

# The Jay

Living the smart way



# The city is your livingroom

135 smart and cosy 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.

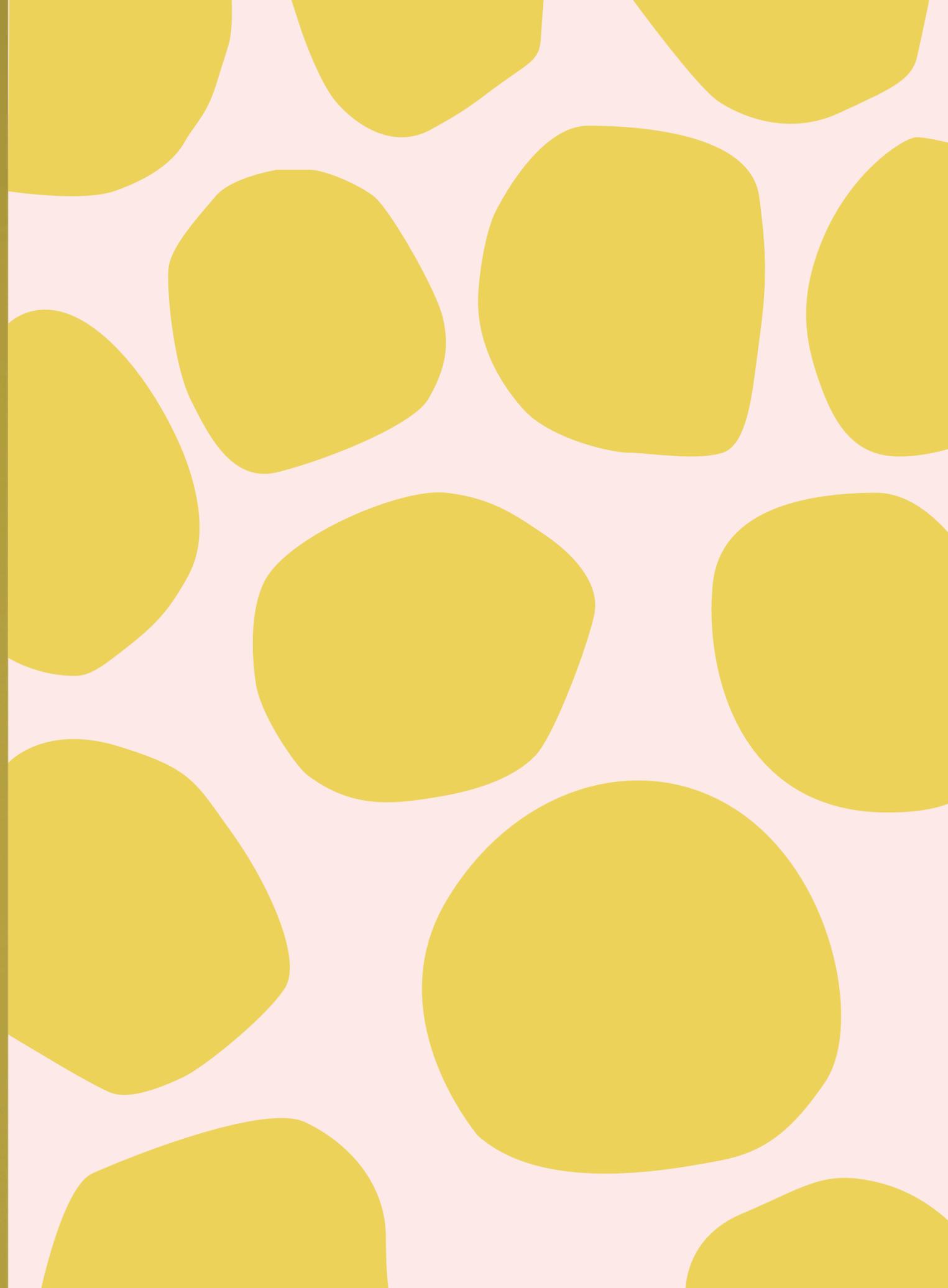


There were roller-skate discos, mud-wrestling contests, and performances by André Hazes, Doe Maar, Drukwerk, Golden Earring and Herman Brood. It was even considered planting a hedge around the Bijlmerbajes instead of building a wall! Things never got that far, though. The Bijlmerbajes was plagued by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



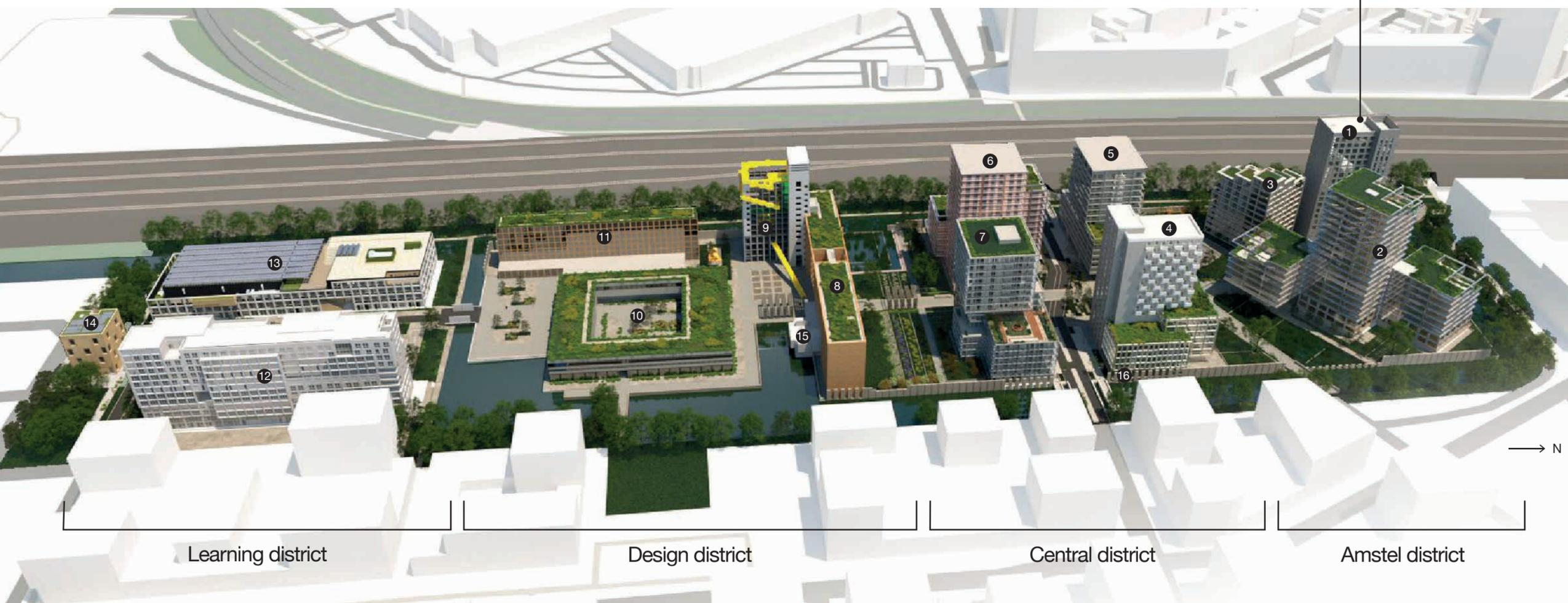
The Bijlmerbajes closed its doors in 2016. The six different towers required a relatively large number of prison officers. The number of escapes was also getting out of hand and the building no longer met the requirements of the time. The prisoners were moved to Zaanstad.

Dream big  
Live smart



# Bajeskwartier in perspective

The Jay is at the south end of Amstel District, right next to the metro station.



- 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 Hoofdgebouw
- ⑪ The Stern
- ⑫ Hotel Jansen & De Alliantie
- ⑬ Spinozalyceum
- ⑭ Bajesdorp
- ⑮ De kerk
- 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 m<sup>2</sup> of green space | 100% energy-neutral |  
98% of materials from the Bijlmerbajes reused | approx. 135,000 m<sup>2</sup> new  
buildings and transformation |

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



# Space to grow

## Amstel district

- The Jay: 135 apartments to rent and for sale
- The Oriole: 36 luxury apartments
- The Emerald: 122 apartments for sale
- Playing fields
- Exercise centre (yoga etc.).

## Central district

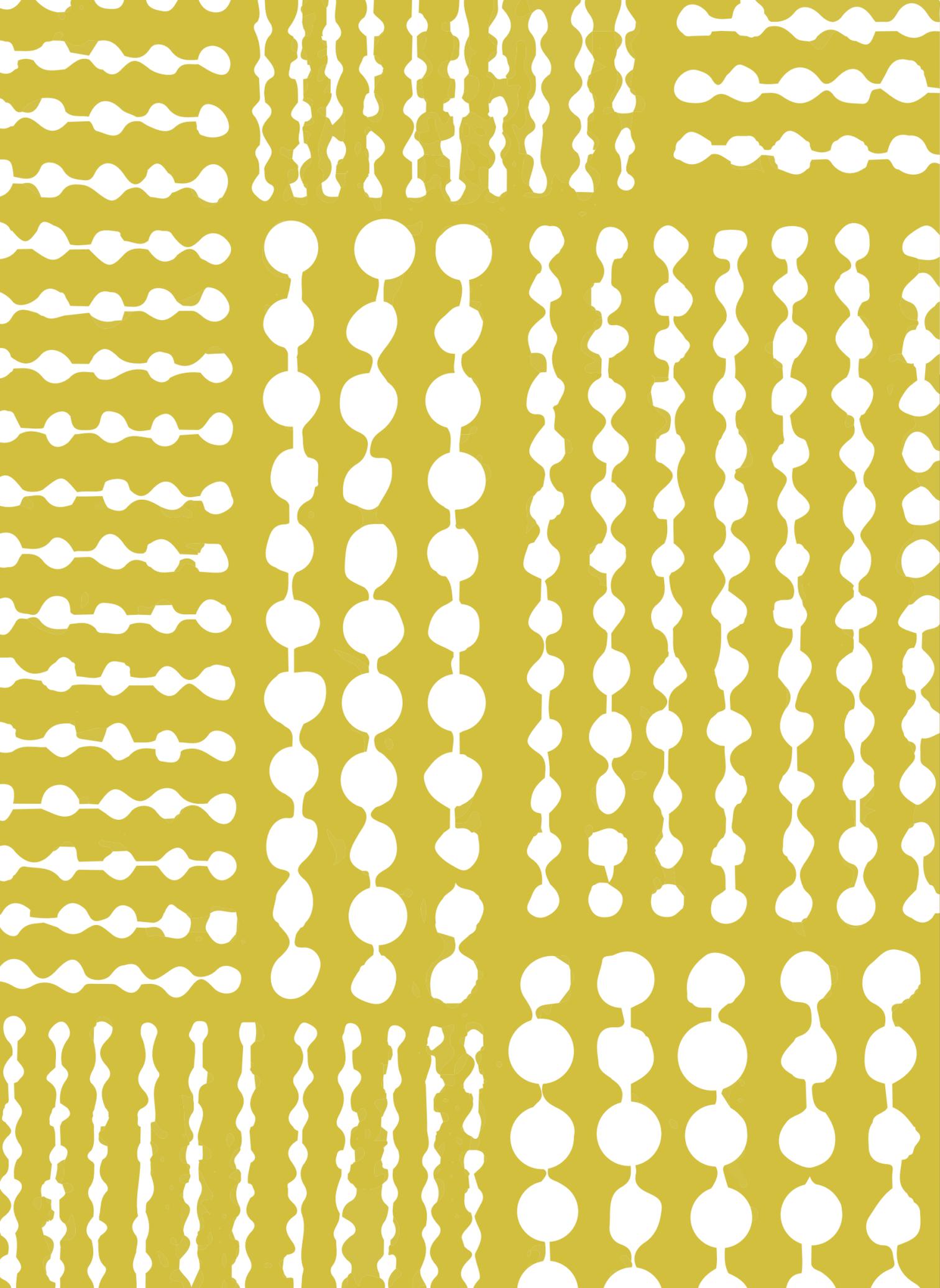
- Health centre
- Mobility centre with distribution point for electric shared vehicles
- Childcare centre
- Parcel lockers for delivery and collection of parcels
- Access to underground, 2-level car park with 400 spaces
- The best ice cream parlour in Amsterdam
- The Robin: 129 apartments for sale
-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

## Design district

- Transformation of the former women's prison into the 'Groene Toren' with the ambition:
  - To realise a vertical park with space for urban farming and education
  - A unique climbing route
  - A composting machine in the basement that produces energy and compost from organic waste
  - A top-floor restaurant with panoramic terrace
- Transformation of the former main building of the Bijlmerbajes and the church into a creative, inspirational hotspot with offices, galleries, workshops, studios for artists, a café and a fresh-food market
- The Cardinal: Approx. 100 apartments for sale (wood construction).
- The Stern: 50 social rented apartments and 50 non-subsidized apartments (wood construction)

## 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

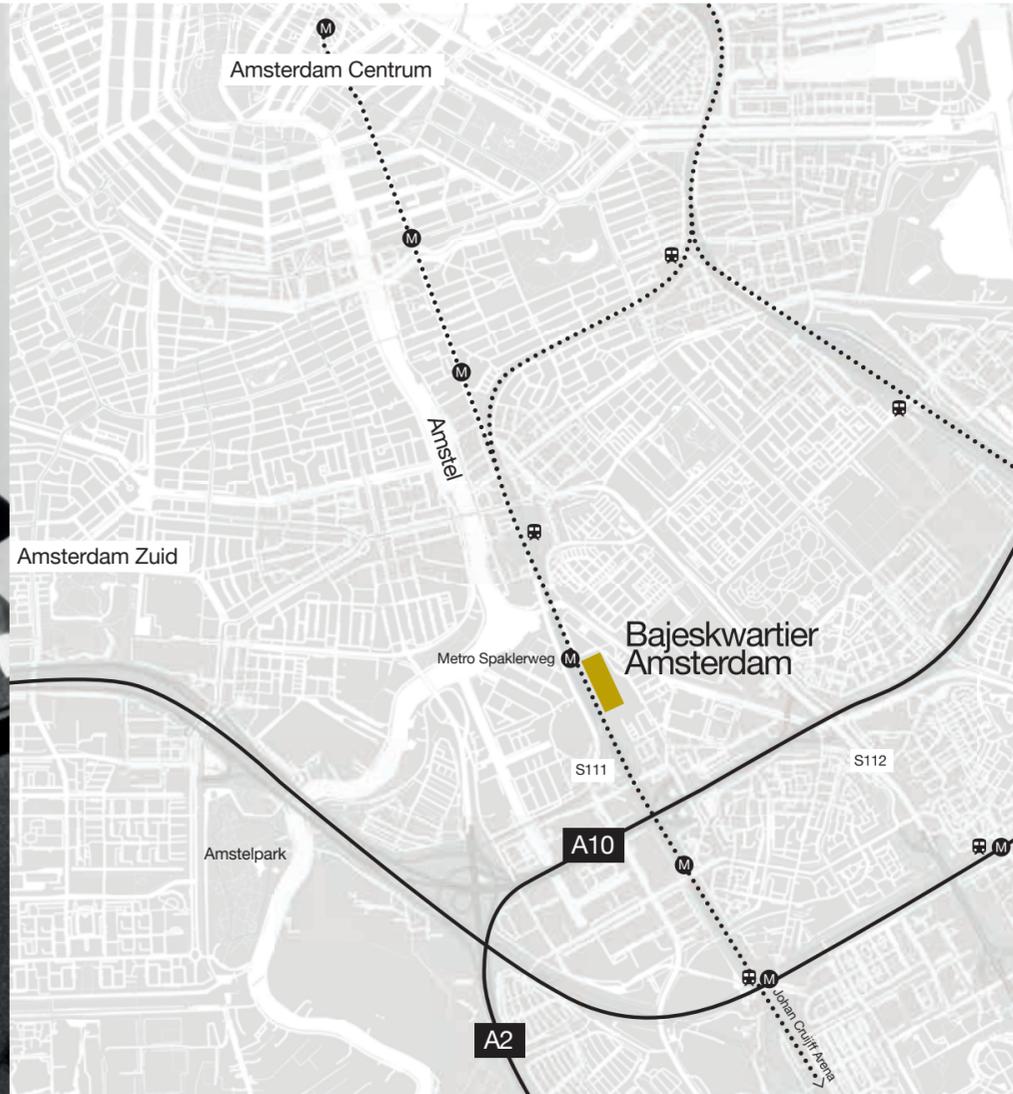
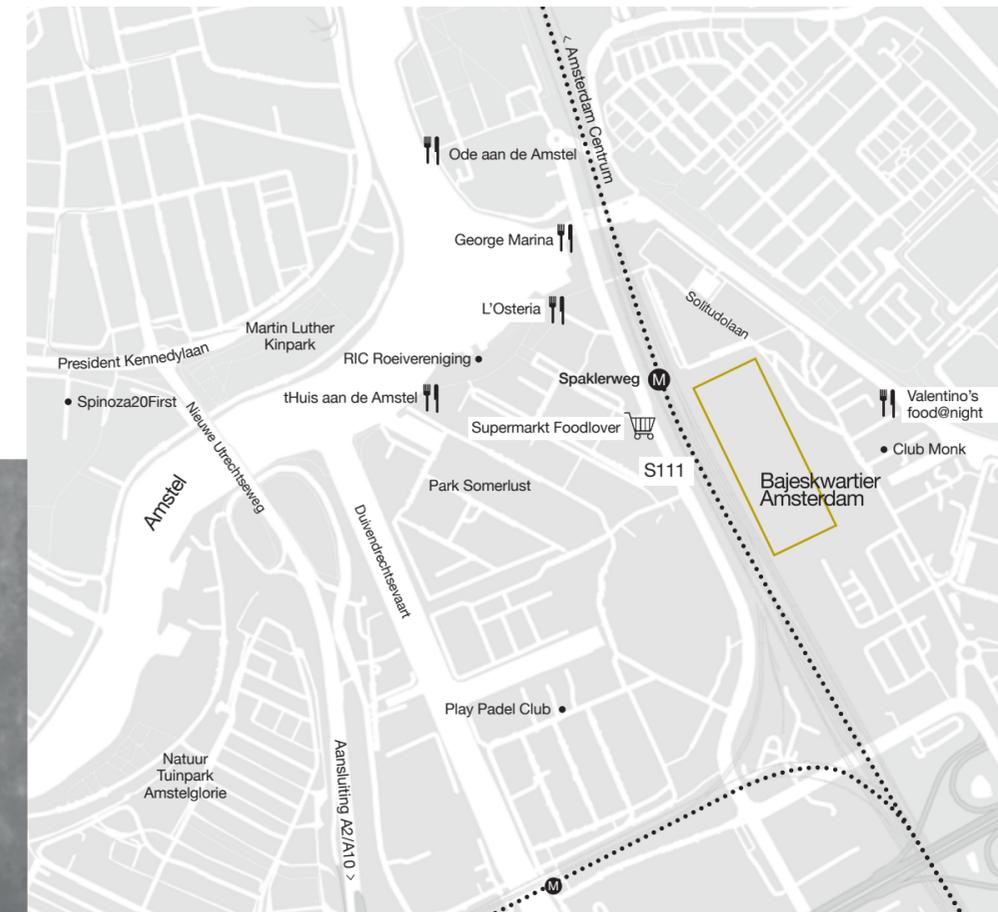


# Hello Amsterdam here I am

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

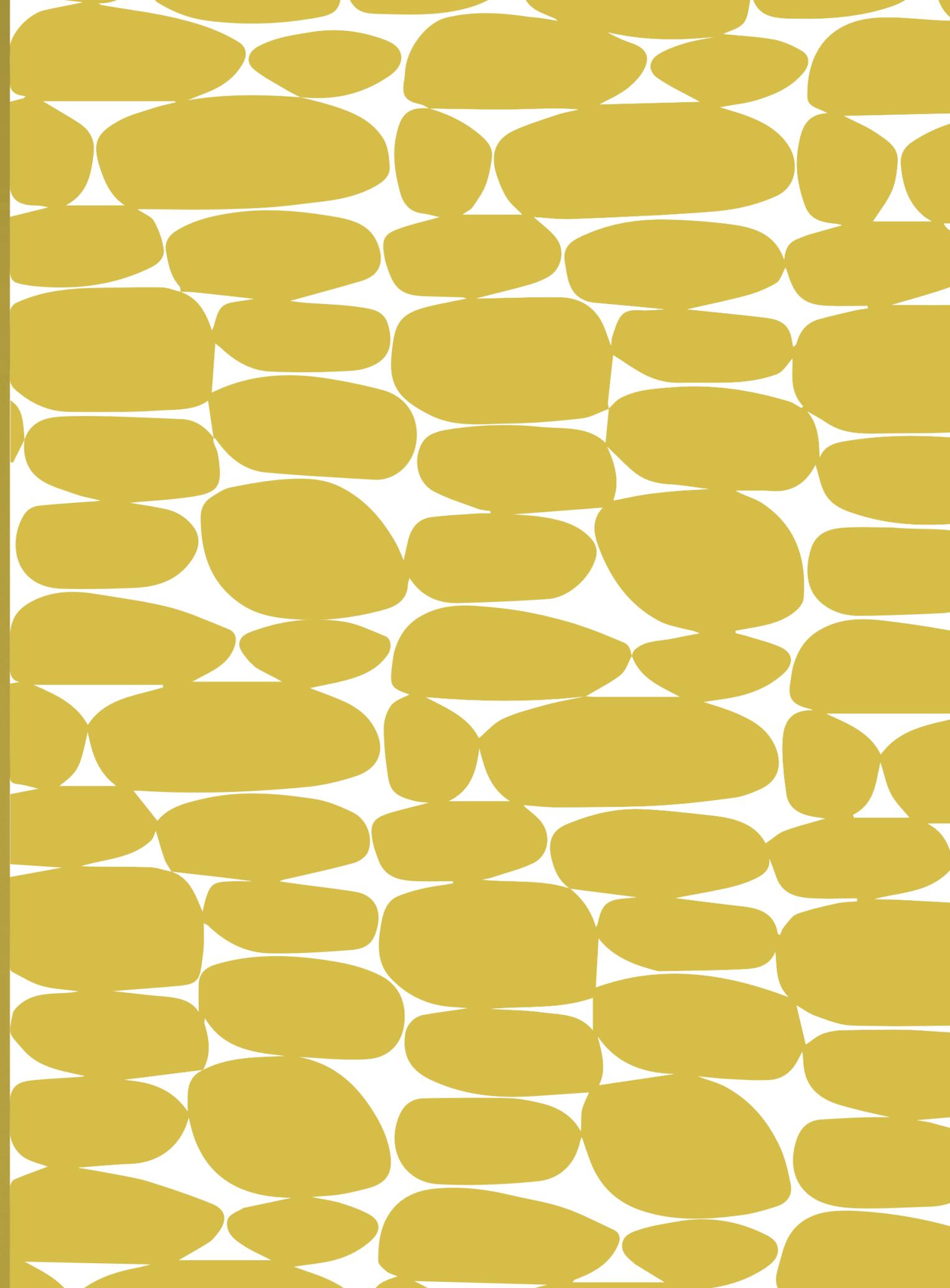
## By bike

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 Amstel-strand beach or the open green space of Amstelscheg.

# Green, Sustainable, Circular

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



# Seven Sustainable Challenges

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

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

## 1. Slim electricity grid

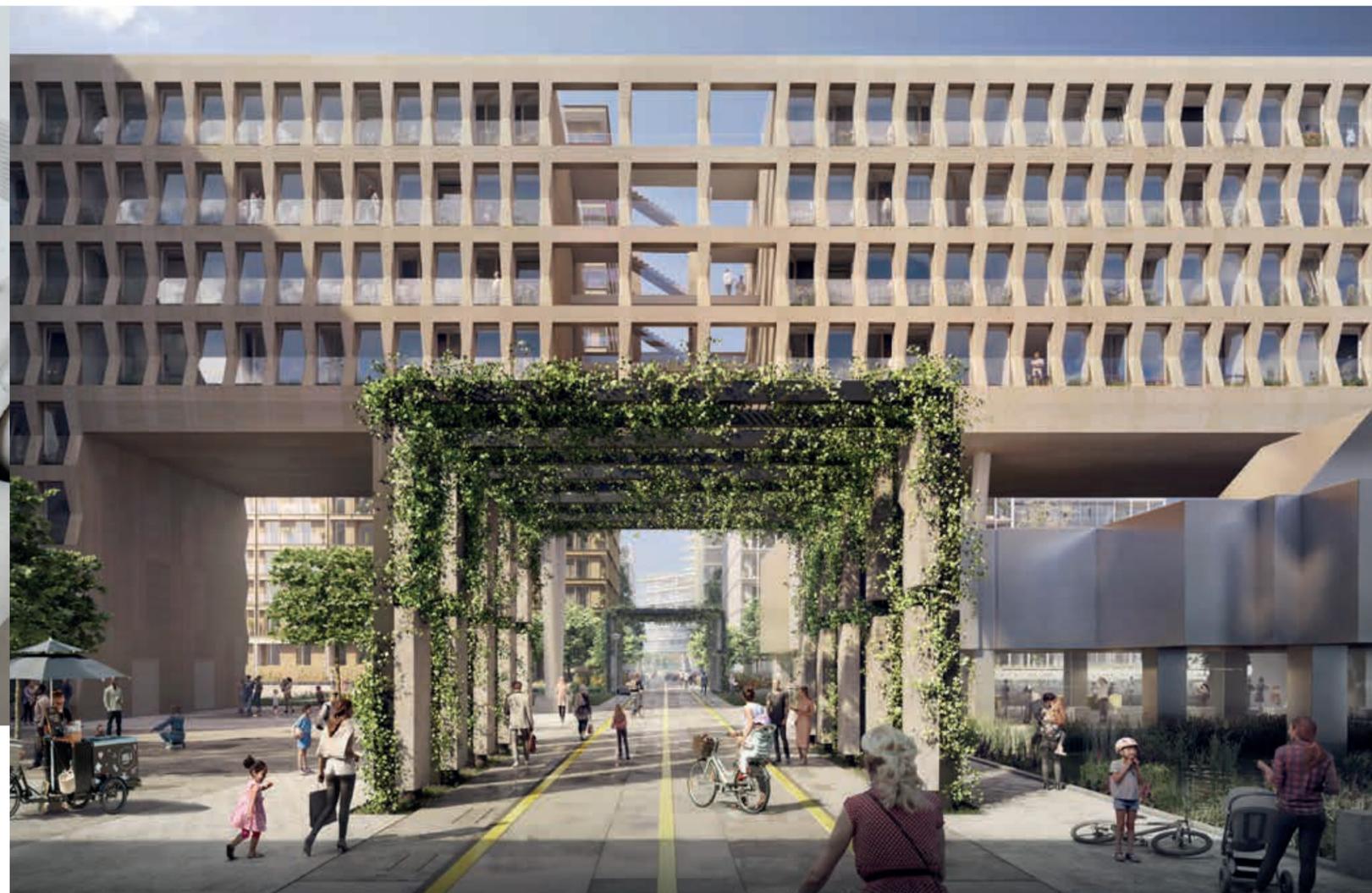
### Smart energy system

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

## 2. Thermal grid

### Gas-free district

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



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

# Design, innovation, energy



## 3. Circular use of materials

### 98% reuse

You might soon find yourself sitting on, looking at or walking across them. Some 98% of the materials from the former Bijlmer-bajes 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 will grow older in Bajeskwartier. It's the sum total of everything. With a garden landscape outside your front door you're more likely to go out, and more often. It invites you to get moving, exercise, play sports, relax and meet others. Exercise is also encouraged in the buildings themselves. You might take the stairs more often. And without a car on your doorstep, you're more likely to cycle or walk. The air is cleaner with all that greenery, of course, but specific plants also capture fine particles and convert them into CO2.

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

## 7. Sustainable mobility

### Car-free district

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

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



Healthy,  
happy  
living

# 68 Gardens Playground Sports



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

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

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

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

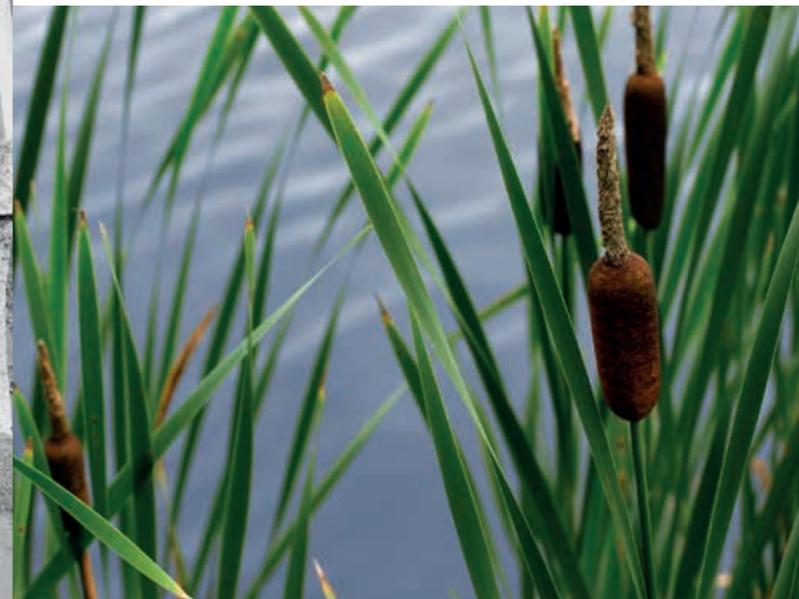
The  
Jay

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

## ‘Bringing the countryside to the city.’

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

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

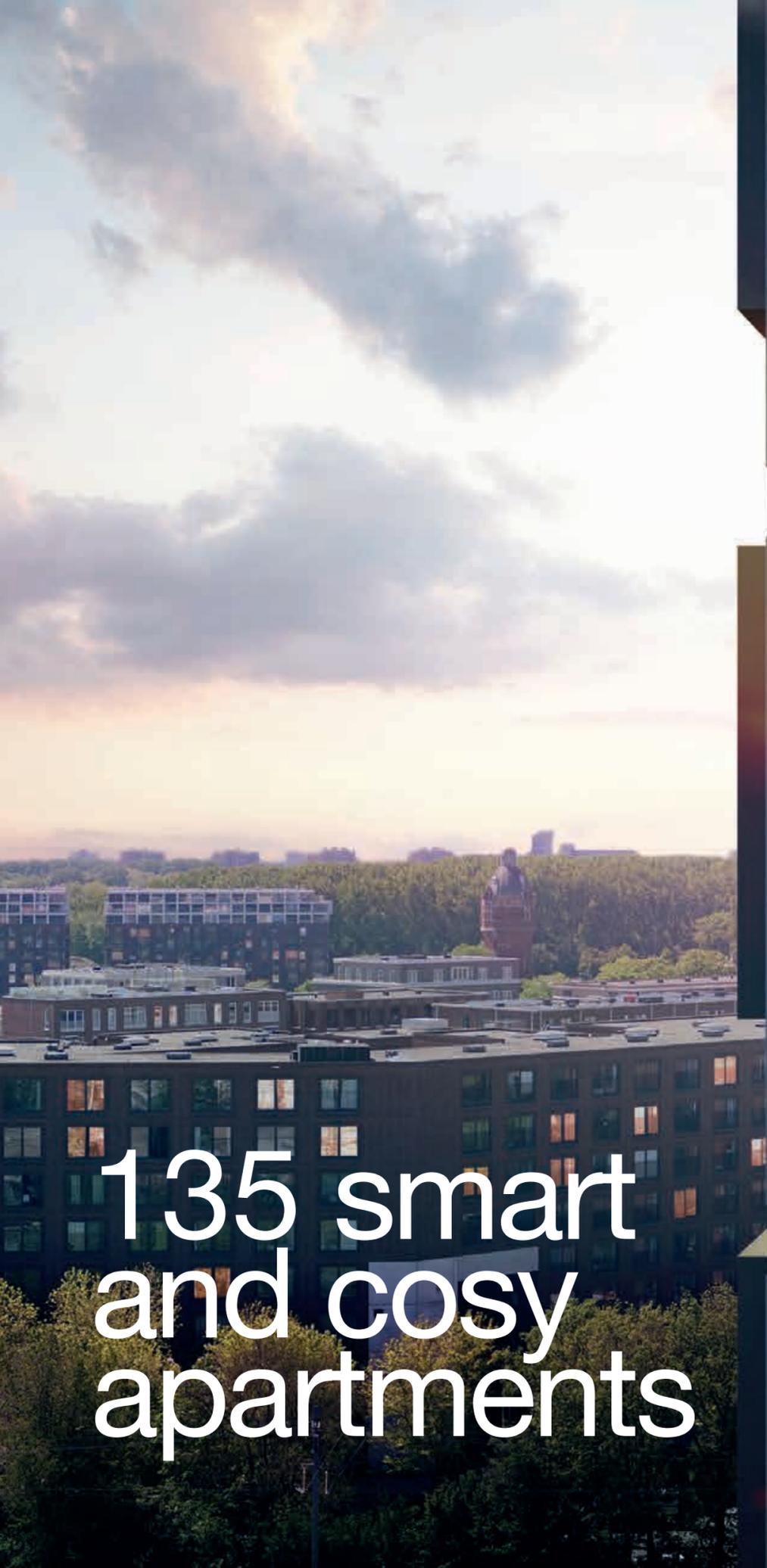


**Eric-Jan Pleijster, LOLA Landscape Architects**

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



# The Jay

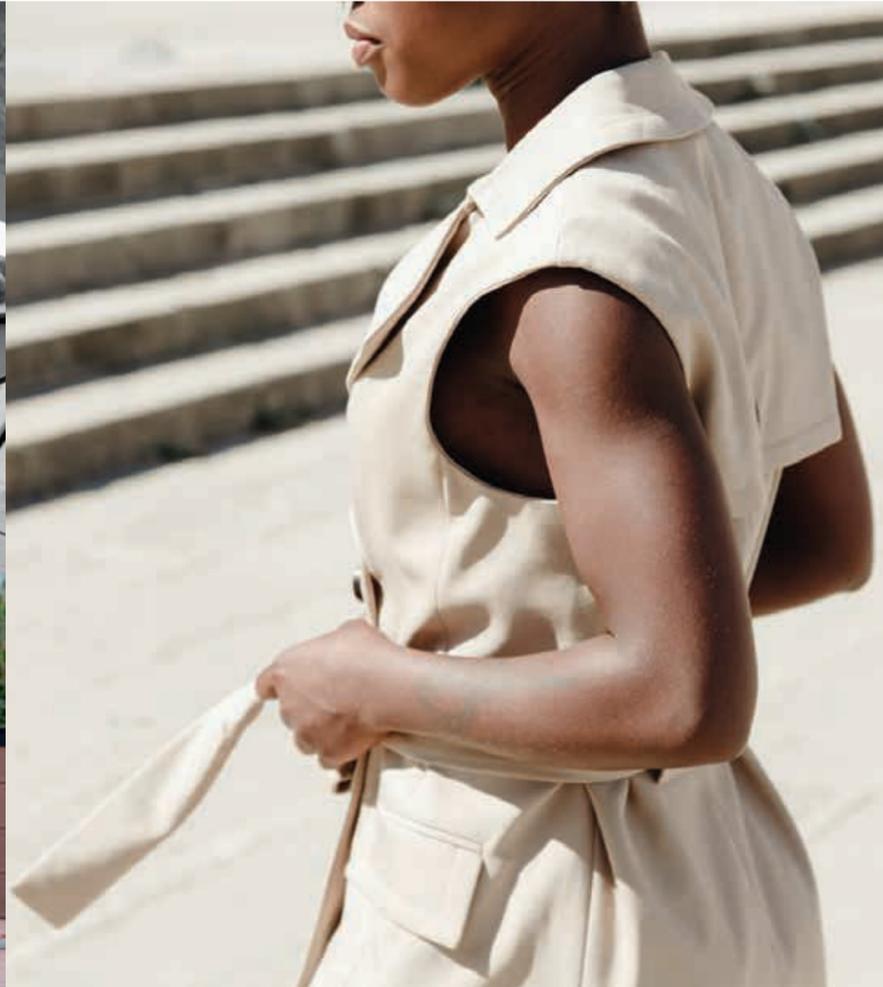


135 smart  
and cosy  
apartments

Smile,  
you're  
home



# Living light



Coffee-to-go at your favourite hangout, a spontaneous lunch with friends, and on your way home popping an organic takeaway in your bag. The city is your living room. You choose compact living. A new apartment, maintenance-free and super-sustainable for worry-free living. And who does the dishes? Nobody! Living light. Nice and easy. With everything on hand and always something to do. Every day is different. Keep your options open and see how things go.

Relaxing at an outdoor cafe or on the beach along the Amstel, or Friday afternoon drinks with the neighbours in The Jay's communal garden. Starter or senior, solo or together. A great mix of people. A vertical street of sixteen floors, with neighbours always coming up with fun ideas. And when you've had enough of your kitchen table, just set up your own office in the co-working spaces in The Jay. Living the smart way!



# Open minded

The Jay has been designed by internationally renowned OMA Architects, also the makers of the Bajeskwartier master plan. The tower is new, but with a nod to the old prison towers. Even the different ceiling height of the fourth floor, where the systems used to be, has been copied. Relax in the communal garden or slide open the big windows and let the city in. Enjoy from your wide, flower-filled windowsill all the activity on the street below and the view across the Amstel and the Weespertrekvaart. And if you work from home, you're welcome in the shared working spaces on the ground floor where you can get together and work with your neighbours.

# Spread your wings

The Jay has 135 two-room apartments. Smart, compact homes between 34 and 48 square metres for outgoing types who want to spread their wings and take full advantage of the freedom and opportunities of Bajeskwartier. Step outside your front door and within 50 metres you'll be at Spaklerweg metro station. Two stops further and you're at the Zuidas. Or hop on your bike and cycle to the Dam in just 10 minutes. Got a meeting outside the ring road? Then take one of the shared cars from the mobility hub. That's living smart, The Jay way!



The Jay is for everyone who wants to make a home in cool, bustling Bajeskwartier.

# Beyond the everyday

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



## OMA

Dit internationaal befaamde architectenbureau, opgericht door Rem Koolhaas, is verantwoordelijk voor het masterplan. This internationally famous firm of architects, founded by Rem Koolhaas, is responsible for the Bajeskwartier masterplan. In collaboration with LOLA Landscape and FABRICations they have produced the urban design of the entire district and ensure that all the individual buildings are in keeping with the whole. They are also designing a number 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 the landscape architect sets to work on the space that is 'left over'. In the Bajeskwartier these have been tackled together: the buildings and landscape have been designed as an integrated whole from day one. LOLA Landscape has designed a car-free, biodiverse and nature-inclusive garden environment, in which people and animals can live happy and healthy lives. Greenery is incorporated around and on the buildings too, to enhance the natural environment in Amsterdam.



# Seven is your lucky number

The Jay is the seventh tower block. It is near Spaklerweg metro station – situated to the north west of the Bajeskwartier – and it is the first tower you see as you enter the Bajeskwartier. An absolute landmark. The Jay is located in exactly the same spot as the seventh tower block in the original 1970s masterplan, the tower that was never built! Now, fifty years later, with this new tower block on the original footprint, the circle is complete again. Really very special!

# Space to grow

The Jay is definitely not a replica, but a reinterpretation of the original design. Mariano Sagasta, architect at OMA Architects – also the makers of the new master plan for Bajeskwartier: ‘The volumes are identical to the original towers.



The building has two elements: the horizontal block where the cells used to be, and where the apartments will now be built. And then there's the vertical column which will contain slightly more spacious apartments with a double-aspect living room. The concrete façade will also give the building the recognizable look & feel of the original Bijlmerbajes towers.



# Break out! Join in!

The Jay offers so much more than the amount of space in your own apartment. The communal areas and amenities provide all kinds of break-out opportunities and escapes. Exclusively for residents there is a large, communal garden at the foot of the building. Here, in the middle of the Bajeskwartier garden landscape, enjoy the sun, strike up a conversation with your neighbours or stretch out on the grass with a book, with the hum of the city in the background. Working at home today? The Jay also has a shared working space where you can concentrate quietly on your work or – if you fancy a chat – there's always someone to talk to at the coffee machine.

# The Jay, to stay

We don't need to tell you that The Jay is sustainable. You'll see that for yourself. The entire south façade from the fifth to the seventeenth floors is covered with a total of 65 solar panels! Below these is a green façade with nest boxes for birds such as sparrows and great tits. A delightful way to wake up in the morning to the chirruping of the little chicks!



The organic waste is collected and recycled in the Green Tower as energy and compost for the 68 gardens in Bajeskwartier. The apartments are finished to a high quality, with water-saving taps and energy-efficient appliances, and insulated. The Jay is here to stay!

# The Jay

## Let's take a look

The Jay residential tower is at the entrance to Bajeskwartier. It will have 135 smart, compact 2-room apartments across 17 floors. All apartments will be finished to an exceptional standard, with all modern conveniences. There will be a beautiful fitted Bruynzeel kitchen, including Siemens appliances. The bathroom and toilet will have Duravit sanitary ware, black Hansgrohe taps and ceramic tiles. There is underfloor heating in the winter and underfloor cooling in the summer! The homes are gas-free, well insulated and extremely sustainable with relatively low energy costs. And unusually – certainly for Amsterdam – the apartments stand entirely on their own ground. That means that you own the ground, 100%, and therefore do not have annual ground rent costs to pay.

The types of apartments for sale in The Jay are shown below. Go to '[woningzoeker](#)' on the website to view all the apartments, including the prices and floor plans.

Type A: 2-room apartment 48 m<sup>2</sup>  
Type B: 2-room apartment 37 m<sup>2</sup>  
Type C: 2-room apartment 36 m<sup>2</sup>  
Type D: 2-room apartment 34 m<sup>2</sup>

# Type A

Unit number: 178, 17th floor



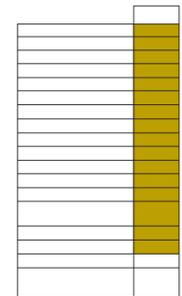
# Type A 48 m<sup>2</sup>



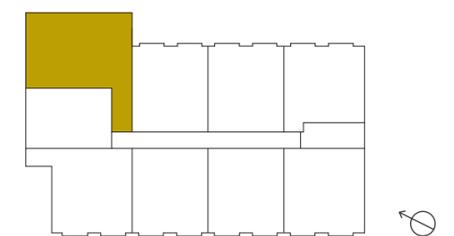
## Description

- Living area approx. 48 m<sup>2</sup>
  - 2 rooms
  - Located on the 10th to 17th floors
  - High-quality finish: Bruynzeel kitchen with Siemens appliances. Duravit sanitary ware, Hansgrohe taps, ceramic tiles
  - Underfloor heating in the winter and underfloor cooling in the summer
  - The apartment is sold freehold, so no additional ground lease costs
- Unit numbers: 28, 38, 48, 58, 68, 78, 88, 98, 108, 118, 128, 138, 148, 158, 168, 178

## Floors



## Ground plan



2th to 17th floors

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

# Type B

Unit number: 102



# Type B 37 m<sup>2</sup>

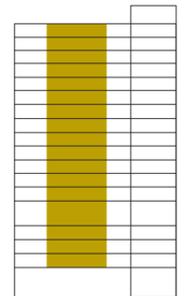
The house shown is on the square side



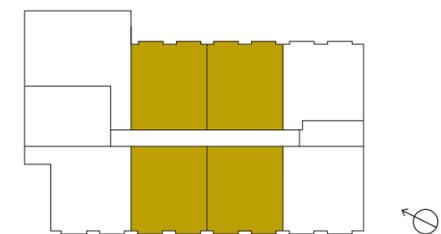
## Description

- Living area approx. 37 m<sup>2</sup>
  - 2 rooms
  - Located on the 10th to 17th floors
  - High-quality finish: Bruynzeel kitchen with Siemens appliances. Duravit sanitary ware, Hansgrohe taps, ceramic tiles
  - Underfloor heating in the winter and underfloor cooling in the summer
  - The apartment is sold freehold, so no additional ground lease costs
- Unit numbers: 11, 12, 15, 16, 21, 22, 25, 26, 31, 32, 35, 36, 41, 42, 45, 46, 51, 52, 55, 56, 61, 62, 65, 66, 71, 72, 75, 76, 81, 82, 85, 86, 91, 92, 95, 96, 101, 102, 105, 106, 111, 112, 115, 116, 121, 122, 125, 126, 131, 132, 135, 136, 141, 142, 145, 146, 151, 152, 155, 156, 161, 162, 165, 166, 171, 172, 175, 176

Floors



Ground plan



1th to 17th floors

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

# Type C

Unit number: 104



# Type C

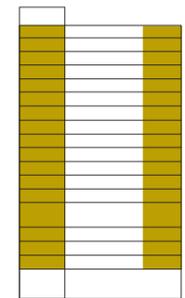
## 36 m<sup>2</sup>



### Description

- Living area approx. 36 m<sup>2</sup>
  - 2 rooms
  - Located on the 10th to 17th floors
  - High-quality finish: Bruynzeel kitchen with Siemens appliances. Duravit sanitary ware, Hansgrohe taps, ceramic tiles
  - Underfloor heating in the winter and underfloor cooling in the summer
  - The apartment is sold freehold, so no additional ground lease costs
- Unit numbers: 14, 17, 24, 27, 34, 37, 44, 47, 54, 57, 64, 67, 74, 77, 84, 87, 94, 97, 104, 107, 114, 117, 124, 127, 134, 137, 144, 147, 154, 157, 164, 167, 174, 177

### Floors



### Ground plan



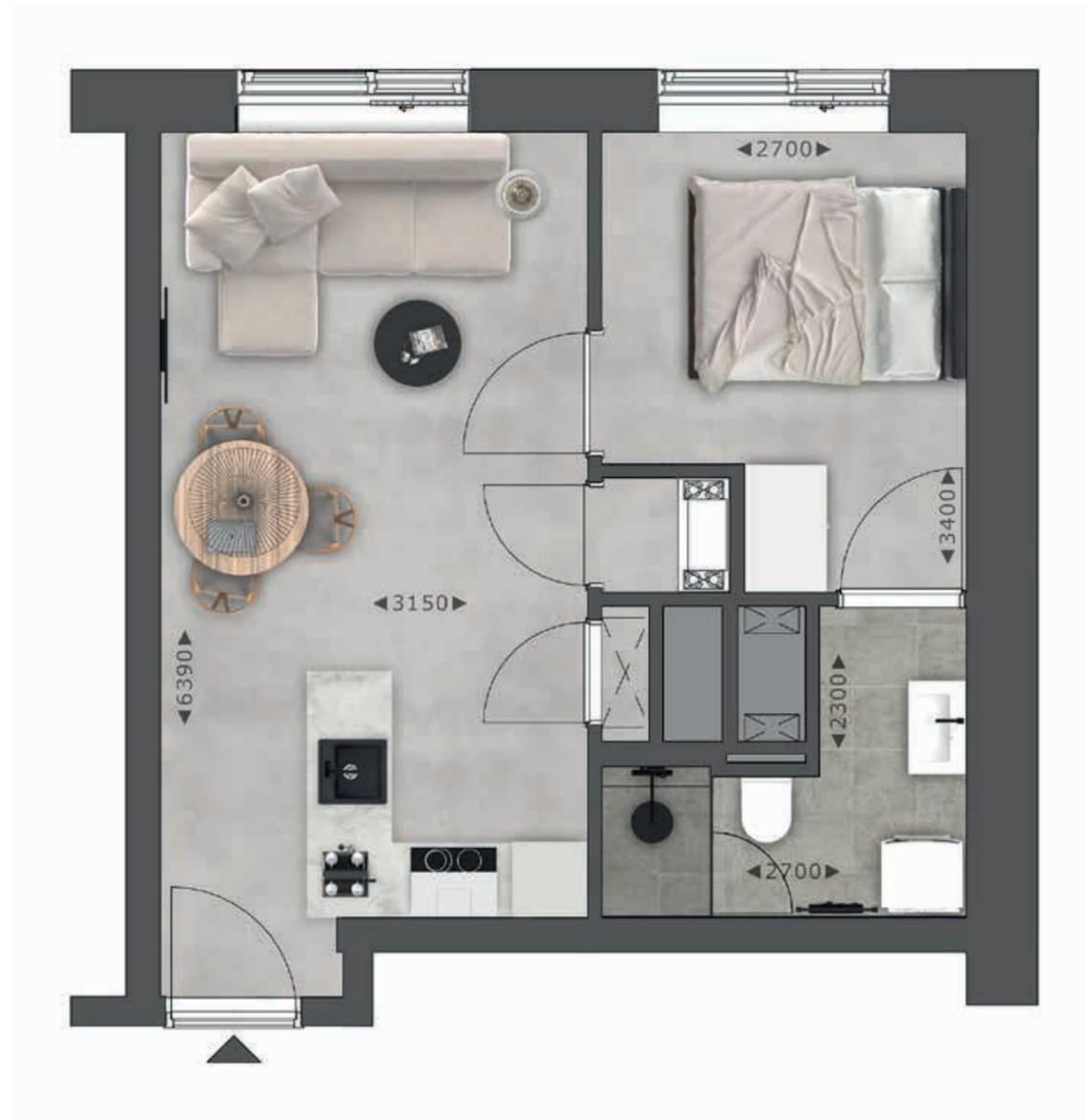
1th to 17th floors

# Type D

Unit number:103



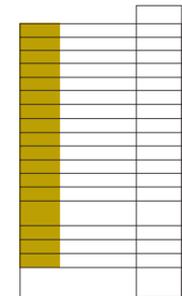
# Type D 34 m<sup>2</sup>



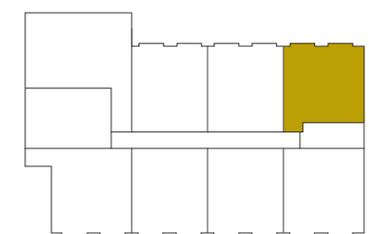
## Description

- Living area approx. 34 m<sup>2</sup>
  - 2 rooms
  - Located on the 10th to 17th floors
  - High-quality finish: Bruynzeel kitchen with Siemens appliances. Duravit sanitary ware, Hansgrohe taps, ceramic tiles
  - Underfloor heating in the winter and underfloor cooling in the summer
  - The apartment is sold freehold, so no additional ground lease costs
- Unit numbers: 13, 23, 33, 43, 53, 63, 73, 83, 93, 103, 113, 123, 133, 143, 153, 163, 173

## Floors



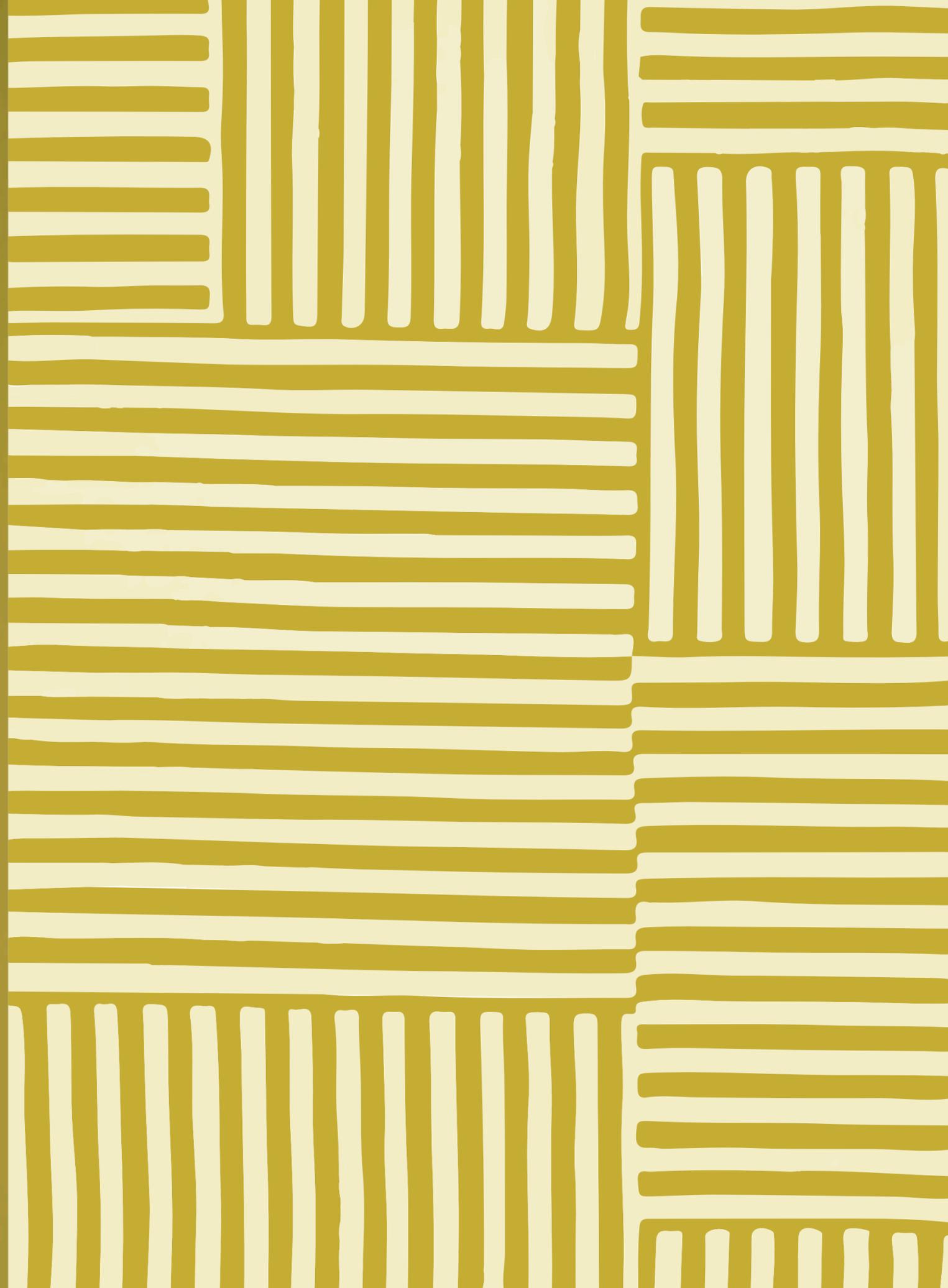
## Ground plan



1th to 17th floors



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 Jay, finished with an eye for detail

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

## Sanitary ware

The sanitary 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 black thermostatic taps by Hansgrohe. The walls and floors are tiled and the ceiling has a white textured spray-on finish.

## Kitchen

The apartments have a luxury Bruynzeel kitchen with Siemens appliances: a refrigerator with freezer compartment, an oven with microwave function, an induction hob with extractor hood and a dishwasher. Each apartment has a specially designed kitchen. See [www.bajeskwartier.com](http://www.bajeskwartier.com). The price list shows the type of kitchen for each unit number.

## Mobility hub

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

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

## 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 via a source network to the collective heat pumps to produce a low-temperature thermal grid that is connected to the individual apartments. The sources provide heat in the winter and cooling in the summer.

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 BENG (Bijna Energie Neutrale Gebouwen, or 'virtually energy neutral buildings') and the Buildings Decree.

## Water collection and retention

Rainwater is collected on the roofs, on the one hand to reduce the volume of surface water and as food for the green roofs and plants.

## Finish

The apartments are spacious and light. The walls are prepared for wallpapering and the floating screed 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. This is an important point to consider, and you will receive detailed information on this from 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

Each owners' association organizes payment of all the costs relating to the maintenance of its own building and the semi-public areas. These costs are met by all the owners paying a monthly contribution to the owners' association (the service charges). An indication of the contribution paid to the owners' association is determined based on experience. For the first management period, a draft budget will be drawn up that will be provided in due course.

## Management

Within Bajeskwartier you will be living in a high-quality, semi-public area with around 68 gardens. The landscape plan for the area has been designed by LOLA Landscape Architects and is being laid out by Bajeskwartier. A management association will be formed to take care of maintenance and will follow a management plan that sets out how the maintenance and upkeep of the grounds will be ensured for the green spaces, trees, paved areas, street furniture and suchlike. All owners' associations contribute together to the costs of maintaining the area.

# Colofon

## Sales information:



Eefje Voogd Makelaardij  
020-3050560  
info@eefjevoogd.nl  
eefjevoogd.nl



Ramón Mossel Makelaardij  
020-3052662  
info@ramonmossel.nl  
ramonmossel.nl

### 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:

