









# Ode

APARTMENTS

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# Exceptional living, surrounded by historical Amsterdam

Amsterdam is a great place to live. Every day you can feel the lure of the city. Enticing you to visit its restaurants and pubs, its cultural hotspots and its many parks.

Oosterdokseiland, which is tucked away between the IJ and Oosterdok, is one of the largest inner city area developments in Europe. Turning it into a dynamic place to live, work, enjoy, innovate, grow and dream. The 'island' has been inhabited for several years already and is quite popular, in part because it is home to many hotels, restaurants and bars, the Amsterdam conservatoire of music and the city's central library.

The spectacular final addition to this interesting mix that is ODE (Oosterdokseiland) is the striking office and residential building at the tip of the island. That is where high-end Ode Apartments will be located. Your own oasis of peace, luxury, comfort and space, in the center of... everything.



## Waking up with a view of the monumental city center







Living in the beating heart of Amsterdam, with great views of the water and the historic city center. What makes Ode Apartments so unique is its location, views and design. The building, which was designed by Ben van Berkel of UNStudio, is a masterpiece, in particular because of the use of contemporary materials and the building's singular layout and structure. Here, on this site, along Oosterdok, Ode Apartments has managed to strike an appealing balance between history and modernity, between tranquility and vibrancy.

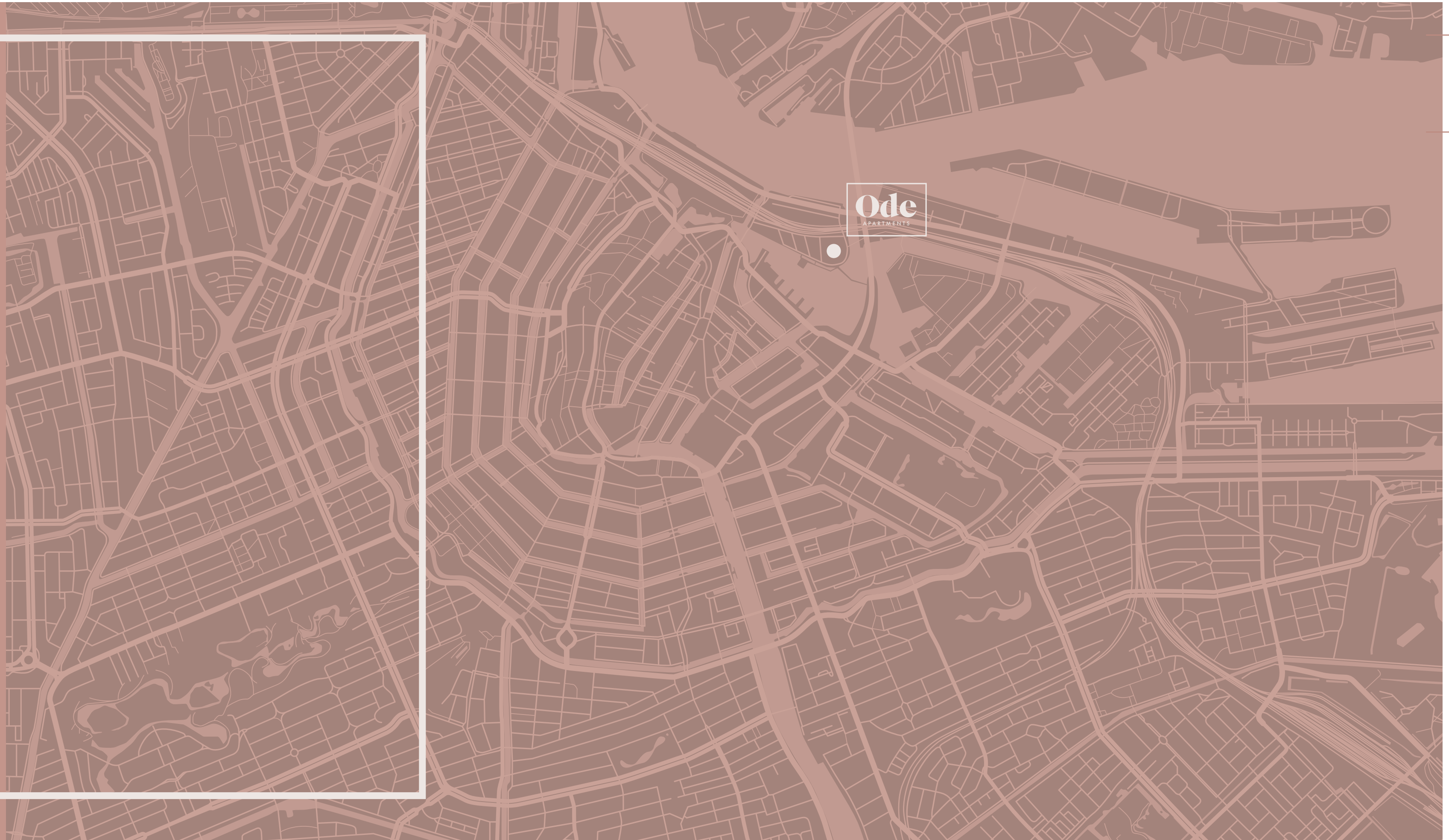
The 41 luxurious condominiums in Oosterdokseiland tie in perfectly with Amsterdam's beauty, with its rich history and its own vision for the future. Thanks to their location and large windows, all the units have a wonderfully bright 'room with a view' of Amsterdam and its water, its ships and its historic architecture. At the same time, these condominiums tick all the boxes when it comes to people's ideas about contemporary living: open plan, bright, luxurious, solid, modern and innovative. Naturally all the condominiums will have a high-end, durable finish. Because we used only the best building materials in combination with innovative, sustainable solutions, residents like you will be able to enjoy the best of comfort. Now and in the future! Thanks to the smart home automation system, among others. Operate the heating, the ventilation, and possibly also the lighting and sound system with a simple tap on the screen of your phone or tablet.

The parking garage under the building has dedicated spaces for all Ode Apartments, if necessary with a charging station. What a luxury, in the heart of the city.

# Living where the action is

The uniqueness of Oosterdok as a neighborhood, in combination with its very central location near hotels, restaurants and bars, shops and cultural activities. This really is a great location for residents of Ode Apartments. The amenities are literally at your feet. All you have to do is step out for a stroll along Oosterdok or to go to Marineterrein. Just hop on your bike for a taste of the city's lively ambience and beauty or take the ferry and unwind in Amsterdam-Noord.

-  Bicycle; 13 minutes to Museumplein
-  Ferry; 18 minutes to the NDSM site
-  On foot; 12 minutes to the Dam
-  Train; 16 minutes to Schiphol Airport





## Starting point and home base

In Ode Apartments, everything is just a short distance away. Whether on foot or by bike. Amsterdam's Central Station is right next door to the building, the A10 is just a short drive. Oosterdokseiland is a central starting point in addition to being a great place to come home to. Striking the perfect balance between adventure and relaxation!

### CAR

If you buy a condo, you also have the option of buying your own dedicated parking space, with a charging station if necessary, in the building's underground parking garage. From Ode Apartments, you can easily drive into the city center or get to the A10 and even Schiphol in under 20 minutes. What a great way to start your holiday or business trip! If you don't own a car, you can easily rent a car in the parking garage, for an hour, a day, or longer.

### PUBLIC TRANSPORT

Given that the city's Central Station is next door, you can take full advantage of public transport. Hop on the tram, train, ferry or metro to get to any other neighborhood in the city or to a destination outside the city. Whether you want to visit some friends, have a drink in the Jordaan or need to get to your office on the other side of the city, you can always rely on public transport to get there.

### BICYCLES

Cycle across Odebrug to get to Nieuwmarkt or head to the other side of Amsterdam and take the ferry to cross the IJ. You can safely park your bike at home in the shared bicycle parking underneath the building.

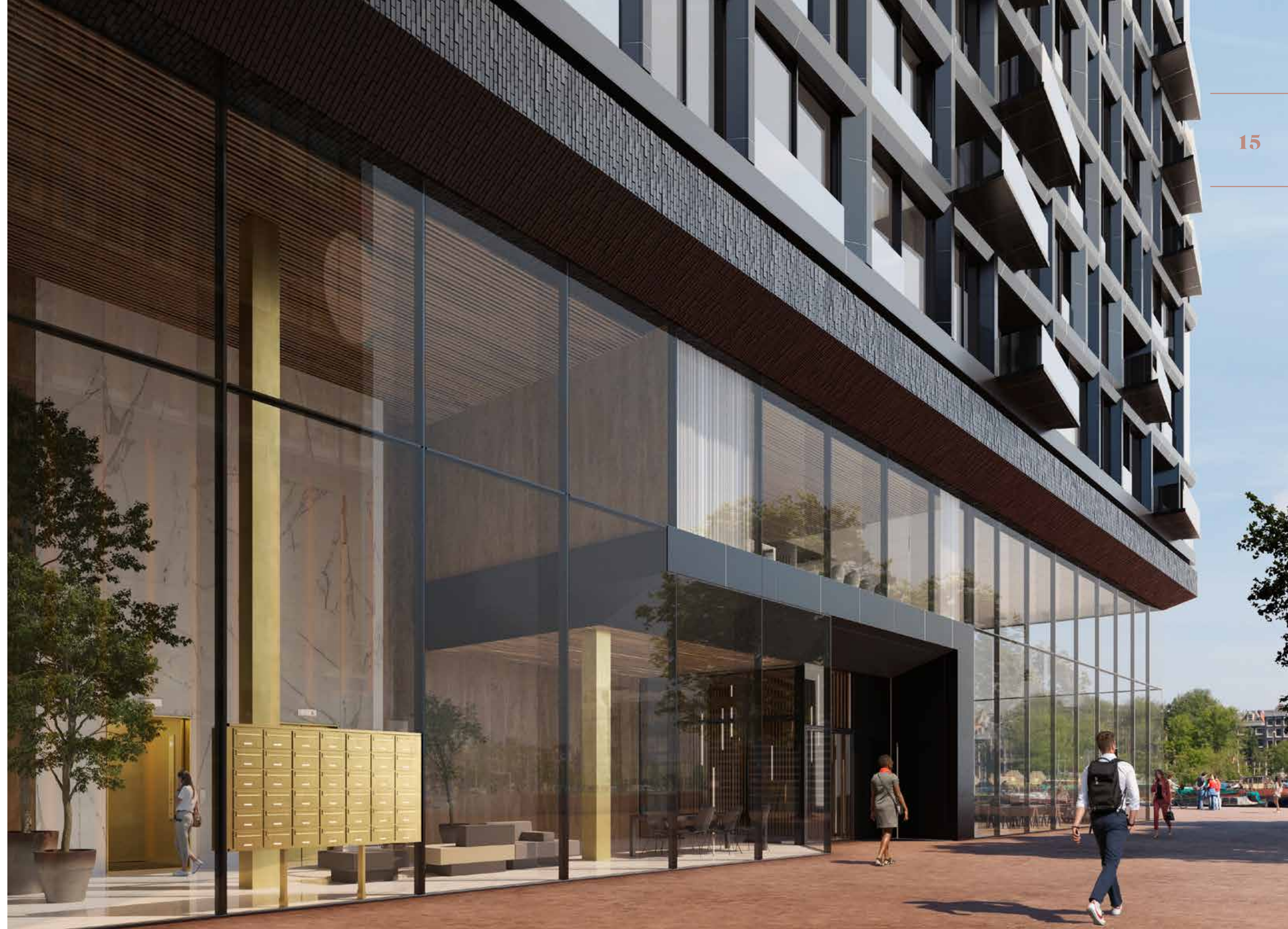




## A vibrant neighborhood on your doorstep



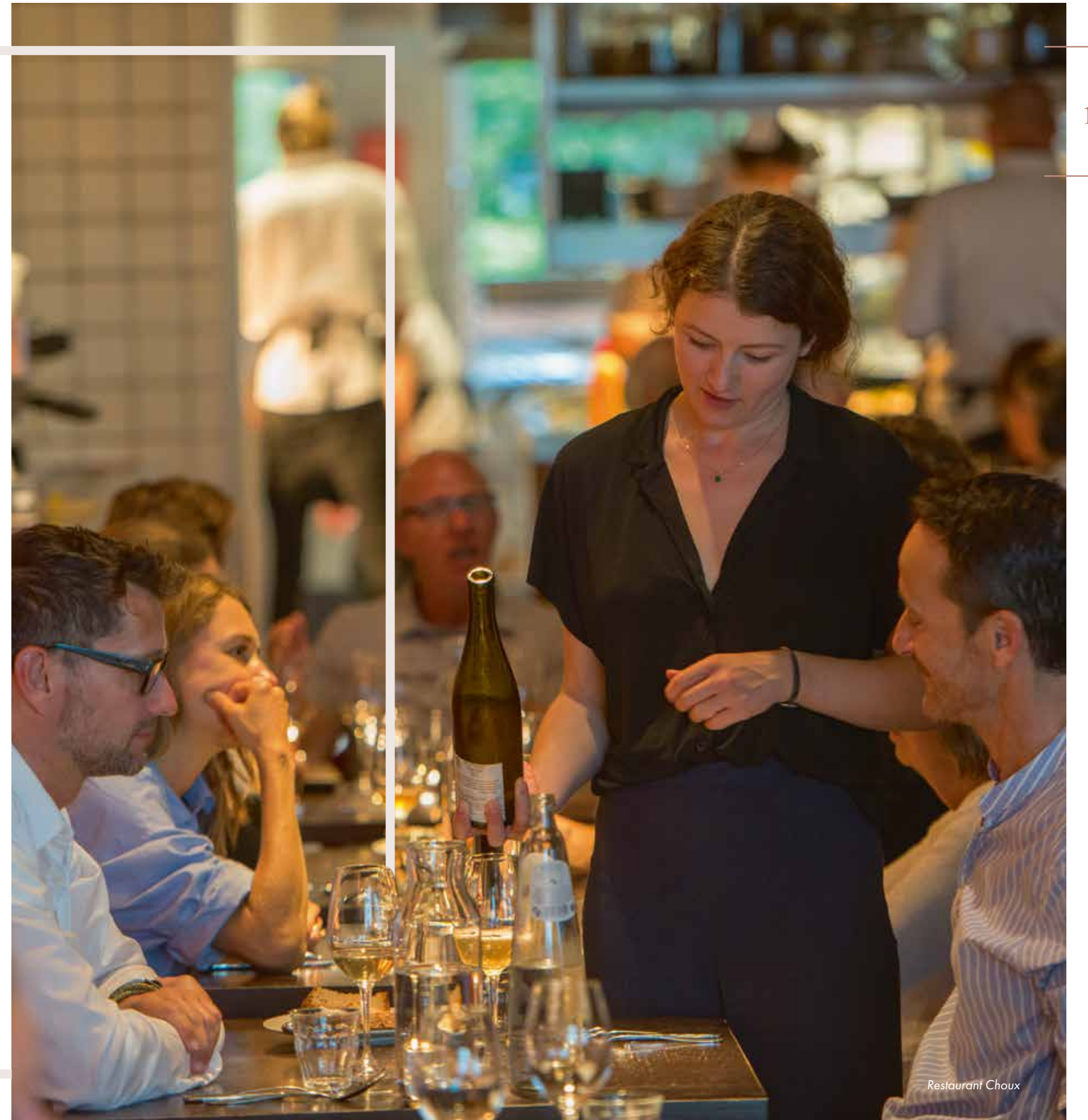
Living in Ode Apartments means all the daily and supplementary amenities essentially are on your doorstep. You don't even have to leave Oosterdokseiland for your weekly shop, to dine out at a good restaurant, for sports or leisure.



## Coffee and culinary experiences.



Want to stretch your legs and grab a coffee? You won't have to go far. Enjoy a creamy latte or an intense espresso at one of the many coffee bars, like the CoffeeCompany. Walk to one of the many good bakeries in the neighborhood for fresh bread or pastries, stop at Hofje van Wijs on Zeedijk for breakfast or have lunch at Pension Homeland or Grand Café 1884. There are plenty of outstanding restaurants nearby for dinner too, such as Scheepskameel, restaurant Choux, Lastage, or the Hilton Hotel's SkyLounge.





## Nearby shopping

Want to cook a delicious dinner or copious brunch for friends and family? The Albert Heijn in Oosterdokseiland has everything you need. But you'll be happy to know that there are plenty of wine merchants, greengrocers, cheese shops and craft butchers near your condominium, including De Wijnerij, Slagerij Vet and Vincent Kaas & Vlees. And let's not forget about the fresh vegetables in Nieuwmarkt, fish from Tel and the organic market on Saturday.



Culture is everywhere, both on and around Oosterdokseiland! The Central Library around the corner hosts a wide range of exhibitions, talks, literary evenings and other events. Book a ticket for one of the concerts of the Amsterdam Conservatoire or walk across Oosterdoksdraaibrug to the BIMhuis and Muziekgebouw for (contemporary) classical music, jazz and world music. Visit the National Maritime Museum for a maritime exhibition and Arcam for the latest in architecture. Take the ferry to Noord to get to the EYE Filmmuseum or the Tolhuistuin in minutes. Or visit all the other amazing attractions that Amsterdam has to offer.

## A wealth of culture



## Staying fit in Oosterdok

Oosterdokseiland has plenty of facilities where you can exercise! Go running along beautiful Oosterdok and the IJ, give your muscles a workout at TrainMore Oosterdok or take a plunge in the inner port with swimming pool in Marineterrein. Here you can also exercise outdoors in the fitness garden, with military instructors if you want. There are also various studios near Oosterdokseiland, for yoga, pilates or barre. The Capoeira Academy, just off the island, offers a wide range of music, acrobatics, dance and combat sport.

But exercise can also be recreational. Enjoy the fresh air, hop on your bike or take the ferry. You'll be in the idyllic polders in no time at all, cycling through the green landscape and past quiet waterways to the north of the A10 ring road. Finally, Oosterdokseiland is also a great place for your own boat.





Living in Oosterdokseiland means living in a modern building in a unique location, with breath-taking views of Amsterdam's old city center. Where merchant ships once used to moor, where the mail was sorted and where things could sometimes get a little unsavory at night. That is where a new city has been built. Oosterdokseiland has since become a wonderful, vibrant place to live, work and relax.



## Quiet quayside and cosmopolitan hotspot





## Ode 1832

The island in between Oosterdok and the IJ was built in 1832 to create a dam and protect part of the port from the tides. Oosterdok harbor became a refuge for merchant and naval ships. Fifty years later, Amsterdam's Central Station was built next to Oosterdok. Since then, many rail tracks run across Oosterdokseiland. The island thus became the perfect site for a distribution hub, which is why the PPT (Dutch Mail) moved here around 1960.

When the PTT left in the mid-90s, because mail was now being delivered by road, the island acquired a reputation as a vacant and rather unsavory part of Amsterdam. The temporary site of the Stedelijk Museum, Club 11 and the Amsterdam Central Library brought a wind of change, attracting more locals to the area. The subsequent arrival of residences, large businesses, hotels and restaurants helped to further transform the island into a vibrant neighborhood, with a pleasant ambience. The grand finale of this spectacular transformation is the stunning campus with the residential building of Ode Apartments.

Source: Cultuurhistorische Effectrapportage Oosterdok (fase I en II), 2011. Bureau monumenten en archeologie, gemeente Amsterdam

“I love that instant when the occupants embrace the building”



## A BRIEF DISCUSSION WITH ARCHITECT BEN VAN BERKEL OF UNSTUDIO

The magnificent office and residential building at the tip of Oosterdokseiland is the spectacular final addition to ODE. According to the architect Ben van Berkel (UNStudio), this will be a building that ‘gives something back’ to the city. A contemporary translation of Amsterdam’s history. Everything revolves around ‘the people who will live there’. The condominiums have thus been designed with their comfort in mind.

### A CONTEMPORARY INTERPRETATION OF HISTORY

The iconic, transparent building in Oosterdokseiland has all the potential to become one of city’s most iconic buildings, according to the architect. A building that gives something back to the city. Van Berkel: “This is largely due to the historical qualities of Amsterdam’s city center and the way in which the water is reflected in the façade. We are combining this with the robust history of the old port. In a sense, we have taken this history and created our own contemporary interpretation of it, which is what we are giving back to the city.”

### COMFORTABLE CONDOMINIUMS

The imposing residential and office building is quite large. At the same time, the volume looks light and even transparent, because of its glass façade. But the architect also took the residents’ needs into account in his design. According to van Berkel, one of the main design aspects of these apartments is their living comfort. “With plenty of daylight, while also guaranteeing a comfortable home temperature with the right installation techniques. We used triple glazing for the condos to prevent overheating on hot summer days”.

### SEEING THE BUILDING COME TO LIFE

Ultimately, it’s all about the people who will be living here in the future. As an architect, van Berkel is quite proud that UNStudio was asked to design such a large and beautiful project in this central location. But he also looks forward to being able to hand over the building to its users. “The instant where you see the building finally come to life... that is my favorite moment. When the building is embraced by its users.”

*(The quotes in this article were taken from previous interviews by Michel van Dijk with Ben van Berkel about ODE)*



Image: Els Zweerink

## AN INTERVIEW WITH INTERIOR ARCHITECT HILDE PETERS-WOPEREIS OF ONTWERPPEK

Living in Ode Apartments means enjoying a unique standard of living. The outside of the building and the amazing views, as well as the option of customizing and personalizing your home. We sat down for an interview with Hilde Peters-Wopereis of Ontwerppek, who is involved in Ode Apartments as an interior architect. We asked her about her vision, her work process, her tips for maximizing and personalizing your space in Ode Apartments. And finally, we also asked her why she thinks living in Ode Apartments is such a special experience. An interesting discussion about finding yourself, being proud of Amsterdam and exceptional living.

### LIVABILITY AND FUNCTIONALITY AS A MAIN THEME

The Ontwerppek team consists of Hilde Peters-Wopereis (interior architect), Marjolijn van Dort (interior designer) and their employee Inez van Rijn. The practice works with a network of architects, specialized contractors and suppliers, communications agencies, graphic designers and artists, to create quality experiences in people's lives. With a no-nonsense approach to architecture, focusing on livability and functionality while always striking the right balance. Hilde: "People must be able to recognize themselves in an interior, it must mirror them, and they must also derive pleasure from it. That is why we believe in a personalized, tailor-made approach."

### A HAPPIER LIFE

In Hilde's work, 'home is where the heart is' is not a cliché. On the contrary even, experiencing happiness in your home is at the core of her work. "Simply put, interior architecture is all about the experience and improving people's lives. Whether this means rediscovering your own house and your own needs in it or creating a unique and personal place where you can relax in brand-new surroundings. An interior turns a house into a home, for people individually and together. A place where they can experience a sense of peace and serenity, a place where they can also come together with their loved ones and experience joy. A place where you can really be yourself."

### A DETAILED QUESTIONNAIRE

How does this experience manifest itself in the design process, how do you improve someone's life with an interior? The key to getting to the essence is a detailed questionnaire. "I really take the time to get to know the (future) occupants better or to discuss the vision for and the future of a home with the client. I make my work as personal as possible. The idea is to not to have an end result that pleases others or that others will find imposing. Your interior must reflect who you are, in a nuanced way".

"Alongside the immediate surroundings - the architecture which I start from for my design - the occupant also has a starring role. What makes someone unique, how do they organize their life, which wishes do they have for their home? But more importantly, what does this person find important? Do you like

to unwind by spending a lot of time in your own little oasis or do you prefer to spend time with others and is your interior designed with this in mind? Do you like to cook, or do you prefer to dine out, in which case the kitchen will not take up a lot of space in your interior? Do you like audio books, listening to music and reading? Do you often work from home or do you want to be able to leave work behind the minute you walk through the door? This influences the choices we make together. We never say that something is 'beautiful' or 'not beautiful', because ultimately everyone has their own taste. Our job is to capture someone's taste and personality in their interior'.

### A SENSE OF SERENITY IN THE HEART OF A VIBRANT CITY

Ontwerppek has designed interiors that make Ode Apartments come to life. This was preceded by an extensive analysis, starting from the phenomenal views: Hilde: "The serenity of the interior is a key element for highlighting the amazing views in Ode Apartments. The interiors have different layouts, colors, materials, loose furniture and lighting, resulting in a wide range of different statements. On the one hand, the spaces are neutral and bright, with an open plan layout, using honest materials, with objects that tell a personal story. On the other hand, you can't help but notice the liveliness, the more contrasting use of color, prints, and rougher materials. What all these interiors have in common is that we have tried to create a constant feeling of freedom in each space, with many different spaces in the home, which all have a specific purpose. But there's no denying that the view is the highlight in each home. The view is framed by the dark window frames, turning it into a living and breathing artwork. This is so unique that we felt that the interior should enhance and celebrate this."

### PRACTICAL TIPS FOR EXCEPTIONAL LIVING

When asked how residents should decorate their home in Ode Apartments, Hilde explains: "Start from a good basis. Which means, draw up a master plan. Avoid impulse buys and make durable purchases that reflect your personality and work for you.

I usually advise clients to choose one type of floor finish in condominiums, like in Ode Apartments. A neutral cast floor,

for example. Because it spreads out across the floor surface like an oil slick, it creates an even greater sense of space. In larger condominiums, I would suggest using a floor with a pattern. This creates a livelier and more exciting look."

"I also think creating a sense of intimacy in the large spaces is important in all the condos. With rugs in different colors and textures perhaps. Or by placing free-standing sofas, open cabinets and low sideboards in the space to create more intimate corners. By working with multiple layers of curtains, to vary the level of daylight and intimacy in your home. My main point of advice, however, would be to not put anything in front of the windows so you can fully enjoy the magical views."

### THE CITY BECOMES AN ARTWORK

When we ask Hilde why living in Ode Apartments is such a unique opportunity, with plenty of interesting options in terms of interior design, she doesn't have to think long. "Coming home to Ode Apartments really means being able to be yourself, being proud of the city. This sense of pride is apparent in the architecture. You want to live in Ode Apartments because you really love Amsterdam. Here the city is your artwork, on your wall. You can feel air, space, history and the future in each condo. It creates a sense of connection, with yourself, your loved one(s) and Amsterdam. I feel that the condos are an oasis to come home to after a busy day, as a place to celebrate life also. The sleek, pared-down interiors that we created preserve this feeling."

### DON'T LET PINTEREST DICTATE YOUR CHOICES

We ended our inspiring discussion with some valuable interior advice from Hilde. Her answer was a good summary of the discussion: "Don't let Pinterest or trends dictate your choices, don't go on an impulse buying spree. Instead look at what makes you really happy. How do I live, how do I want to live? You can only go in search of what really suits you when you know who you are. You'll be happier in the short and even the long term as a result. Let's face it, you don't want to spend a short time in Ode Apartments. It's a place you want to enjoy for many years to come. A home that inspires pride.



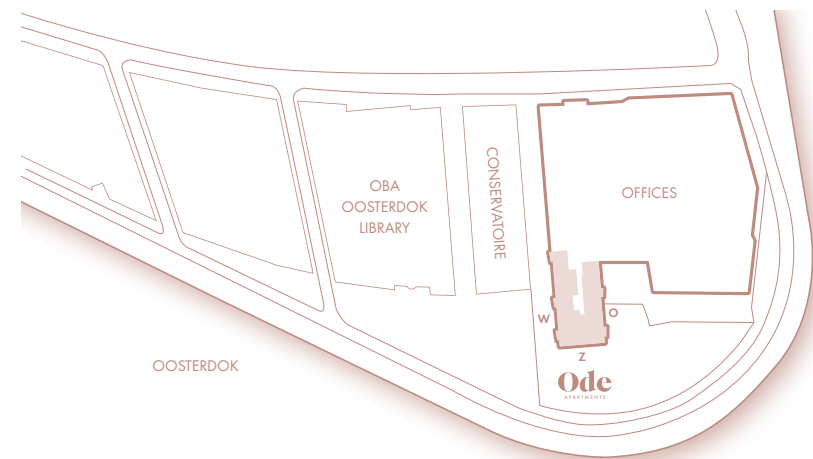
"An interior that tells personal stories"



The residential building of Ode Apartments comprises 41 condominiums, with 6 different types available and with floor areas in the range of 66 m<sup>2</sup> to 302 m<sup>2</sup>. Here everyone can find an apartment to match their requirements. A spacious corner apartment, a single or double-story property; there are plenty of great living options in Oosterdokseiland.

The condos are situated on three sides of the residential building: the west/side façade that faces out onto the Conservatoire, the south façade at the front of the building on the side of Oosterdok and the east/side façade which looks out onto Nemo.

All the condos enjoy superb views of the city. You will be able to see all of Amsterdam's famous church towers when you look out of your window. Each condo also has its own characteristics and has been fitted with smart technology to increase comfort and improve residents' lives.



## Is this your new home in the heart of the city?

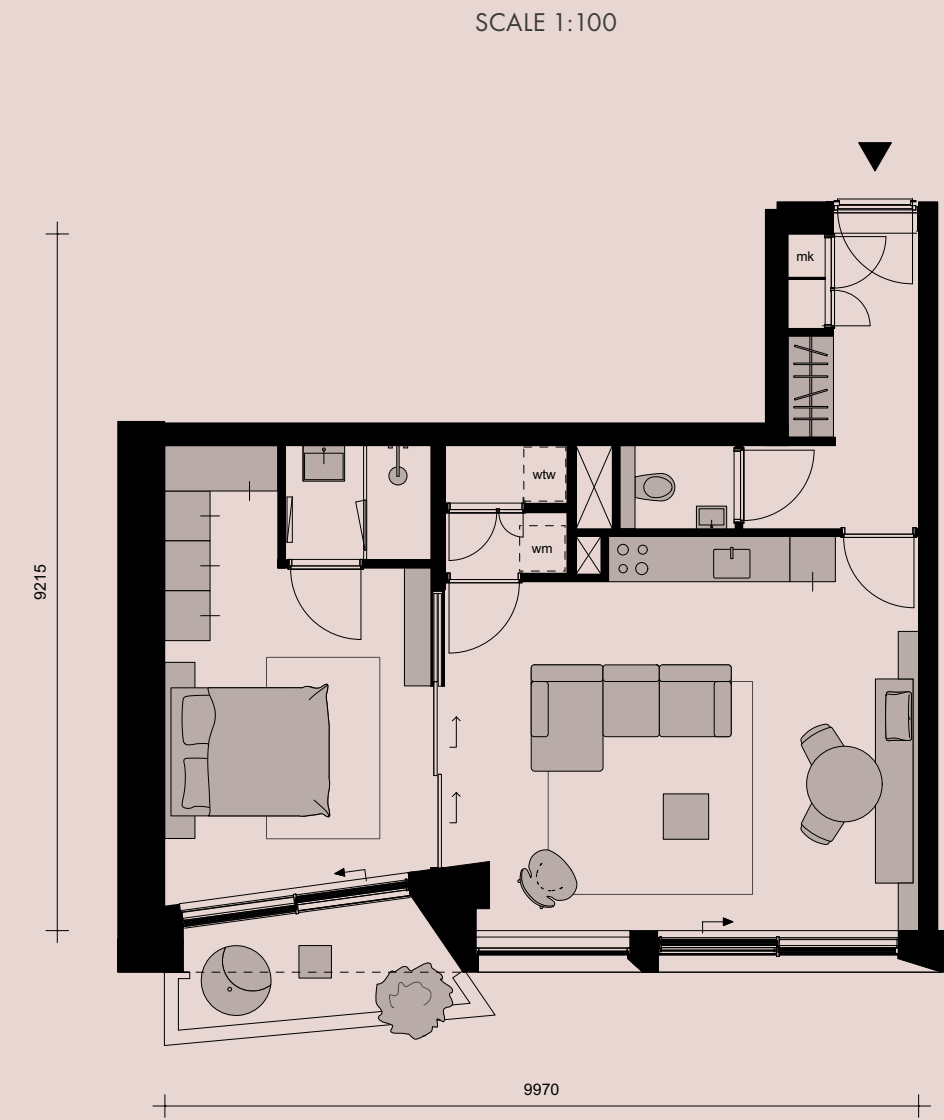




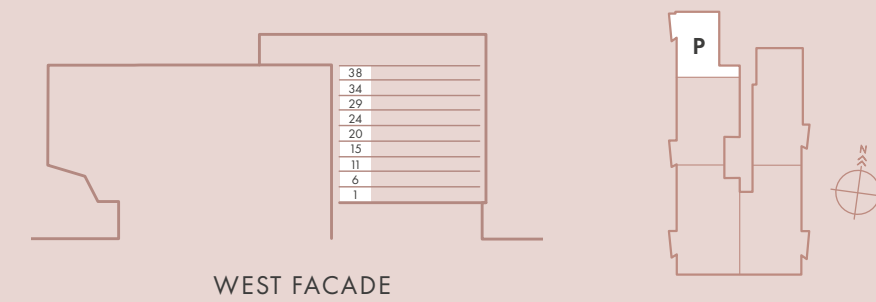
# Type P

**UNIT NUMBERS**  
1, 6, 11, 15, 20, 24, 29, 34 & 38  
FLOOR: 1 t/m 9

- 9 floors on the Conservatoire side.
- One-story condominium
- Living area: 66 m<sup>2</sup>
- 2 rooms (1 bedroom)
- 1 bath, 1 separate toilet
- The west-facing balcony has a floor area of 5.5 m<sup>2</sup>
- Separate storage unit with a floor area in the range of approx. 5.5 - 9 m<sup>2</sup>



Example floor plan unit 24



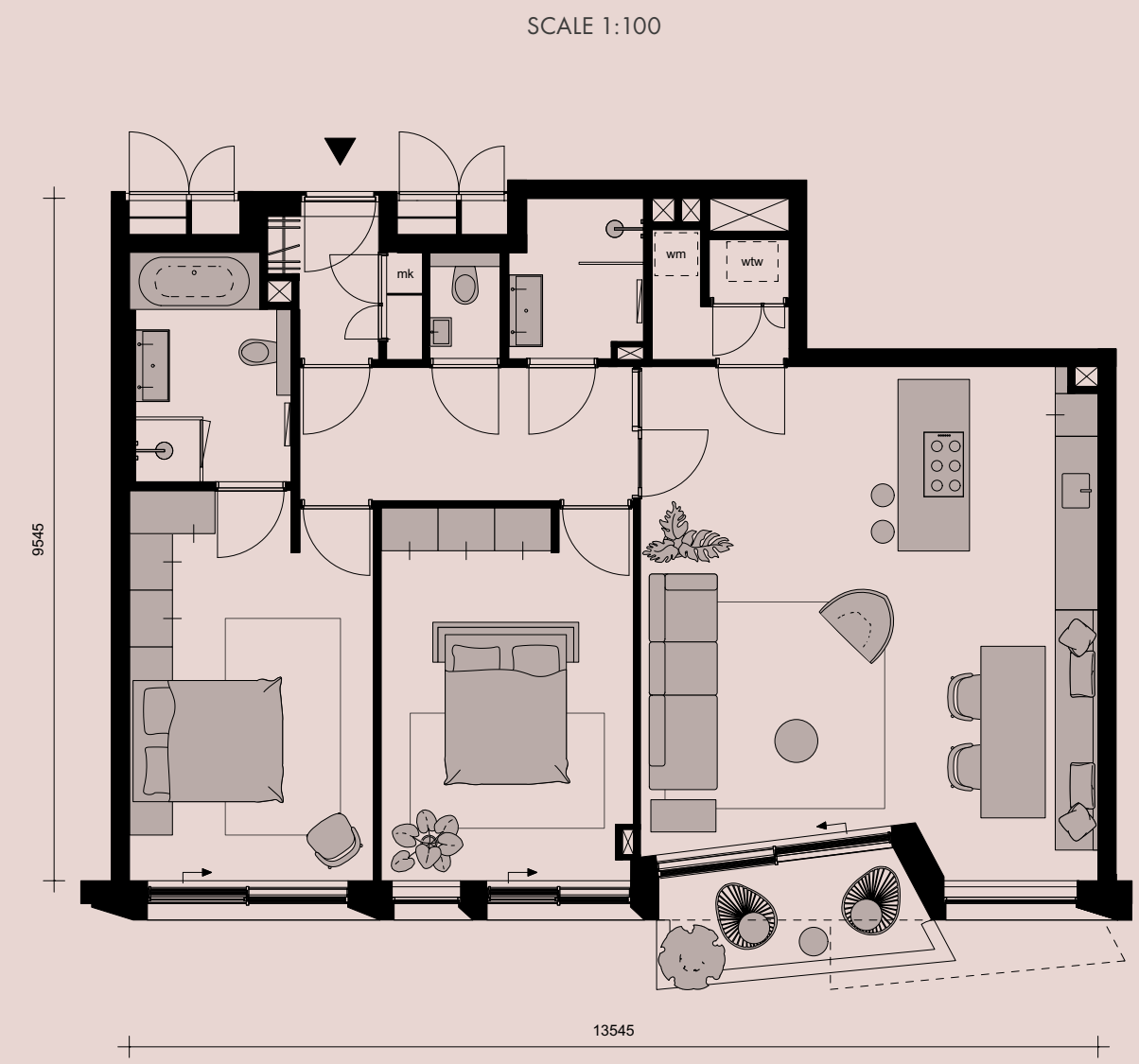
WEST FACADE



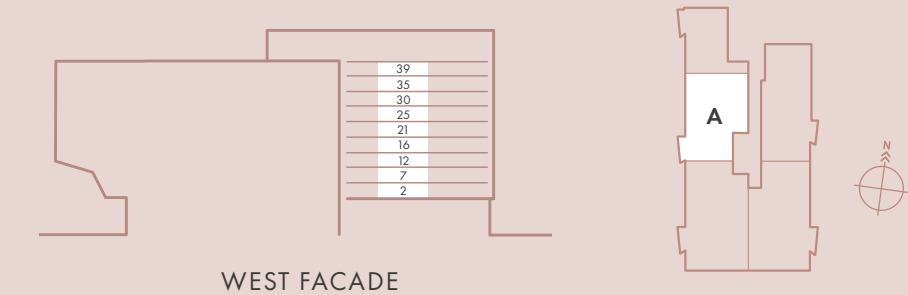
# Type A

**UNIT NUMBERS**  
2, 7, 12, 16, 21, 25, 30, 35 & 39  
FLOOR: 1 t/m 9

- 9 floors on the Conservatoire side.
- One-story condominium
- Living area: 114 m<sup>2</sup>
- 3 rooms (2 bedrooms)
- 2 baths, 1 separate toilet
- The west-facing balcony has a floor area of 5.5 m<sup>2</sup>
- Separate storage unit with a floor area in the range of approx. 5.5 - 11 m<sup>2</sup>



Example floor plan unit 16



WEST FACADE

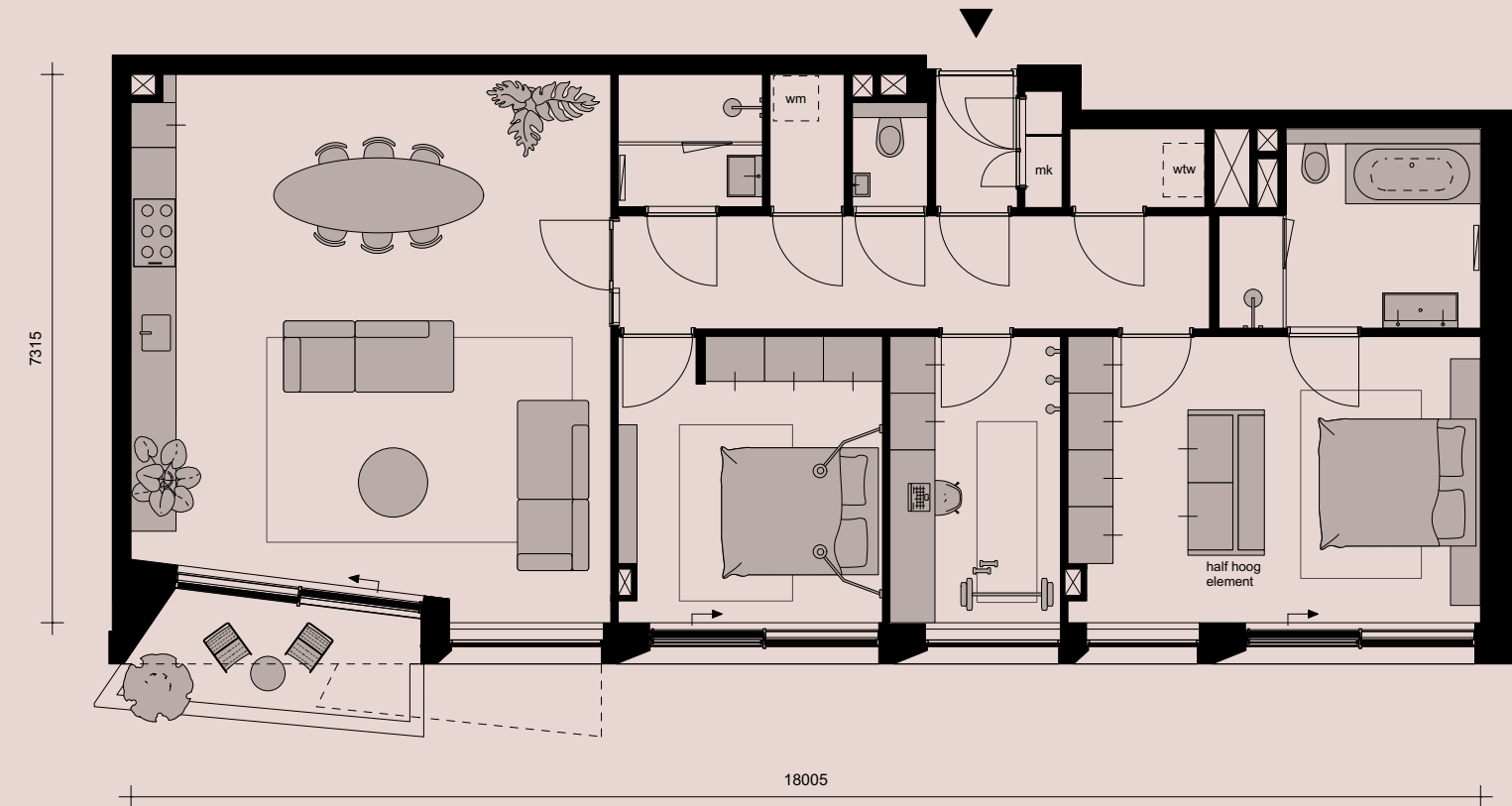


## Type N

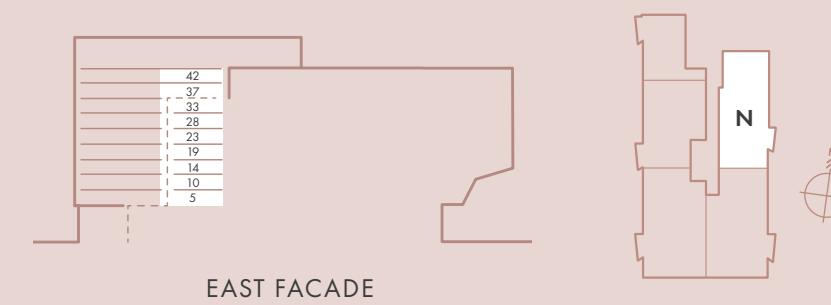
**UNIT NUMBERS**  
5, 10, 14, 19, 23, 28, 33, 37 & 42  
FLOOR: 1 t/m 9

- 9 floors on the Nemo side.
- One-story condominium
- Living area: 126 m<sup>2</sup>
- 4 rooms (2 bedrooms)
- 2 baths, 1 separate toilet
- The east-facing balcony has a floor area of 5 to 6 m<sup>2</sup>
- Separate storage unit with a floor area in the range of approx. 6 - 14 m<sup>2</sup>

SCALE 1:100



Example floor plan unit 19



EAST FACADE





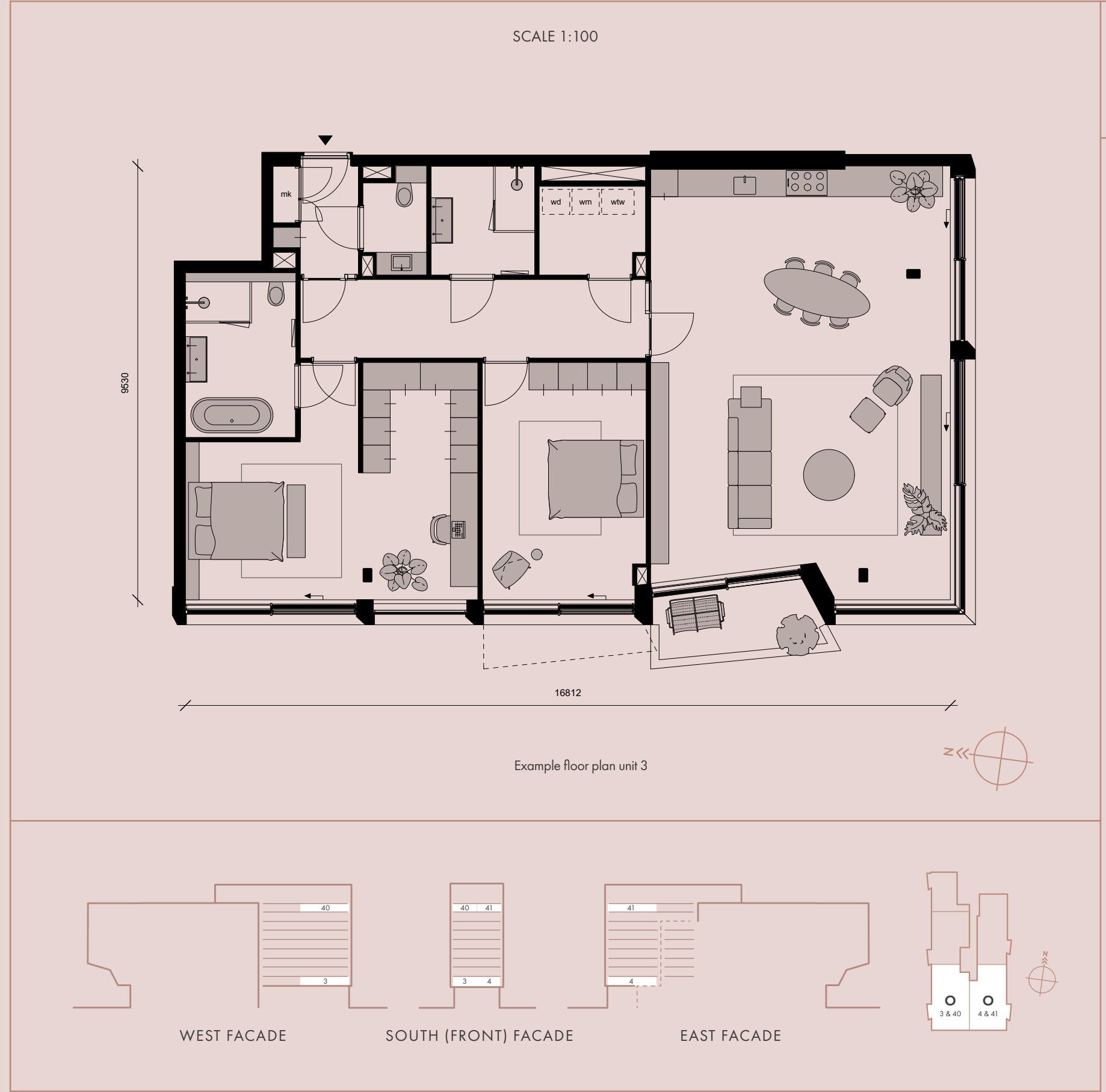
# Type 0

## UNIT NUMBERS

Unit nos. 3 and 40 on the Oosterdok side and the Conservatoire side.  
 Unit nos. 4 and 41 (mirrored) on the Oosterdok side and the Nemo side.  
 FLOOR: 1 & 9

- One-story corner condo
- Living area unit nos. 3 & 40: 155 m<sup>2</sup>
- Living area unit nos. 4 & 41: 145 m<sup>2</sup>
- 3 rooms (2 bedrooms)
- 2 baths, 1 separate toilet
- The balcony of unit nos. 3 & 40 has a floor area of 5.5 m<sup>2</sup> and is south-west facing
- The balcony of unit nos. 4 & 41 has a floor area of 6 m<sup>2</sup> and is south-east facing
- Separate storage unit with a floor area in the range of approx. 6.5 - 8.5 m<sup>2</sup>

© Foto: invizor, L&A Design - 2021



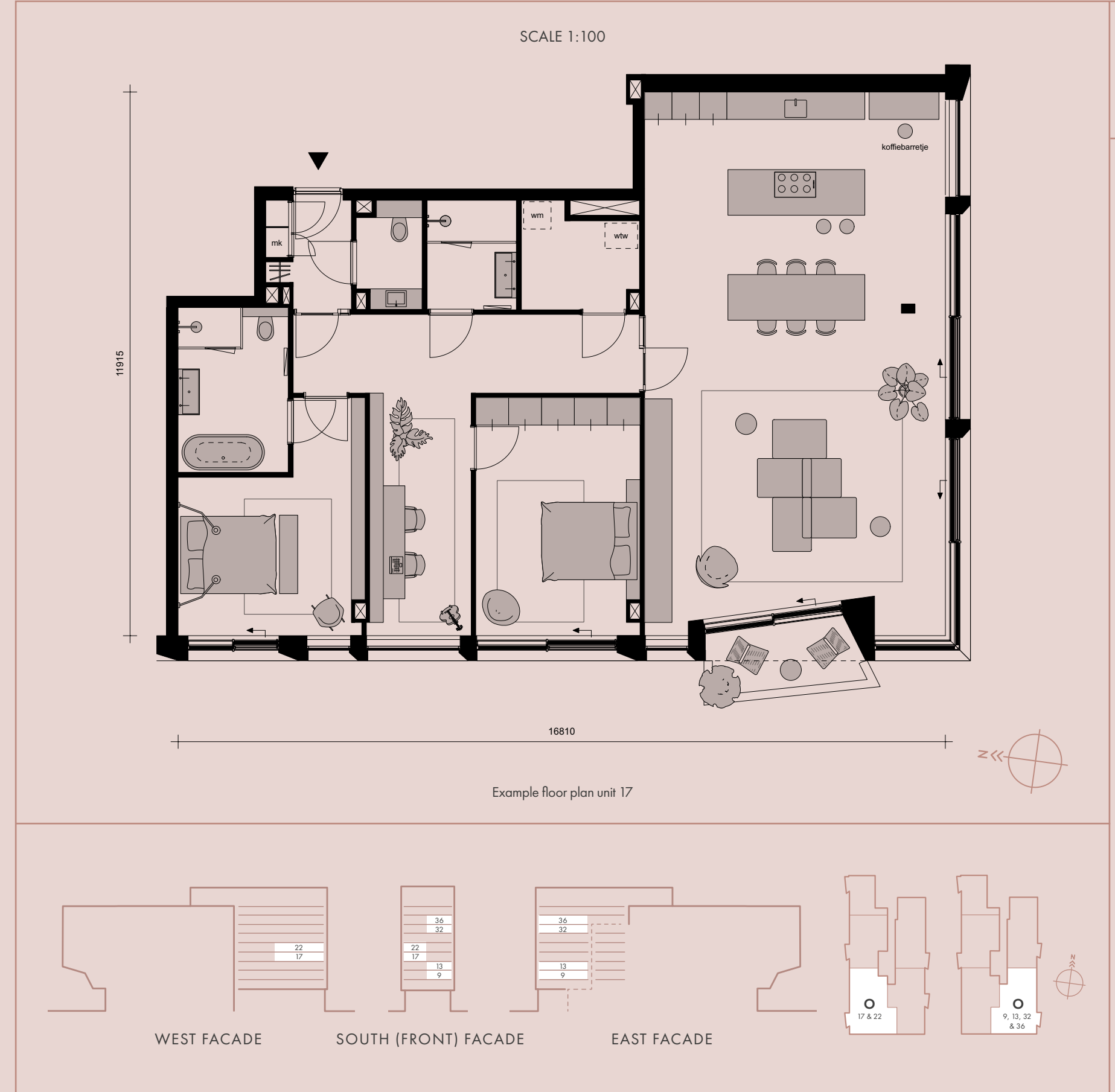


## Type 0

### UNIT NUMBERS

Unit nos. 17 and 22 on the Oosterdok side and the Conservatoire side.  
 Unit nos. 9, 13, 32 and 36 (mirrored) on the Oosterdok side and the Nemo side.  
 FLOOR: 2, 3, 4, 5, 7 & 8

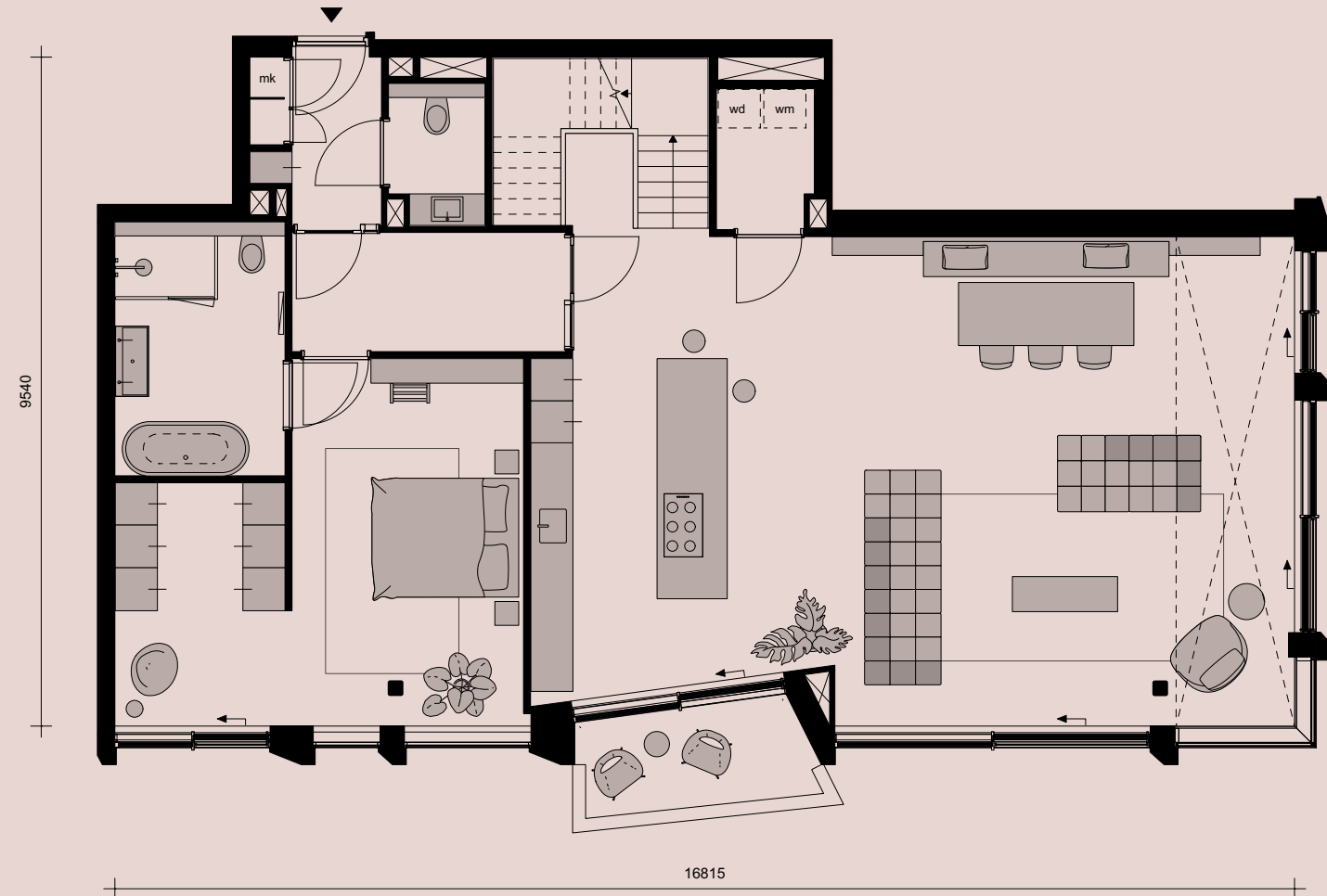
- One-story corner condo
- Living area unit nos. 17 & 22: 171 m<sup>2</sup>
- Living area unit nos. 9, 13, 32 & 36: 162 m<sup>2</sup>
- 4 rooms (2 bedrooms, 1 study)
- 2 baths, 1 separate toilet
- The balcony of unit nos. 17 & 22 has a floor area of 5 m<sup>2</sup> and is south-east facing
- The balcony of unit nos. 9, 13, 32 & 36 has a floor area of 5 m<sup>2</sup> and is south-east facing
- Separate storage unit with a floor area in the range of approx. 5.5 - 12.5 m<sup>2</sup>





SCALE 1:100

## LOWER FLOOR



## Type R

### UNIT NUMBERS

Unit nos. 8 and 31 on the Oosterdok side and the Conservatoire side.

Unit no. 18 (mirrored) on the Oosterdok side and the Nemo side.

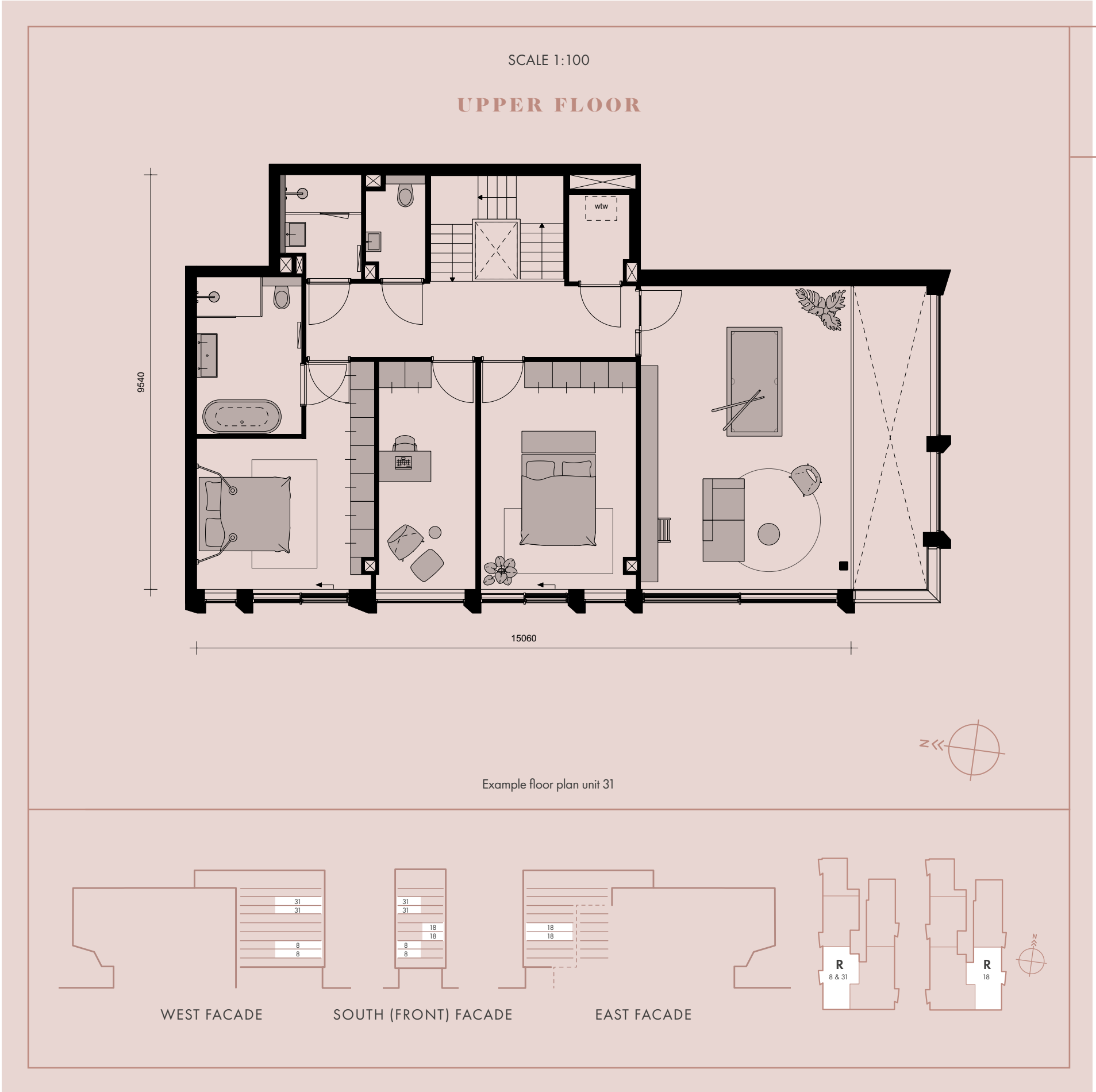
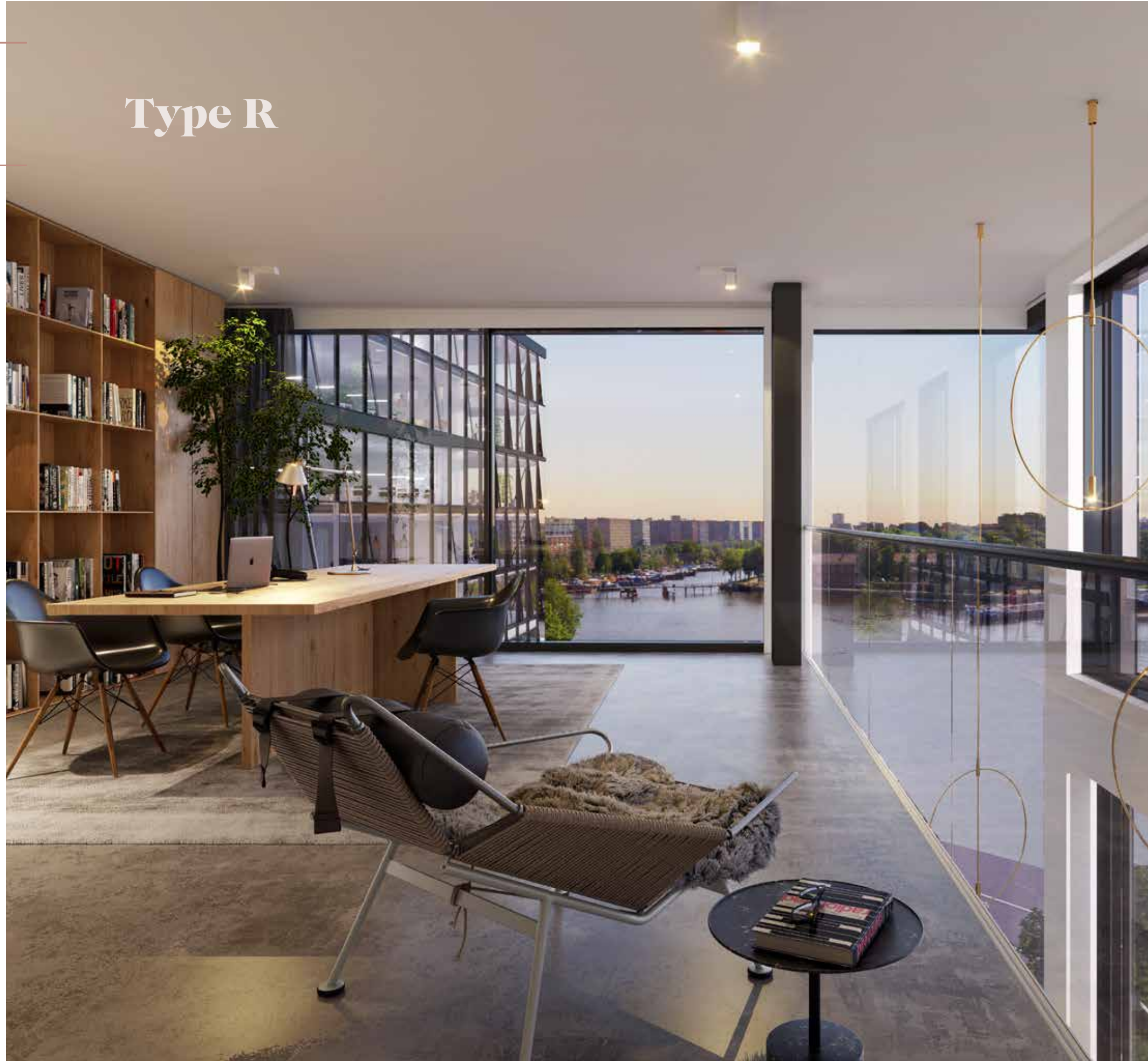
FLOOR: 2 & 3, 4 & 5, 7 & 8

Example floor plan unit 31

- Two-story corner condo
- Living area unit 8 & 31: 257 m<sup>2</sup> with a south-west-facing balcony
- Living area unit no. 18: 241 m<sup>2</sup> with a south-east-facing balcony
- 6 rooms (2 living rooms and 3 bedrooms)
- 3 baths, 2 separate toilets (unit no. 8 has 2 bathrooms)
- The balcony of unit nos. 8 & 31 has a floor area of 5 m<sup>2</sup> and is south-west facing
- The balcony of unit 18 has a floor area of 5 m<sup>2</sup> and is south-east facing
- Separate storage unit with a floor area in the range of approx. 9.5 - 11.5 m<sup>2</sup>



# Type R



Example floor plan unit 31

WEST FACADE

SOUTH (FRONT) FACADE

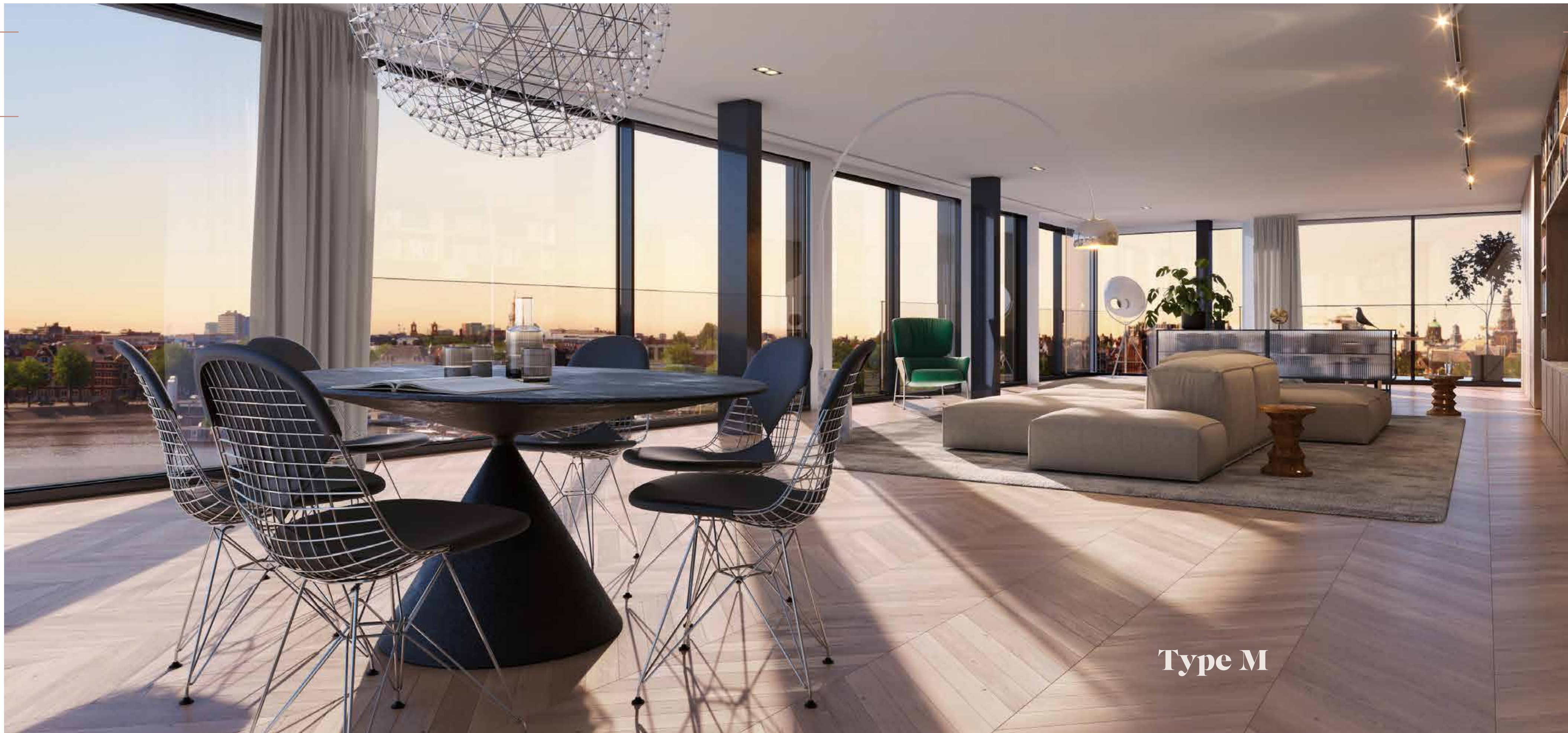
EAST FACADE

R

8 & 31

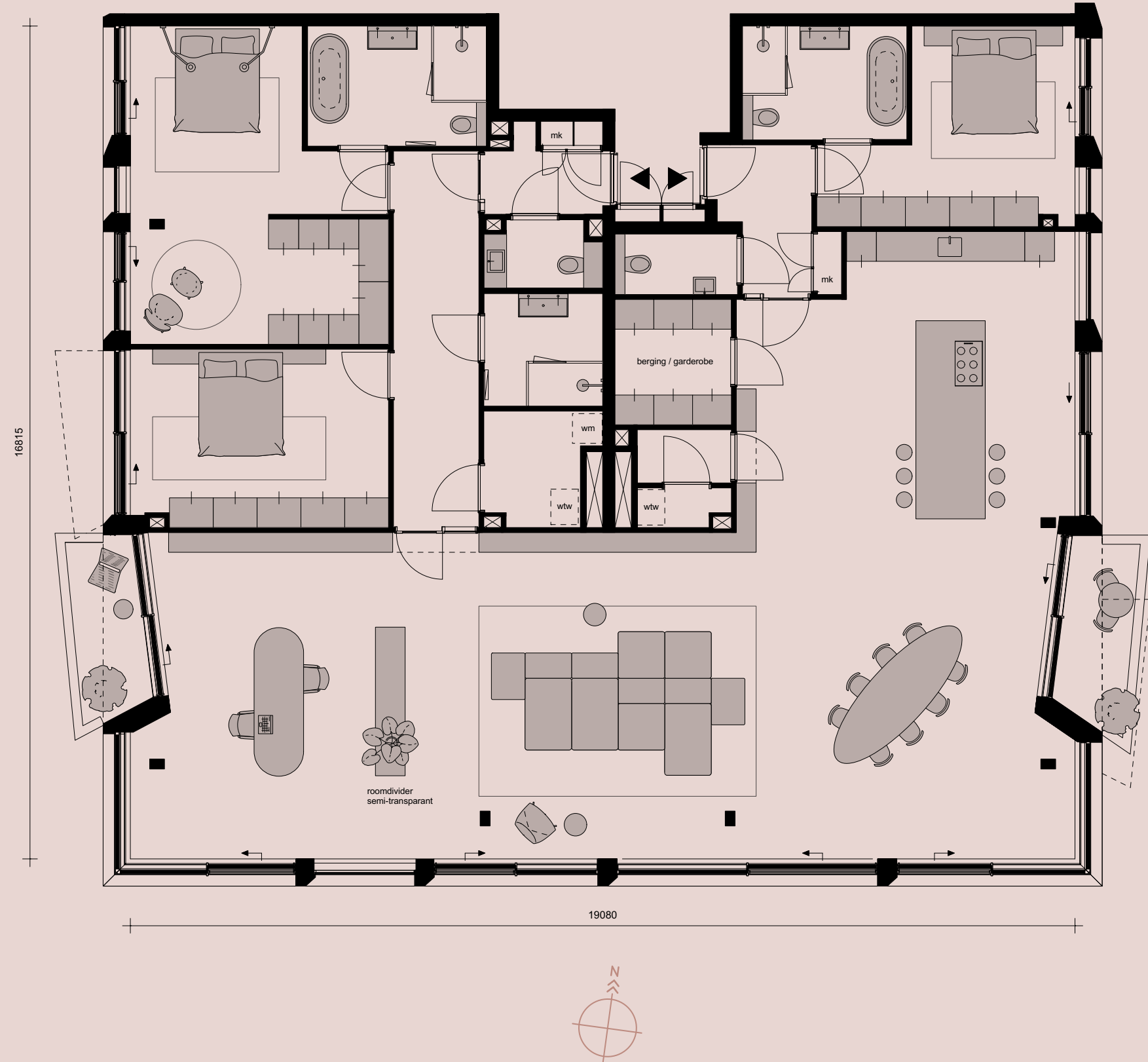
R

18



Type M

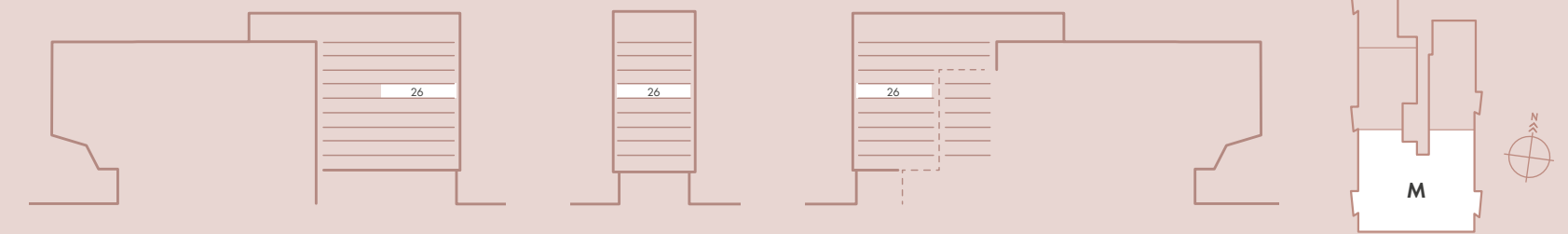
SCALE 1:100



## Type M

UNIT NUMBER  
26  
FLOOR: 6

- On the Oosterdok, Conservatoire and Nemo side
- Condo extending along the entire width of the front of the building
- Living area: 302 m<sup>2</sup>
- 4 rooms (3 bedrooms)
- 3 baths, 2 separate toilets
- The balcony on the Conservatoire side has a floor area of 5.5 m<sup>2</sup> and is south-west facing
- The balcony on the Nemo side has a floor area of 6 m<sup>2</sup> and is south-east facing
- 2 separate adjoining storage units of approx. 7 and 7.5 m<sup>2</sup>



WEST FACADE

SOUTH (FRONT) FACADE

EAST FACADE

M





**Just press  
the button**



## Living in a smart home

All the condos are fitted with home automation or smart technology for the home. 'Home automation increases the residents' comfort.'

'Say you want to bake an apple pie and you need a recipe quickly. Use the voice control to pull up a tutorial on how to bake an apple pie on your TV screen. Or perhaps you're walking home along Oosterdokskaade and you already switch on the light or turn on your espresso maker with your smartphone so that it's on when you come home. When someone is at your door, a message will pop up on your smartphone, allowing you to see who rung your doorbell. Handy and safe, right?'

Jan van den Brink is Business Unit leader at Van den Pol Elektrotechniek. He holds end responsibility for the technical installation of all home automation in the 41 condos of Ode Apartments.

'All 41 condos are fitted with home automation or smart technology', Van den Brink explains. 'As a resident, you can adjust and use various functionalities in your home remotely, with your iPad or smartphone. You can dim the light, raise the thermostat or adapt the volume of the speakers of your stereo system.'

While all this is possible, you don't have to use it, Van den Brink is quick to emphasize. 'Ultimately the buyer decides how he wants to use the home automation system. We offer a range of basic functionality. The occupant decides how and if he wants to use it. Every resident is different. If you work in ICT and are used to working with technology on a daily basis, you will enjoy discovering all the gadgets in your home. A retired couple may just be happy to know that they can switch on the lights in their home remotely. They will continue to do all the rest manually, as they have always done.'

Home automation is designed to increase ease of use. 'We hope that it will further increase the comfort of our residents, but it should never become an obstacle. If a resident cannot see the forest for the trees because of all the technology, then we've overshot the mark. That's obviously not our intention.'

# Style and personalize your bathroom

Take your time to enjoy an invigorating shower or leisurely bath in the stylish bathroom of your condo in Ode Apartments. Create the bathroom of your dreams that reflects your personal taste and wishes, down to the smallest details and fully customized with the help of Intercodam's consultants. The consultants will also help you design the perfect kitchen for your future apartment. Find out how Intercodam can help!

## ABOUT INTERCODAM

Intercodam has been the go-to reference for exclusive tiles, sanitary ware and kitchens for over 100 years. In addition to its high-end collection of tiles and sanitary ware, Intercodam also specializes in bespoke advice, in addition to offering customers an unforgettable experience. Thanks to Intercodam x Ode, you can rely on their expertise and their deluxe range of tiles and sanitary ware for the ultimate in living comfort.

## FROM THE BATHROOM TO THE KITCHEN

Imagine waking up in your condo in Ode Apartments, sliding open the curtains and enjoying the stunning views of historic Amsterdam. Day after day. Stepping into your bathroom for a warm shower or a leisurely bath in the stylish bathroom that you designed with the Intercodam consultant. But ultimately, it's the kitchen, the heart of your home, where good food, fascinating discussions, love and endless memories are combined in a wonderful recipe for success. Surrounded by the stylish perfection that Intercodam will bring to life together with you. Can you see it?

## THE PURVEYOR OF THE EPITOME OF LIVING COMFORT

Intercodam and Ode Apartments are a match made in heaven, guaranteeing comfortable living and the epitome of luxury. As a trendsetting supplier of tiles, sanitary ware and deluxe kitchens, Intercodam combines its unique range and very personal approach to turn every house into a comfortable home. In 2019, the company received a royal warrant of appointment and we can see why.

## BESPOKE ADVICE AND A TAILOR-MADE OFFERING

Every condo in Ode Apartments will have an Intercodam bathroom. You can further personalize this bathroom to your individual wishes and taste with the help of Intercodam's consultants. Intercodam also designs timeless and elegant kitchens of the highest quality. You can find the right kitchen for every style. Intercodam also offers plenty of custom solutions, setting high requirements in terms of functionality and design.



## For your safety and your convenience: the Ode Apartments service manager

The service manager is at your service at fixed times of the day in the central hall of Ode Apartments. He or she is the go-to contact for residents. Answering your questions and providing concierge-style customer service. The service manager is responsible for the building's safety and can take care jobs off your hands that you don't have the time for. Like accepting parcels during working hours, having your car washed or your clothes dry-cleaned. Ode Apartments, a white-glove level of service.

### BESPOKE SERVICES

Consider how nice this is and how much time you can save thanks to this. You are at the office when you receive a message on your smartphone that someone is at your door (doesn't that home automation system make life easier by the way?) It's the postman with a parcel for you. You ask him to drop off the parcel with the service manager through the intercom. When you enter the building's main entrance after a long day at work, your parcel is ready for collection. Better yet, the dry cleaner has also dropped off your neatly pressed suit jacket.

### SAFETY AND SECURITY THROUGHOUT THE BUILDING

The fact that there's always a service manager on hand only adds to the sense of security. Someone who keeps an eye out and checks whether there are any unauthorized persons in the building. Someone who passes on reports of any issues with the building to the technical manager. Besides offering services to residents, the service manager is also tasked with the building's safety and security.

### WHAT DOES THIS MEAN?

Thanks to Butler Point, you'll always look forward to coming home! The fee for Butler Point is included in the monthly service charges for your condo up to and including the first year after acceptance of the units. You will be billed separately for individual services, such as shoe repairs or dry-cleaning. You can order these services online and pay for them from your own account on the Butler Point website.





## Meet the brokers!

When working on such a unique and exclusive project as Ode Apartments, you need to work with the best in the business. A rule that we decided to extend to the brokers. We are proud to present our team of brokers. Meet Eefje Voogd Makelaardij and Broersma Makelaardij.

### EEFJE VOOGD MAKELAARDIJ

In the past 30 years, Eefje Voogd Makelaardij has become one of the leading brokers, in particular for new-build projects. They have some of the most spectacular residences in and around Amsterdam in their portfolio.

### PERSONAL TOUCH

With 20 years of experience – in high-end projects and new-builds – broker and management team member Els Verpoorten of Eefje Voogd Makelaardij is definitely a heavyweight in the industry. But she still prioritizes that personal touch. “I am definitely an expert in new-builds in the broadest sense of the word. I became such a versatile expert because I spent years selling existing buildings as well as new-builds. As long as you keep your feet firmly planted on the ground, as an active seller, you will be able to give your clients sound advice. This is also an important aspect of what I do. I love my job and I’m very proud of my very personal approach. My colleagues and clients think I’m fun to work with, to the point and they value my sense of humor. I find my job really energizing.”

### IN LOVE WITH OOSTERDOKSEILAND

It was love at first sight when Els first visited Oosterdokseiland. “When you visit this place you just know that this is going to be jaw-droppingly beautiful. The view, both on the Nemo side and the city side, is never boring and is completely unique in the center of Amsterdam.” When we ask Els why living in Ode Apartments is an opportunity you can’t afford to miss, she answers without missing a beat: “Ode Apartments is a one-off in Amsterdam. The design of this exceptional building is beautiful and playful even, with its many large windows. The living area has also been nicely divided. What makes it so special, however, is the location. Everything is within easy reach: the historic city center, restaurants and bars, in fact anything you need. And yes, the view is quite something. Simply unrivalled.”



**Els Verpoorten**

**Nanneke Koopman**

### BROERSMA MAKELAARDIJ

Broersma Makelaardij specializes in the high-end segment of unique residences and projects in Amsterdam. The brokerage’s employees have acquired wide-ranging experience and expertise in existing buildings, new-builds and redevelopment projects, in particular in the luxury segment.

### THE CUSTOMER AS A STARTING POINT

As a partner and manager of Broersma Nieuwbouw, an independent subsidiary of Broersma Makelaardij, Nanneke Koopman has been involved in the plans for Ode Apartments for seven years already. The (potential) client’s wishes define everything she does. “I talk to people daily about their hopes of moving. It’s always a big step in anyone’s life. That is where the journey starts for me. How do you want to live? What do you find important? Because it’s a newbuild, you are unable to see and experience the house until it’s built. That is why I see it as my duty to make this information easy and clear to understand for buyers. Buying a new home thus becomes a pleasant experience, something to look forward to, rather than something that keeps you awake at night.”

### LOOKING OUT OVER A LIVING PAINTING

When we talk to Nanneke about Ode Apartments, about the architecture and her overall impression of the project, she comes to life. “Once you’ve seen that view of Oosterdok and the old city, there’s no going back. This place is fantastic. The architects of Ode Apartments have incorporated façade sections that can open out onto the city. So it feels like you’re looking at a living painting. What’s more, Ode Apartments is centrally located in the city, near the station. Public transport is becoming increasingly important for Amsterdam. The metro will take you to Zuidas in just 15 minutes. If you have a car, you also have the option of buying your own parking space under the building. With a charging station, making it even more future-proof.”

### THE TIME IS RIGHT

With Ode Apartments under construction, Nanneke realizes that now is the time to make the leap. “At this stage of the building process, there is still plenty of margin for taking people’s wishes into account in terms of the condo’s layout. And because the acceptance date is drawing nearer, it’s even more fun to focus on your new home. And once you have moved in, you will see Amsterdam at its best, day after day.”

**“Ode Apartments is entirely future-proof”**



# Buying procedure

## THE PURCHASE/CONTRACTING AGREEMENT.

When buying a newly built home, your rights and duties are laid down in an agreement. Once it is clear which unit will be yours, you can sign an agreement with the broker. You thus commit to paying the purchase price. BPD Ontwikkeling B.V. commits to delivering the perpetual leasehold and building your condominium.

The law provides for a cooling-off period. This means that you may withdraw from the purchase up to three days after signing the agreement. When both the seller and the buyer have signed the agreement, you receive a copy of the agreement. The original is sent to the notary public so he can draw up the notarial deed for the transfer of the title.

## THE PURCHASE PRICE

The purchase price of the condominium is Vrij Op Naam (V.O.N.), meaning the following costs are payable by the vendor and are included in the purchase price:

- cost of the leasehold;
- design and consultancy cost;
- design and consultancy cost;
- sales cost;
- fees for the notary, for the notarial deed of delivery;
- legal fees;
- cadastral costs;
- cost of building the electricity, heating, water, and sewerage systems;
- insurance during construction;
- cost of the SWK warranty certificate;
- VAT (currently 21%, any changes to this tariff will be invoiced to the customer in accordance with the statutory regulations).

Costs that are not included in the purchase price:

- subscription and connection costs for telephone, radio, TV and other data;
- buyer's choices
- sales charges for your mortgage;
- notarial and cadastral charges relating to the mortgage deed;
- interest for the land and the maturities after the expiry date.

You must take into account the validity of the mortgage quote, we do not accept liability for additional costs incurred by the expiration of the mortgage quote.

## TRANSFER OF TITLE AT THE NOTARY

The agreement states the final date for the transfer of the title before a notary. The transfer of the title (also called "date of notarial transfer" or "legal delivery") is done at the notary. Before the date of this transfer, the notary sends a statement to the buyer stating the total amount due on that date.

## WHAT MUST YOU PAY WHEN?

### INVOICES BEFORE THE NOTARIAL TRANSFER

For the expired terms in the purchase-contracting agreement, an automatic deferment of payment is granted until the date of the notarial transfer. You will also automatically receive a deferral of payment for the invoices that are sent to you before the notarial transfer takes place until the date of the notarial transfer. Payment of these invoices can be done earlier but is not required. The invoices must be paid no later than on the date of the notarial transfer, increased with the interest due on this date, which is calculated at the percentages stated in the agreement. All interest that is due after signing the agreement is tax deductible.

If you have taken out a mortgage, you have to take into account that you will be charged separate fees by the notary who executes the mortgage transaction.

### INVOICES AFTER THE NOTARIAL TRANSFER

After the notarial transfer has taken place, you will receive, depending on the progress of the construction of your home, invoices for instalments. An expiry date is stated on these instalment invoices. This is the last day on which your payments must be paid into the recipient's bank account.

### CONSTRUCTION AND ACCEPTANCE

Ode Apartments is currently under construction. At the end of 2021, the contractor, Aalberts Bouw, will start work on the condos. Buyer's choices can be made in consultation with the contractor before this date. During construction, buyers will be periodically informed about progress. We also offer buyers the opportunity to view their own condo during construction if the situation on the construction site permits this.

### INSURANCE

During construction, your home is insured against a large number of risks, including damage due to storm and fire. After acceptance, the condo is your liability. This means you must take out home insurance yourself.

### ACCEPTANCE

You will be notified in writing of the completion date and time no later than two weeks before the planned completion. Approximately one week before acceptance, the buyer is given the opportunity to inspect the condo. During the inspection, any defects found will be noted, which will then be repaired as much as possible before acceptance. The purpose of this inspection is to find as few defects as possible upon acceptance. The buyer may be accompanied by an expert of his own choice.

## Your own parking space and storage

We offer owners the opportunity to buy a parking space with the condo.

You can thus park your car in a spacious, dry, secure location near your condo, in the parking garage underneath the building. This is quite unique given that you're in the center of Amsterdam. We have parking spaces with and without an electric charging station. The choice is entirely up to you!

The office of the parking manager of Parking Centrum Oosterdok is next to the entrance at level -1. A parking manager is on hand 24/7 to supervise the parking garage. The parking garage has also been fitted with a surveillance system.

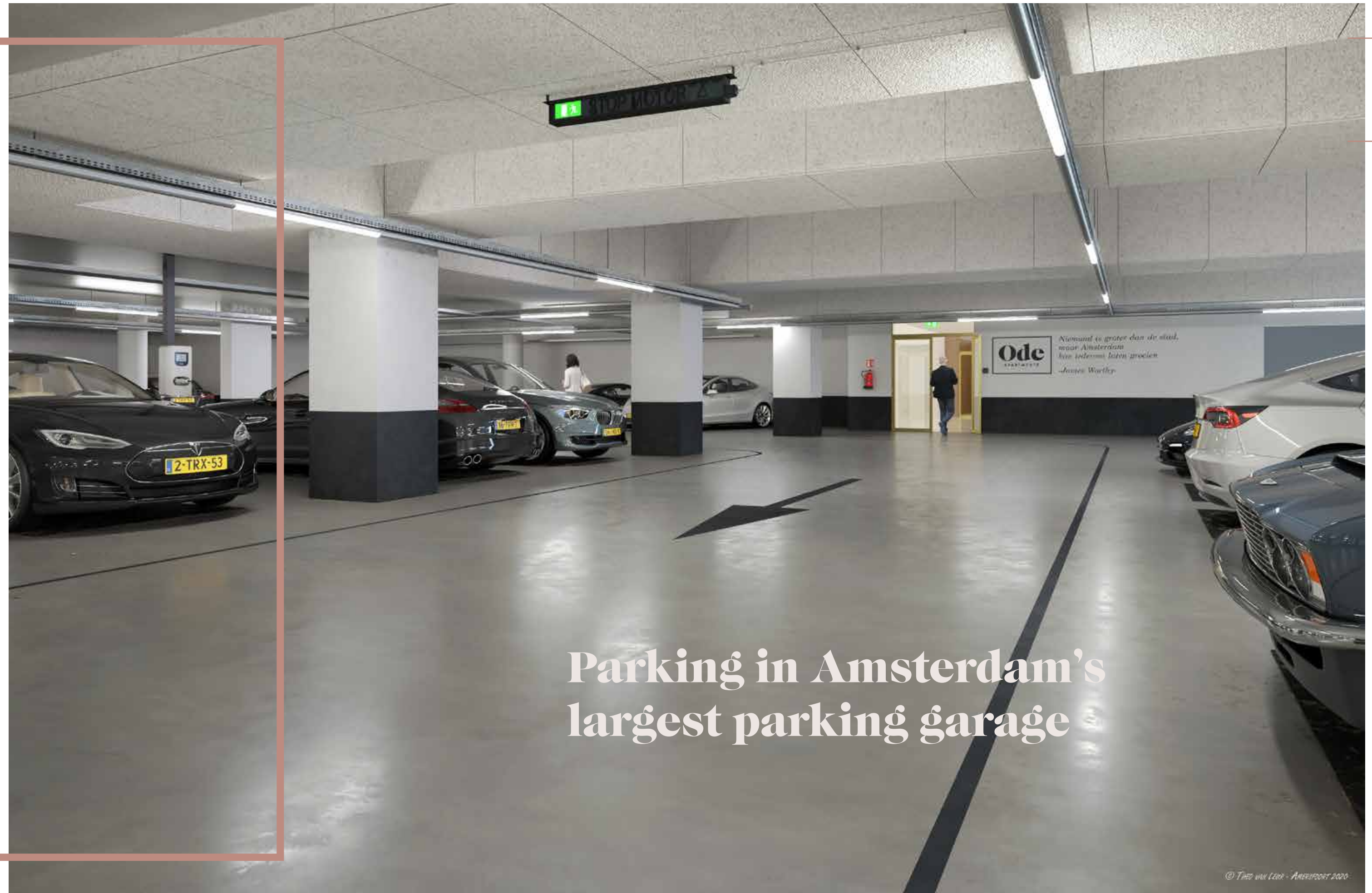
### STORAGE

The storage units are located near the parking spaces and the entrance with elevators to the condos. Their floor area is in the range of 5.5 - 14 m<sup>2</sup>. The size depends on the size of your condo.



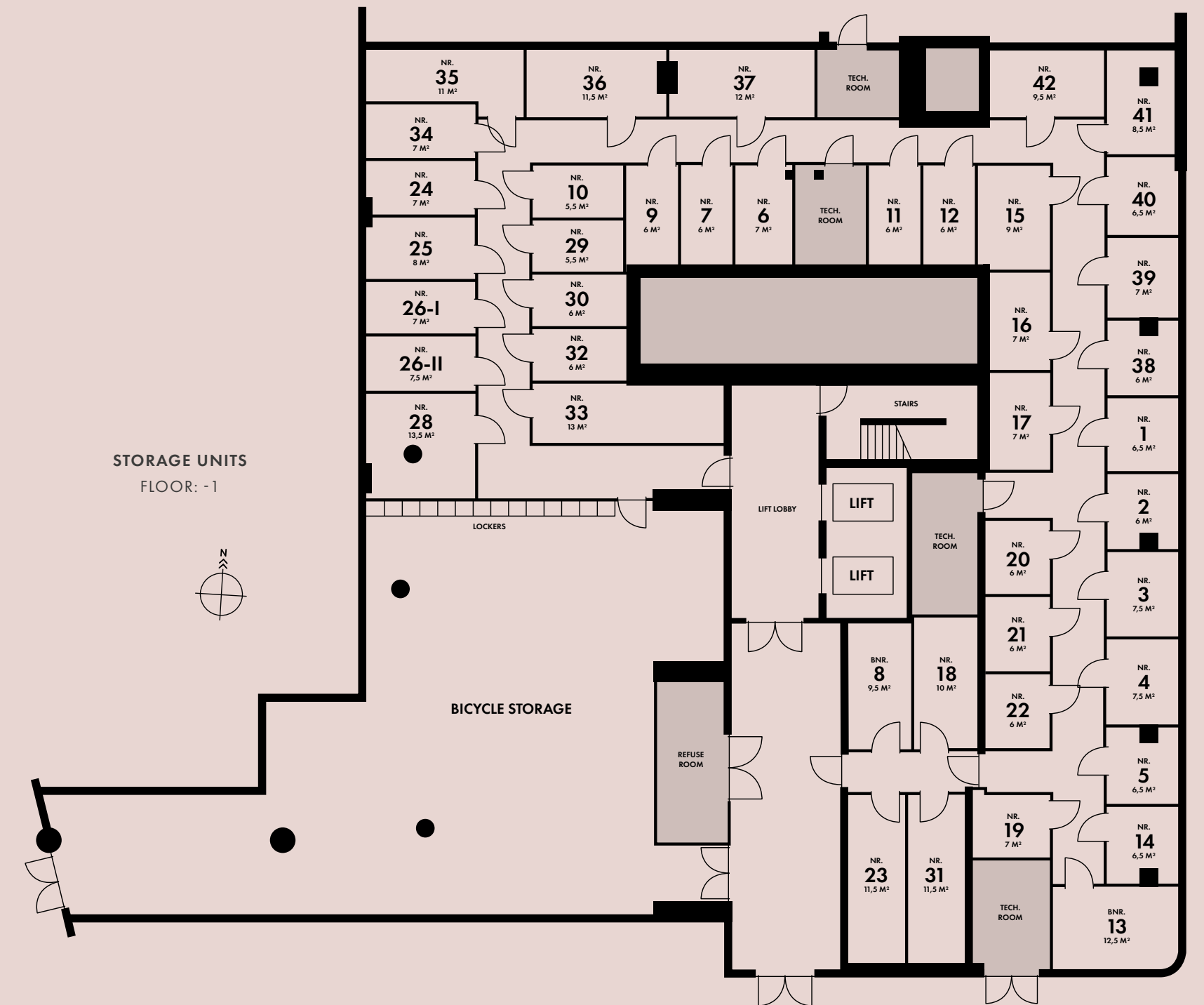
Level -1: parking spaces for residents and pass holders

Level -2: public parking spaces



## Parking in Amsterdam's largest parking garage

# Storage units



- Each condo has 1 storage unit at level -1.
- Type M (unit no. 26) has 2 storage units (unit no. 26-I and 26-II)
- The storage units are fitted with a double wall socket and a lighting fixture with a sensor lamp
- The entrance with 2 elevators may solely be used by residents of Ode Apartments. It leads to the lobby and the condos above it
- The storage cluster also comprises a waste disposal unit, a technical space and a stairwell
- It also has a large bicycle parking which is shared by all the condos
- The bicycle parking has 60 spaces for conventional bikes in addition to 11 spaces for mopeds and cargo bikes. We are building 5 charging points for e-bikes.
- The shared storage unit has a locker wall with lockable lockers for each condo, where residents can store bicycle accessories or their helmet.



# General finishing

## COMFORT AND DURABILITY

Technical durability was a priority in the design of Ode Apartments. Some of the solar panels on the building's roof have been allocated to the apartment building. The generated solar energy is used to provide for the energy needs of the communal areas and the elevators. By cladding the exterior façades with aluminum in combination with aluminum exterior frames, annual façade maintenance is limited. The use of triple glazing in the sliding doors, double glazing in the fixed sections and high insulation values in the building's envelope, the cost for heating the condo is reduced. The interiors of the condos are equally comfortable and luxurious.

- The condos are heated or cooled by means of a central heat pump installation for heating and cooling. Underfloor heating was chosen as the main heating source in the condos in order to achieve the highest possible efficiency at the lowest possible temperature. In summer, the underfloor heating system is automatically turned down to approx. 18° C. This removes the heat from the house (cooling the condo).
- The condos will not have a gas connection.
- All condos are equipped with a balanced ventilation system with heat recovery.
- The energy consumption of the condos is low, resulting in lower energy costs.

## TECHNICAL INSTALLATIONS

All the condos have been fitted with a home control system from Busch-free@home. This home control system is stand-alone but can also be operated by means of a tablet and/or using the app on your smartphone. In addition to the fact that the home control system can be used to control the lighting and set the temperature, it can also open or close your curtains, connect an alarm system or adjust your Sonos sound system. The user-friendly system can be set up according to the buyer's wishes.

- Standard Wi-Fi connection points are available in the condo.
- Wall sockets, CAI and Cat connections are installed at a height of 30 cm. The room controls for the thermostat are installed at a height of 150 cm. The other switches and switches combined with wall sockets are installed at approximately 105 cm above the floor. In the kitchen, the wall sockets near the worktop are approximately 125 cm above the floor. The light in the toilet is activated by motion detection. The switching material has a durable design in white.

## EXTERIOR

Bring the outdoors inside! The minimalist Solarlux Cero aluminum sliding doors create more light, letting in more air, making the condo look more exclusive and opening it out more. The slim recessed frame profiles have a beautiful design, but also ensure minimal obstruction to the view of the Oosterdok and the center of Amsterdam. The apartment complex is being built on top of Parking Centrum Oosterdok with its own parking spaces (with or without a charging station) at level -1.

- The building's main entrance is at Ton de Leeuwstraat.
- Residents can also access the building from the underground parking garage (-1).
- There is also a closed, ventilated household waste container space at level -1.
- In addition to individual storage units, a large communal bicycle parking for residents has been built on level -1, including extra wide spaces for scooters or cargo bikes and a number of charging points for electric bicycles.
- Cyclists can reach the (shared) storage unit and parking garage via the flat escalator at ground level near the Conservatoire.

## INTERIOR

The condos look impressive because of the high-end finish and the carefully curated selection of materials. Obviously, you are free to personalize the condo to your wishes.

- The ceiling height of the apartment is approximately 2.80 meters to the rough concrete floor. A suspended ceiling is installed in the condos, bringing the free height in the condos to approximately 2.65 meters. The suspended ceiling is plastered, creating a sleek ceiling finish.
- All apartments have hardwood frames with flush doors.
- The inner walls are unpainted.
- The bathroom walls are tiled to ceiling height (excluding the separate toilet).
- All condos have underfloor heating.
- Videophone installation with a color screen.
- A wide range of options for taking your individual wishes on board with regard to the finishing.

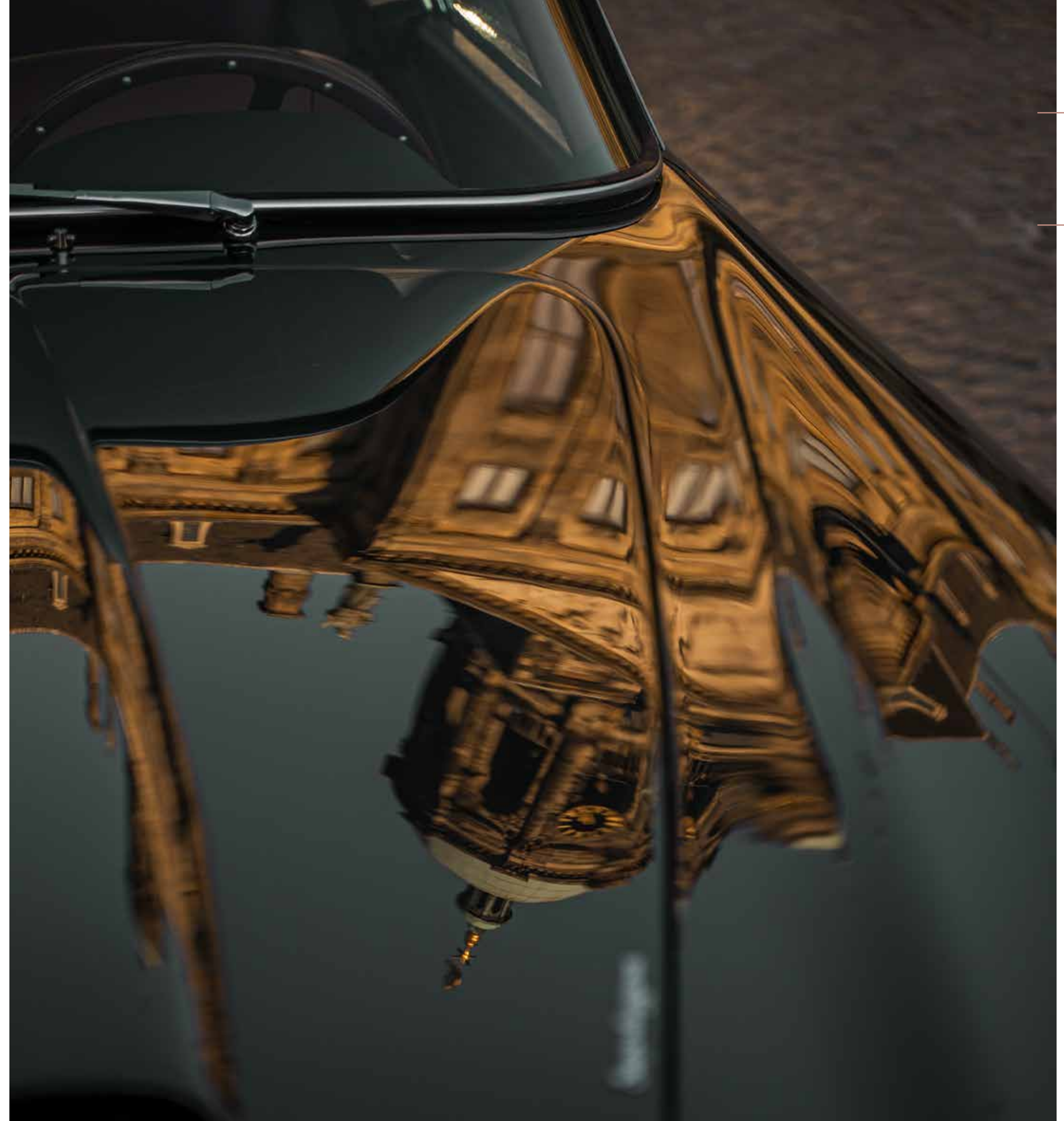
## SANITARY AND TILING

In an apartment building of this caliber, luxury sanitary and tiling are a must. For the tiling and sanitary ware, the designers chose to work with Intercodam. Intercodam has developed proposals for the toilet areas, main bathrooms and guest bathrooms, in terms of basic plumbing and tiling.

- For the tiling they chose a 60 x 60 tile from the Ariostea collection, which comes in 5 colors. Combinations and personalization are possible, of course.
- The ceramic sanitary ware (sinks and toilets) is supplied by Globo. The taps, showers and accessories in the main bathroom come from Intercodam's own sanitary collection "Orta by Intercodam" and have a sleek minimalist style. The guest bathrooms are equipped with a shower, mixer tap and accessories from Grohe.
- All bathrooms have a shower corner with a glass shower enclosure and a drain gutter with a stainless-steel grate.

## ENTRANCE AND CIRCULATION AREA

When you come home, you walk through the entrance and general areas with a high-end finish. The spacious entrance and the corridors on the different floors are finished with veneered walnut panels and ceramic tiles with a marble motif. There is plenty of room to meet in the spacious entrance. The office of the building's service manager is located behind the elevators. The service manager will be happy to help you make life just that little bit easier. For the first year, the service manager will be paid for by BPD and will be present for a number of hours a week for additional services, such as parcel service, reception, minor maintenance and other services to be determined in consultation with the Homeowners' Association.





## Homeowners' association

### PROFESSIONAL AND SERVICE-ORIENTED HOMEOWNERS' ASSOCIATION MANAGEMENT

**Ode Apartments will be a fantastic building. Built with beautiful, sustainable materials, designed by a top team of architects and located in one of the most eye-catching and inspiring locations in the Netherlands. But who ensures that these special qualities are preserved? Who will clean and take care of window cleaning, maintenance of the installations and paintwork? Not just now, but also in 20 years?**

Every homeowner who owns a 'piece' of Ode Apartments will be represented in the Homeowners' Association. The association chooses a board that heads the HOA and engages with the HOA manager, the agency that takes care of management on behalf of the association.

We have chosen an HOA manager who is a good match with the building and its residents. One who can appreciate the special qualities of Ode Apartments and feels a sense of responsibility for its maintenance. Naarden-based Newomij VvE beheer takes care of the management of more than 450 Homeowners' Associations and has extensive experience with building management on Oosterdokseiland. In addition to personal contact through a dedicated account manager, Newomij has also developed a user-friendly and clear online portal that outlines the finances, management and maintenance of the building. In short, Ode Apartments will have an HOA manager who takes care of everything, so that you can fully enjoy your condo and the associated facilities.

#### WHAT IS A HOMEOWNERS' ASSOCIATION?

The separate apartment rights of Ode Apartments are part of a Homeowners' Association, often abbreviated as HOA or VvE in Dutch. The HOA is a legal entity that regulates all legal relationships between the owners of the condos, the joint owners and third parties.

The deed of division of the complex states who bears which costs, for example maintenance insurance of the building, general maintenance, window cleaning, the maintenance contracts for the elevators, etc. These costs are billed to you monthly in the form of service charges. The amount of these service charges is determined in the budget of the HOA. Every year a General Members' Meeting of the Association takes place to which all members are invited. During the meeting, the board reports on the policy pursued, presents the annual accounts, the budget for the coming year is adopted, the board provides an insight into any planned maintenance and, if necessary, a decision is made on the composition of the board.

The daily financial, administrative and technical management is the responsibility of the HOA manager. He draws up the budget of the HOA, checks whether the service charges are paid, makes agreements with suppliers, gives orders for maintenance and checks whether maintenance has been carried out properly.



***“We have enjoyed the view  
for many years, now it’s  
your turn to enjoy it!”***

The builders of Ode Apartments

# Colophon

## COPY, CONCEPT AND CREATION

Dept Agency  
Blijfmaarkleppe  
Scrambled Ads

## ARTIST IMPRESSIONS AND FLOOR PLANS

Theo van Leur  
Ontwerpplek

## PHOTOS

Gosse Bouma  
Wietse Visser

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## ARCHITECT

UNStudio

**Ode Apartments is a development of Oosterdokseiland Ontwikkeling Amsterdam CV, a subsidiary of BPD Gebiedsontwikkeling**

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