum
- ⑭ Bajesdorp
- ⑮ Place of worship
- ⑯ Mobility hub



Bajeskwartier in figures

7.5 hectares in area | about 15 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 m² of green space | 100% energy-neutral | 98% of materials from the Bijlmerbajes reused | approx. 135,000 m² new buildings and transformation |

| approx. 1,350 social and non-subsidized rented housing and homes for sale | approx. 10,000 m² business space for creative, innovative entrepreneurs | 200 short-stay rooms in hotel together with 650 m² gym and hospitality | 2,000 m² hospitality outlets | approx. 1,150 m² vertical city park, urban farming, pick-your-own gardens | approx. 1,500 m² fresh food market | approx. 2,300 m² culture and events | approx. 600 m² sports and health | mobility hub and car park, 400 spaces | approx. 1,000 m² breeding ground and homes for creatives |



Space to grow

Amstel district

- The Jay: 135 apartments for sale
- The Oriole: 36 luxury apartments
- The Emerald: 122 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:
 - o To realise a vertical park with space for urban farming and education
 - o A unique climbing route
 - o A composting machine in the basement that produces energy and compost from organic waste
 - o 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, café and gym
- A breeding ground for the Bajesdorp artists' collective with homes and workspaces for creatives

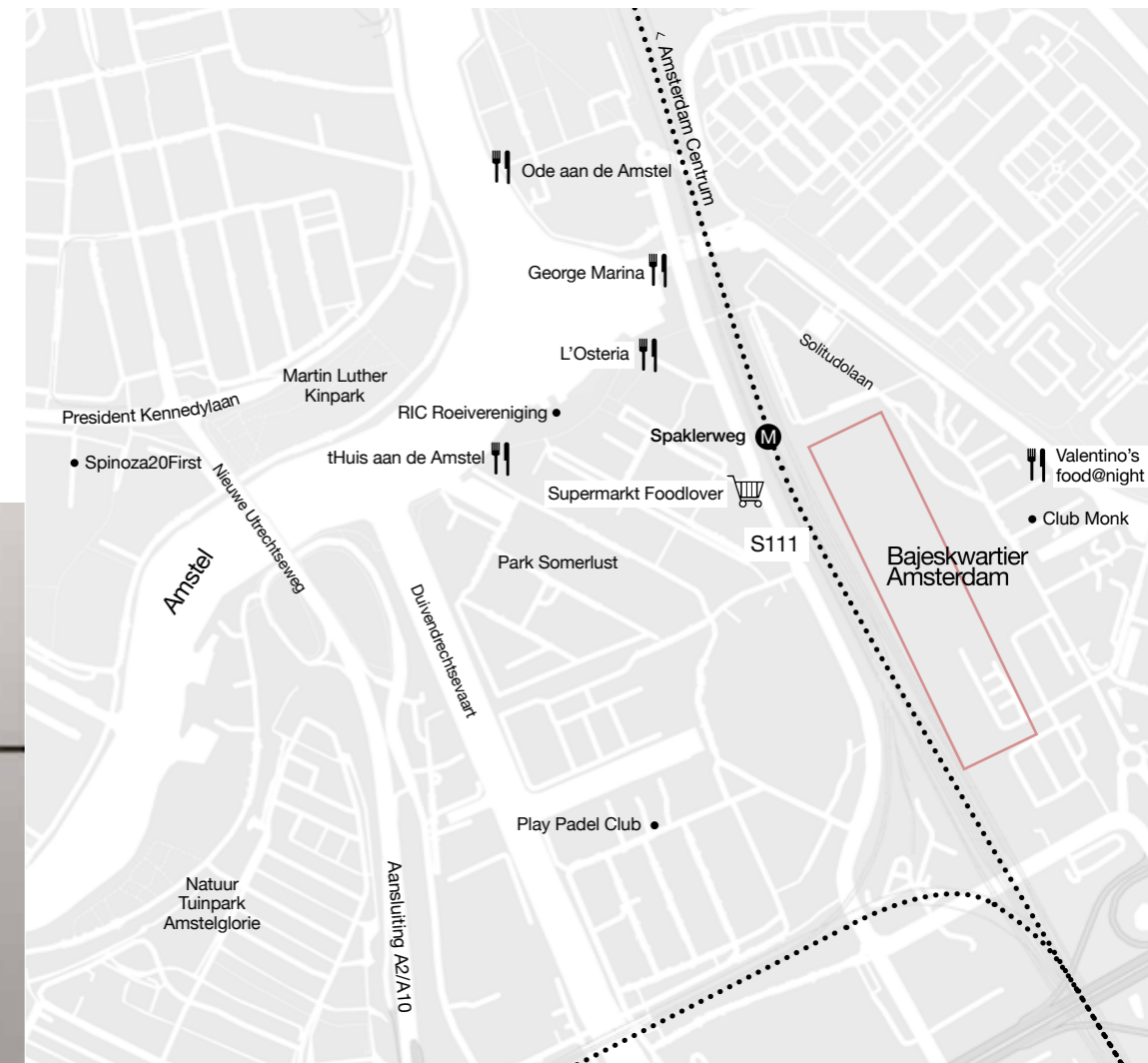


Hello Amsterdam here I am

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 Amstelstrand beach or the open green space of Amstelscheg.

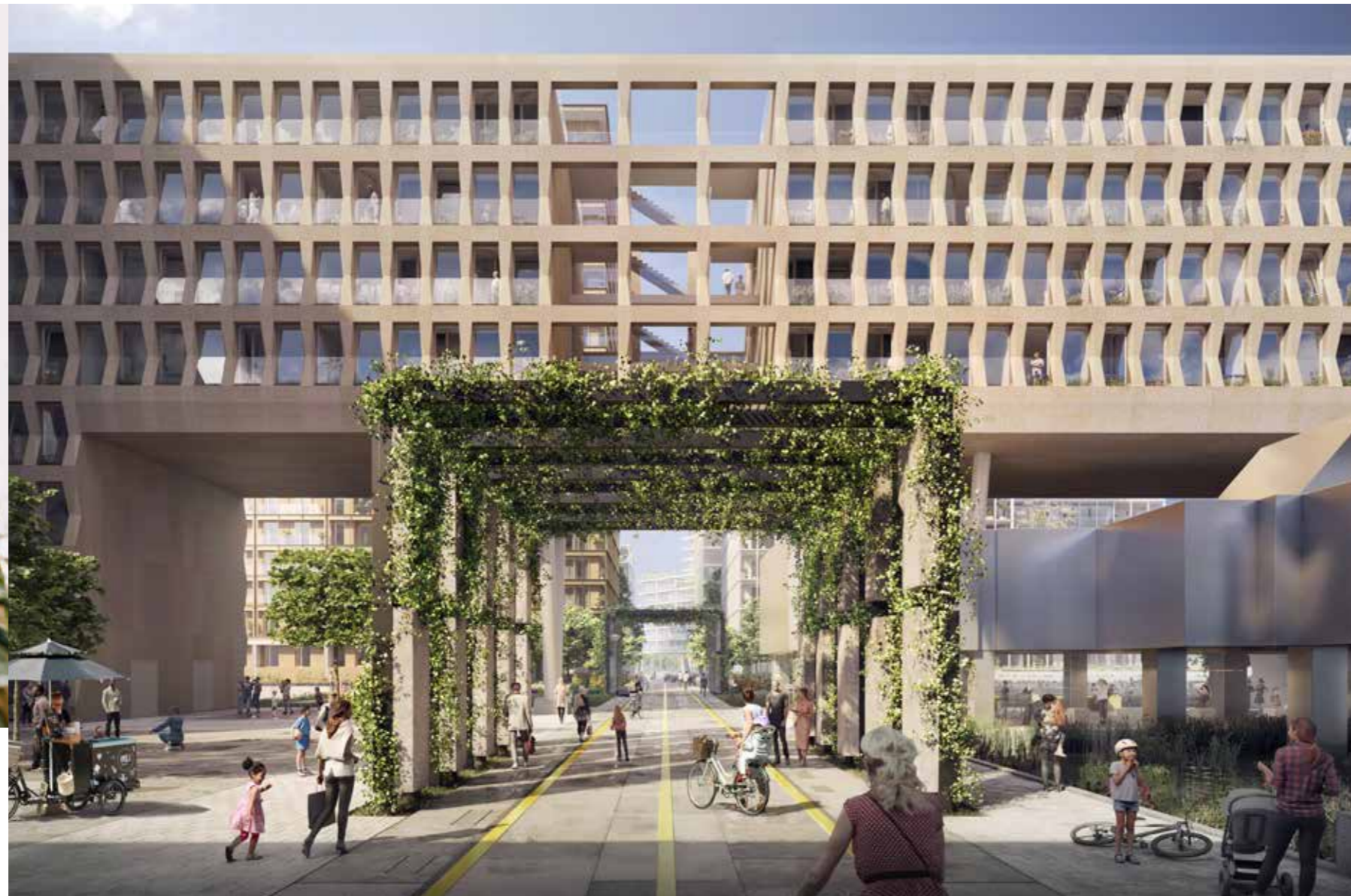
Green Sustainable Circular

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.



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, vertical urban farming for local food production and sustainable mobility with electric shared transport; it's all here in Bajeskwartier.

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.

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 church
- 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 live healthier 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.



Let's meet
outside!

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. Here is the Groene Toren, with its vertical city farm. 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 Bajeskwardier 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.



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.

'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.'



The Starling



75 city apartments

Your
happy
place



A vibrant way of live



The Starling is in the heart of Bajeskwartier, in the lively Central District. Everything is close by, with so much happening around every corner. There's always something to do and no day is the same. All kinds of apartments for all types of people. A mini-village, a vertical neighbourhood where everyone is different and will feel free to be themselves. Residents who get together and drop in on each other, but also enjoy having a place of their own.



Blend of birds

The Starling has 75 two-, three- and four-room apartments, including four lofts, spread across twelve floors and on the thirteenth floor a communal roof terrace with a virtually 360-degree view across the Amstel river and the city of Amsterdam. And sun throughout the day thanks to its southwest orientation. The Starling has a wide choice of different apartment types, varying from 45 to 87 square metres, and also four spacious lofts from 117 to 143 square metres. Cleverly designed layouts make the most of every available square metre and offer ultimate convenience. And each apartment has its own private and spacious outside space. Your own little piece of the city outdoors. The Starling is for everyone who wants to make their home in cool, bustling Bajeskwartier.

Living out of the grid

Arnoud Gelauff of Arons & Gelauff Architecten 'Each apartment has its own outside space; a place between one's own private indoor space and the city outside'

'The Starling is characterized by the double façade. The 'grid' façade is the signature of Bajeskwartier, designed to make the various towers part of a recognizable family. We wanted to give the geometrical grid façade, with its modern and business-like look and feel, a warmer, lived-in feeling. That's why the balconies run right around the building. Each apartment has its own outside space. A secluded outside area with natural shading from the sun (ed.: the overhang provides shade from the high summer sun but allows the sunlight to flood in during the other seasons). A place between your private indoor space and the city outside, to furnish and decorate to your own taste.'



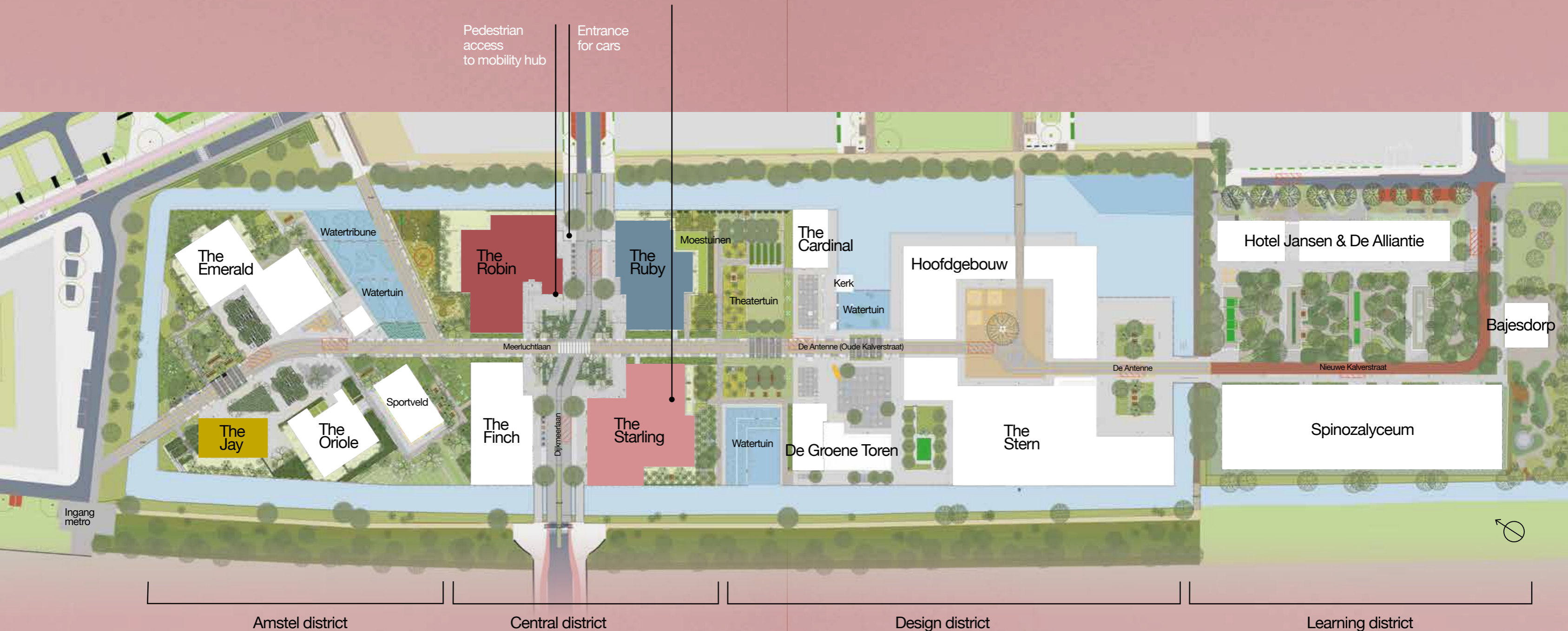
The Starling has been designed by the renowned firm of architects Arons & Gelauff Architecten in Amsterdam. An imposing building with three roof gardens that ends in four stepped blocks in a tower sixty metres high. The Starling is a mix of apartments for sale and rent, each with their own entrance on the central city square. At the foot of the building on Dijkmeerlaan is an all-round health centre, including a pharmacy, and on the corner of the square there is space for an enterprise such as a coffee bar with terrace or an ice cream parlour. A communal bicycle park is located in the semi-basement.

'On the ground floor, bordering the park, there are even apartments with their own gardens. And we have also chosen a warm colour. The robust steel structure of the balconies outside is white, but the aluminium façade inside has a warm, bronze colour. Pink accents have even been added inside The Starling.'

Beyond the everyday

The Starling

The Starling is in the heart of the Central District, close to the metro and all kinds of amenities such as a fresh food market and a sports pitch. Get together in one of the communal gardens of 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.



Showtime

The residential tower with 75 owner-occupied apartments spread across twelve floors has a spectacular entrance measuring seven by seven metres, with a central atrium forty metres high that extends to the roof garden on the thirteenth floor. The eyecatcher in the middle of the atrium is an old-rose-coloured spiral staircase that invites residents to take the stairs instead of the lift.



A showstopper staircase where you can really make an entrance. But also a fitness staircase, because Bajeskwartier encourages healthy living, good eating habits and plenty of exercise. If you take the stairs, you will already have had your daily workout of more than two hundred steps. And as a reward, get your breath back in the green and communal roof garden and take a moment to enjoy the fabulous view.

The Starling exels in sustainability

With its large windows with triple glazing, thick insulation, energy-efficient lifts, LED lighting in the communal areas and a large number of solar panels, The Starling is a 'NZEB', or a Nearly Zero-Energy Building. Thanks to the stepped structure of the building, there are three roof gardens with lush planting to provide shade and collect rainwater.



The roof garden on the thirteenth floor is accessible for residents. From the street below you see overhanging greenery and trees that sway in the wind. Under the roof gardens there is a rainwater buffer for irrigating the plants and trees during dry periods.

Eric-Jan Pleijster, LOLA Landscape Architects

'Around The Starling residential tower is a landscape of different gardens, each with its own atmosphere. Next to the entrance on Dijkmeerlaan is a large green square with mature trees, benches made from prison concrete, and flower beds with ornamental grasses, herbs and flowering plants such as lavender. Particularly eye-catching is the water garden where the prison wall has been broken open, creating more space to bring in nature. The rectangular pond has a purifying function and is connected to the canal around Bajeskwartier. The water garden has a cascade with various water levels, with reeds and flowering aquatic plants such as water lilies and cat's tail. It will attract water birds such as coots, ducks and grebes. And when we see fish eaters such as herons and kingfishers, we will know for certain that the water is very clean. The pond is a healing environment, restoring a sense of calm in the dynamism of the city.'



'The water garden is a healing environment restoring a sense of calm'

'You can sit on the banks of the pond, or picnic on the grass under the trees. There are robust picnic tables here made from recycled materials from the former prison; with a tabletop built from parts of the floor from the old sports hall, and steel table legs from the prison bars. There's also a kitchen garden with berries, nuts and fruit trees, where you can also get involved in some gardening. The garden between the building and the pond is a terraced landscape, descending in three levels towards the water. And finally, there are of course the private gardens and terraces where residents can create their own little piece of garden paradise.'

The Starling

Let's take a look

The Starling offers a huge variety of apartment types, for all types of people. There is a wide choice between two-, three- and four-room apartments spread across twelve floors, varying from cosy apartments of 45 square metres to 4-room apartments of 87 square metres. Cleverly designed layouts make the most of every available square metre and bring a feeling of being outdoors into the apartment.

The types of apartments for sale in The Starling are shown below. Go to 'woningzoeker' on the website to view all the apartments, including the prices and floor plans.

2-room apartment:

Type M5: 45 m²

Type M3A en M3B: 50 m²

Type M1B: 61 m²

Type M1A en M1C: 62-63 m²

3-room apartment:

Type M4: 68 m²

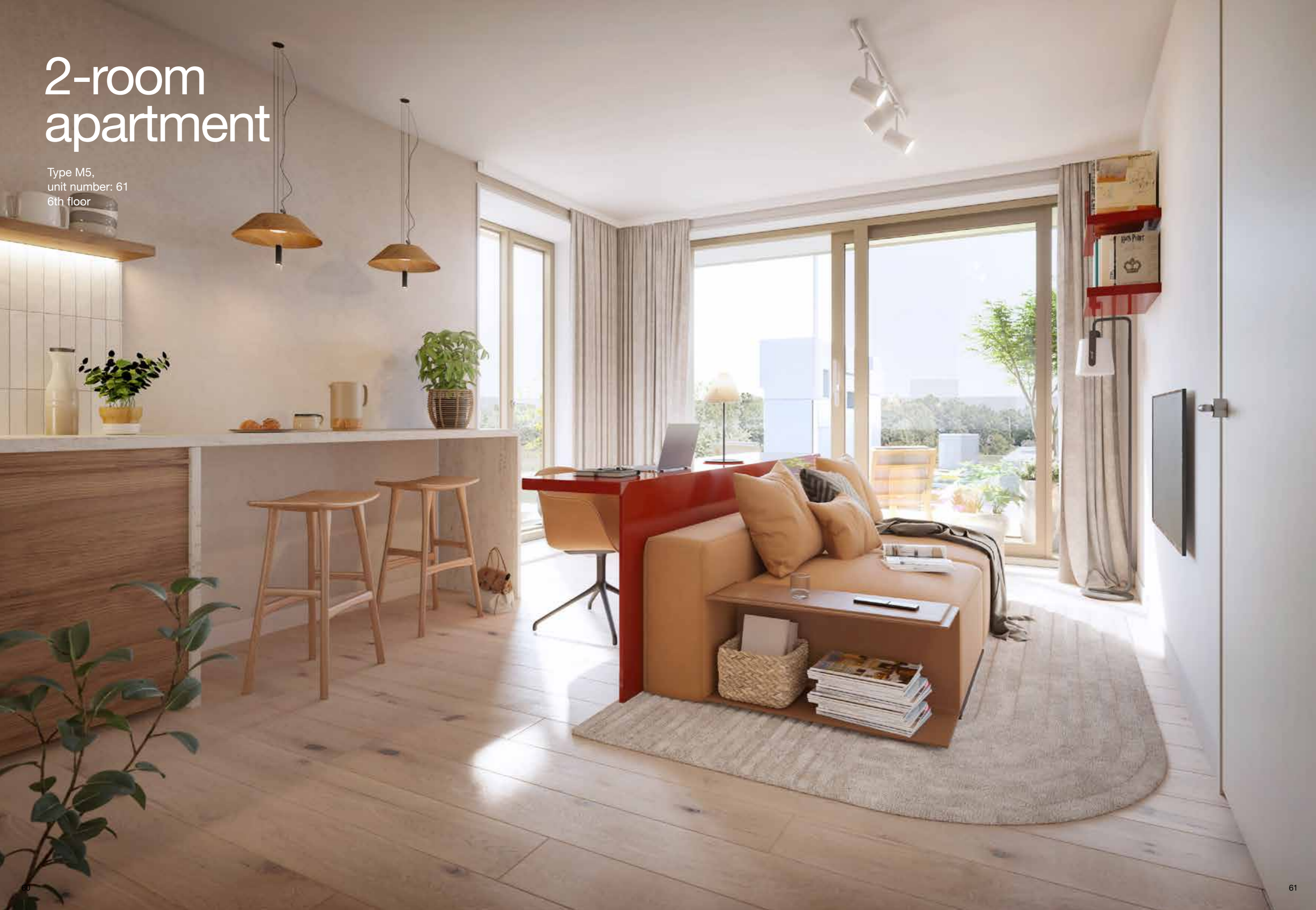
Type M2B: 78 m²

4-room apartment:

Type M2A: 87 m²

2-room apartment

Type M5,
unit number: 61
6th floor



2-room apartments approx. 45 m²

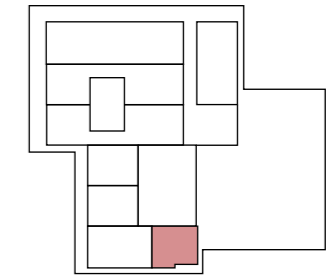


Description

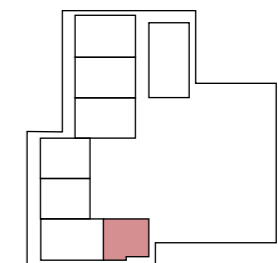
- Living area approx. 45 m²
- 2 rooms
- Private and spacious south-facing outdoor space of approx. 6 m²
- Fitted with Duravit sanitary ware, Hansgrohe taps and ceramic tiles
- 2 optional packages:
 - Complete: including kitchen offer by Bruynzeel
 - Move-in ready: including wall and floor finishes
- Underfloor heating in the winter and underfloor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay
- Unit numbers: 11, 21, 31, 41, 51, 61



Ground plan



1st floor



2nd to 6th floors



2-room apartment

Type M3A and M3B,
unit number: 63
6th floor



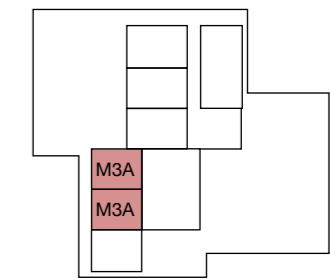
2-room apartments approx. 50 m²



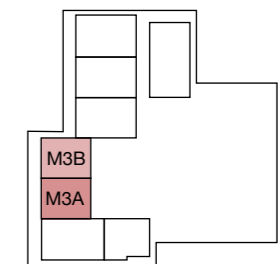
Discription

- Living area approx. 50 m²
- 2 rooms
- M3A: private and spacious west-facing outdoor space of approx. 7 m²
- M3B: private and spacious west-facing outdoor space of approx. 14 m²
- Fitted with Duravit sanitary ware, Hansgrohe taps and ceramic tiles
- 2 optional packages:
 Complete: including kitchen offer by Bruynzeel
 Move-in ready: including wall and floor finishes
- Underfloor heating in the winter and underfloor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay
- Unit numbers: 2, 3, 13, 14, 23, 24, 33, 34, 43, 44, 53, 54, 63, 64

Ground plan



0 to 1st floors



2nd to 6th floors



2-room apartment

Type M1B,
unit number: 46
4th floor



2-room apartments approx. 61 m²

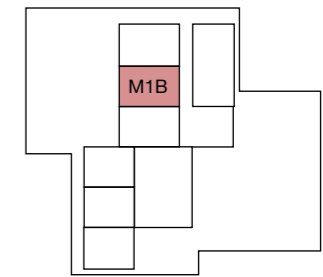


The vide differs per floor

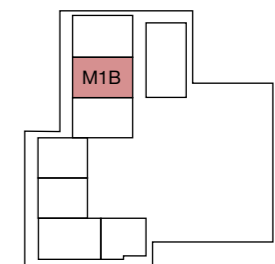
Discription

- Living area approx. 61 m²
- 2 rooms
- Private and spacious west-facing outdoor space of approx. 7 m²
- Fitted with Duravit sanitary ware, Hansgrohe taps and ceramic tiles
- 2 optional packages:
Complete: including kitchen offer by Bruynzeel
Move-in ready: including wall and floor finishes
- Underfloor heating in the winter and underfloor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay
- Unit numbers: 26, 36, 46, 56, 66, 72, 82, 92, 102, 112, 122

Ground plan



2nd floor

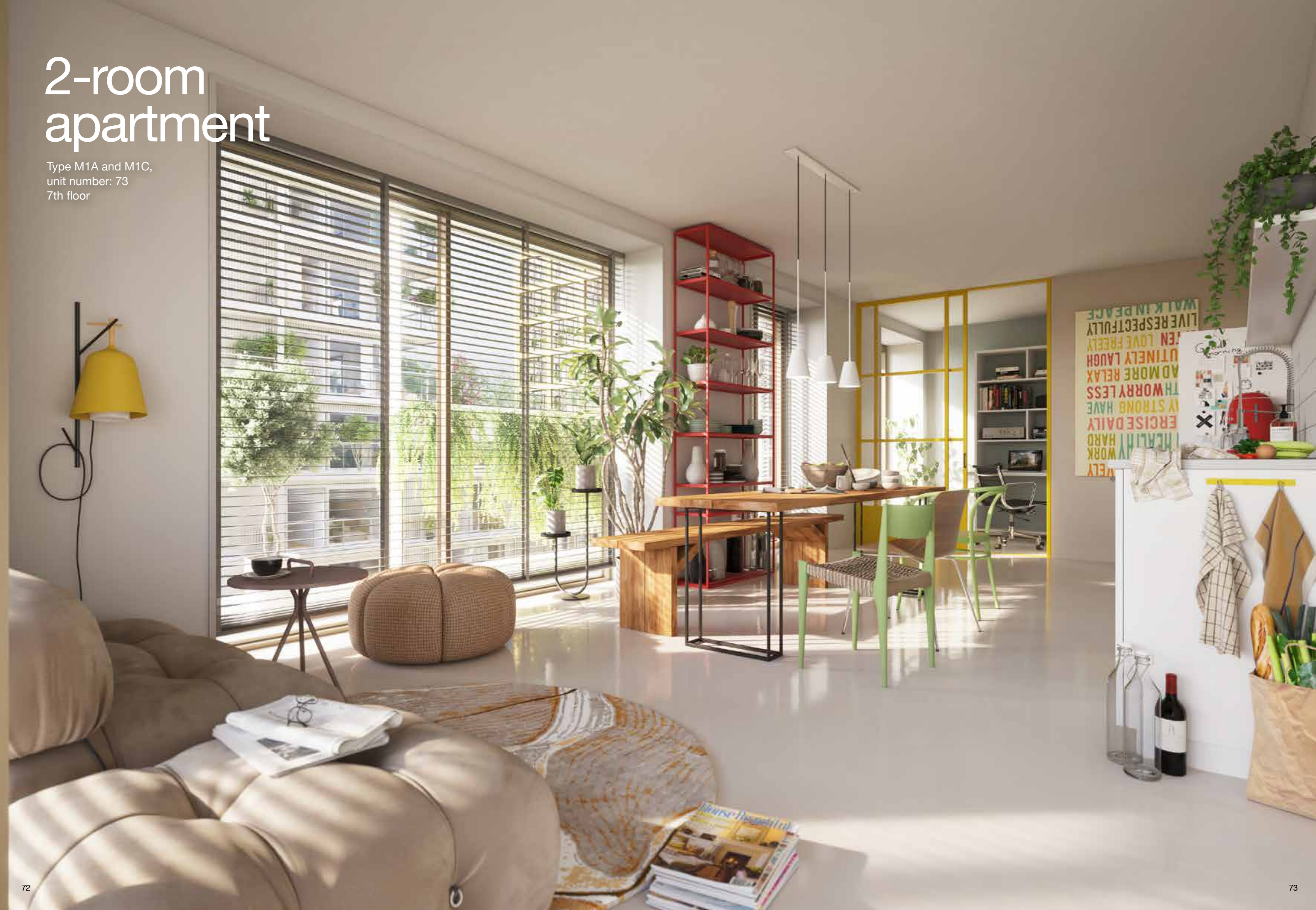


3rd to 12th floors



2-room apartment

Type M1A and M1C,
unit number: 73
7th floor



2-room apartments approx. 62-63 m²



Outdoor space differs per unit number



Description

Type M1A: living area approx. 63 m²

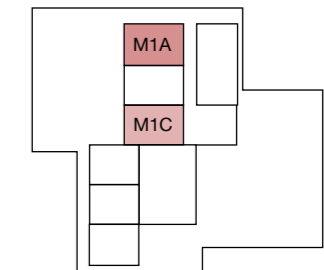
Type M1C: living area approx. 62 m²

- 2 rooms
- Type M1A: private and spacious west-facing outdoor space of approx. 8 m²
- Type M1C: private and spacious west-facing outdoor space of approx. 10 m²
- Fitted with Duravit sanitary ware, Hansgrohe taps and ceramic tiles
- 2 optional packages:
Complete: including kitchen offer by Bruynzeel
Move-in ready: including wall and floor finishes
- Underfloor heating in the winter and underfloor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay

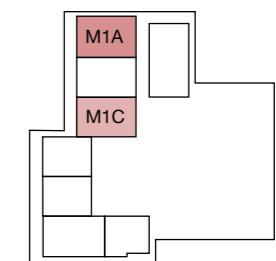
• Unit numbers type M1A: 27, 37, 47, 57, 67, 73, 83, 93, 103, 113, 123

• Unit numbers type M1C: 25, 35, 45, 55, 65, 71, 81, 91, 101, 111, 121

Ground plan



2nd floor



3rd to 12th floors



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

3-room apartment

Type M4,
unit number: 62
6th floor



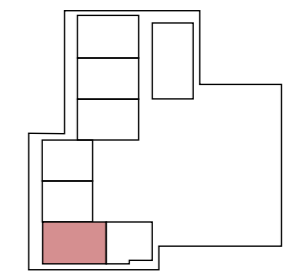
3-room apartments approx. 68 m²



Description

- Living area approx. 68 m²
 - 3 rooms
 - Private and spacious southwest-facing outdoor space of approx. 9 m²
 - Fitted with Duravit sanitary ware, Hansgrohe taps and ceramic tiles
 - 2 optional packages:
 - Complete: including kitchen offer by Bruynzeel
 - Move-in ready: including wall and floor finishes
 - Underfloor heating in the winter and underfloor cooling in the summer
 - The apartment is sold freehold, so no ground rent to pay
- Unit numbers: 12, 22, 32, 42, 52, 62

Ground plan



1st to 6th floors



3-room apartment

Type M2B,
unit number: 38
3rd floor



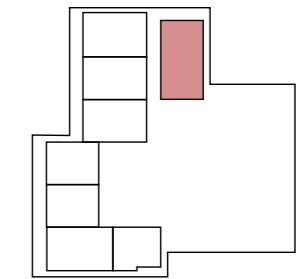
3-room apartments approx. 78 m²



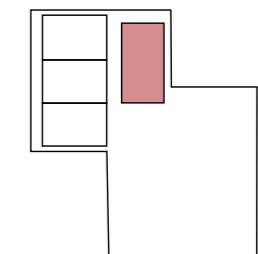
Description

- Living area approx. 78 m²
- 3 rooms
- Private and spacious northeast-facing outdoor space of approx. 13 m²
- Fitted with Duravit sanitary ware, Hansgrohe taps and ceramic tiles
- 2 optional packages:
 - Complete: including kitchen offer by Bruynzeel
 - Move-in ready: including wall and floor finishes
- Underfloor heating in the winter and underfloor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay
- Unit numbers: 38, 48, 58, 68, 74, 84, 94, 104, 114, 124

Ground plan



4th to 7th floors



8th to 13th floors



4-room apartment

Type M2A,
unit number: 28
2nd floor



4-room apartments approx. 87 m²

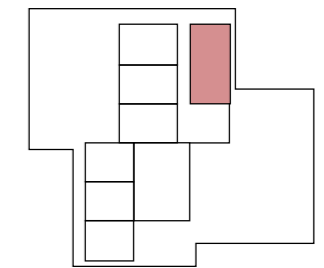


Description

- Living area approx. 87 m²
- 4 rooms
- Private and spacious northeast-facing outdoor space of approx. 17 m
- Fitted with Duravit sanitary ware, Hansgrohe taps and ceramic tiles
- 2 optional packages:
 - Complete: including kitchen offer by Bruynzeel
 - Move-in ready: including wall and floor finishes
- Underfloor heating in the winter and underfloor cooling in the summer
- The apartment is sold freehold, so no ground rent to pay

- Unit numbers: 18, 28

Ground plan



1st to 2nd floors



Lofts - flexible layout from approx. 117 m² to 150 m²

Living in a loft in Bajeskwartier

The Starling residential tower is located in the heart of Bajeskwartier. As well as 71 two-, three- and four-room apartments it has four spacious lofts. Each of these lofts is unique and offers all the space you need to create your dream home in this green, bustling district of Amsterdam. The lofts are situated on the ground and first floors of the building.



Dream big, Live big

With a living area of between 117 and 149 square metres and a generous outside space that can amount to no less than 78 square metres, in a loft in The Starling the green surroundings and the comfort of living in Bajeskwartier are yours to enjoy to the full.



Pick & Choose

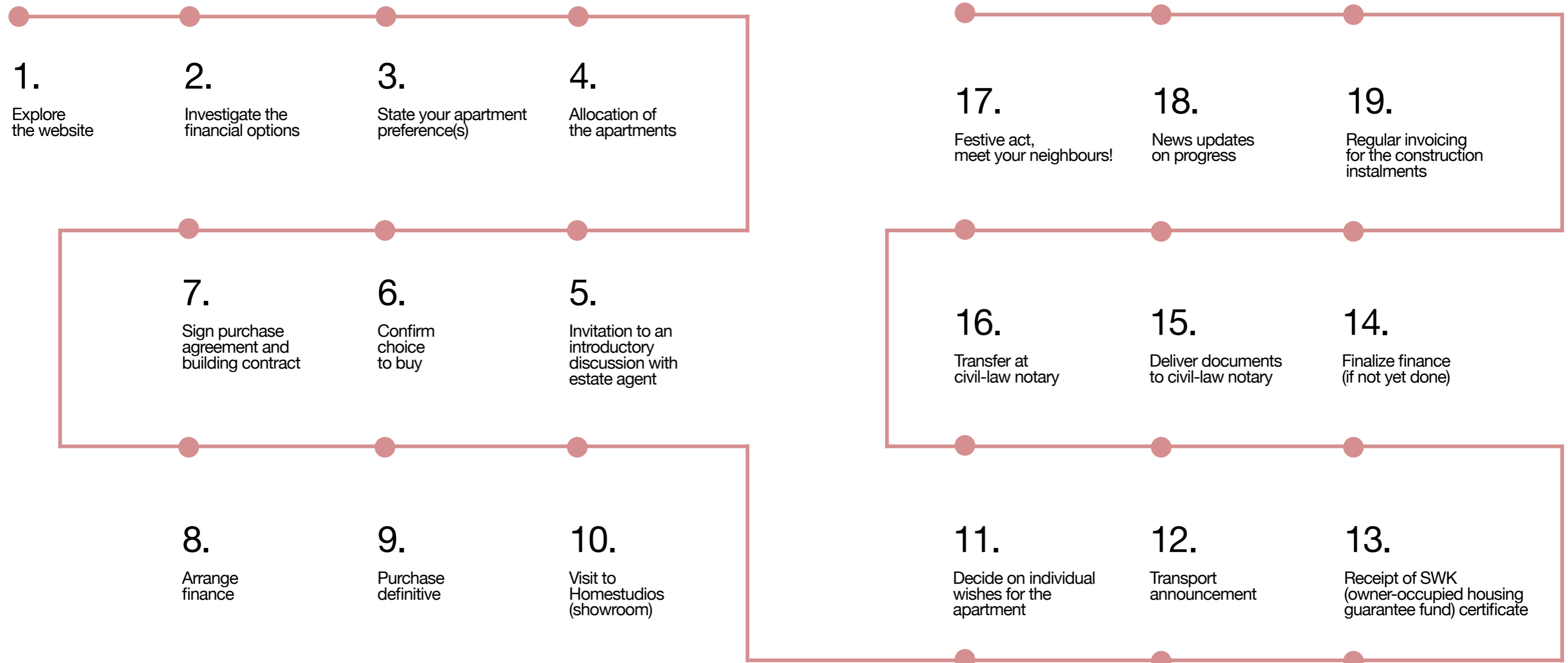
Browse the appendix and be inspired by the layout options!

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 Starling, finished with an eye for detail

The level of finishing in the apartments in The Starling is simple but of high quality. 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 contract and/or building contract.

Sanitary ware

The sanitary ware in the toilet and bathroom – including a washbasin, easy drain and glass shower screen – is of high quality and fully finished in the luxury range of Duravit, with chrome thermostatic taps by Hansgrohe and tiled walls and floors. The ceiling is finished with spray-on plaster.

Kitchen

The apartments do not have a kitchen. However, Bruynzeel offers a kitchen specially designed for The Starling at a highly competitive price. Read all about it in the kitchen brochure at www.bajeskwartier.com.

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 Starling 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

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Disclaimer

This brochure has been compiled with care. No rights may be derived from the content and artist's floor plans, dimensions, impressions etc. They serve as inspiration only. The dimensions given should be regarded as indicative. All information is subject to change. The contract of sale drawings and Technical Description, as an appendix to the building contract, takes precedence.

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



Schroders
capital





