

Amsterdams Buiten

SLOTERWEG | AMSTERDAM
4 detached villas

A DOMAIN
IN A VILLAGE
IN THE CITY



SPACE TO LIVE
ONTWIKKELING B.V.

Amsterdams Buiten

SLOTERWEG | AMSTERDAM
4 detached villas



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Sloterweg in the
former village of Sloten.

Two churches, a pub
and a village pump.

Farms, villas dating back to the
1930s and new detached houses

Close to the Amsterdamse Bos

Near the buzz of the big city

A city bike to the east

A racing bike to the south

A glorious place to live

Rural living Amsterdams Buiten





Amsterdams Buiten

Spacetolive Ontwikkeling of Amsterdam has developed a unique domain with four detached villas: Amsterdams Buiten. The renowned firm of villa builders, ThuisinBouwen, is to build these houses based on a design by architect Lolke Wijtsma of VMEZ.

SPACE TOLIVE
ONTWIKKELING B.V.

A DOMAIN
IN A VILLAGE
IN THE CITY



Le Fournil bakery



Brasserie Van Dam



Hoofddorpplein



Restaurant & Bakery Café Wils



Sloten village centre



The Amsterdamse Bos



Golfclub The International



De Nieuw Meer



Zuidas



Gelderlandplein (shopping centre)

The area

Amsterdams Buiten



Amsterdams Buiten will be built at Sloterweg 858 in the former village of Sloten, on the outskirts of Amsterdam. Here you're out in the countryside, along a low-traffic road, but with perfect accessibility.

The wide-ranging amenities of Amsterdam and Amstelveen are just a short distance away, while the motorway junction is also reached in a few minutes.

Diagonally opposite the building site are a range of sports facilities, including the ASV Blauw-Wit football club, a Velodrome for track cycling, an American Football club and the SBHC Xenios hockey club. There's also a branch of the Woest Zuid out-of-school care organisation.

The woodlands of the Amsterdamse Bos, the Nieuwe Meer (great for surfing) and the terrace of Kerkzicht village café in Sloten. Hop on your bike and within 10 to 15 minutes you'll be at the Olympic Stadium, Le Fournil French bakery or enjoying a drink on a café terrace in Cornelis Schuytstraat.



The village

The village of Sloten is two centuries older than Amsterdam, which was founded in 1275. The oldest mention of the village dates from 1063 with reference to 'a chapel in Sloten on the southwestern point of the Slootermeer.'

Around 1175 the village was moved to its current location on a small mound, a 'terp', on Sloterweg.

The village was annexed by Amsterdam in 1921.

A village pump, a square, a pub, two churches

A Dutch village just as you would imagine; old façades, two churches, a village square with a pump. Café Kerkzicht, which actually went by that name before the church was built, has a pleasant terrace for a cappuccino in the morning or a refreshing beer at the end of the day.

Unique features in and around the village include 'the smallest police station in the Netherlands' (in use until the end of 2015), the Sloten windmill and the 7 Deugden brewery.

Nesting site

Weilandje Vrije Geer is a beautiful green area covering 4 hectares, the last remnant of the peat meadow that used to extend between Amsterdam and Sloten. Here campion, cuckooflower and marsh orchid grow, and the area is a nesting place and habitat for storks, herons, bluethroats, reed warblers and lapwings.

Sloterweg

Sloterweg is a low-traffic road for local traffic only, running from B. Amsterdam (Riekerpolder) through the old village of Sloten to the Ringvaart towards Badhoevedorp. The attractive road with ditches either side is lined with mature trees. To the left and right are detached houses: farms, large gardener's homes dating back to the 1930s and modern villas.



The appeal of rural living



RURAL LIVING

- Good parking
- A garden
- Mowing the grass
- Space
- Peace of mind
- An extra room
- Breathe



THE CITY

Living in the most beautiful city in the country

Near the best restaurants

The cosiest pubs

The best museums

The prettiest canals

Fantastic galleries

The most luxurious shops



400 pages about Amsterdam

The 180 best places in Amsterdam compiled by Stephanie van Rappard in 'AMSTERDAM the gloobles guide'. The latest version was published in September 2023: 'Rediscover your own hometown'. www.gloobles.com





Accessibility

Amsterdams Buiten is just 400 metres from the A4 motorway junction.

From here, Schiphol is reached in 5 minutes by car and the Zuidas business district is a 10-minute drive away.

Travel times you won't find in many places in the city. And the city centre?

It's only 10 minutes on your scooter or 15 minutes by bike.

Public transport

It's around a 6-minute walk to the bus station, and around 9 minutes to a tram stop with connections to Amsterdam's public transport network. It means that Amsterdam Zuid station can be reached in 22 minutes.

Shops

For day-to-day shopping, an Albert Heijn supermarket and several speciality stores are around 350 metres away. Also close by are Hoofddorpplein, Gelderlandplein, Amsterdam's Museum District and Amstelveen town centre. In 'the city' in no time for a coffee on a café terrace.

Schools and day nursery

Schools and a day nursery are in the immediate vicinity. Many children living here go to school in Amsterdam-Zuid or Amstelveen.



In 'the city' in no time for a coffee on a café terrace





On a private avenue,
behind an
access gate

Living on an island

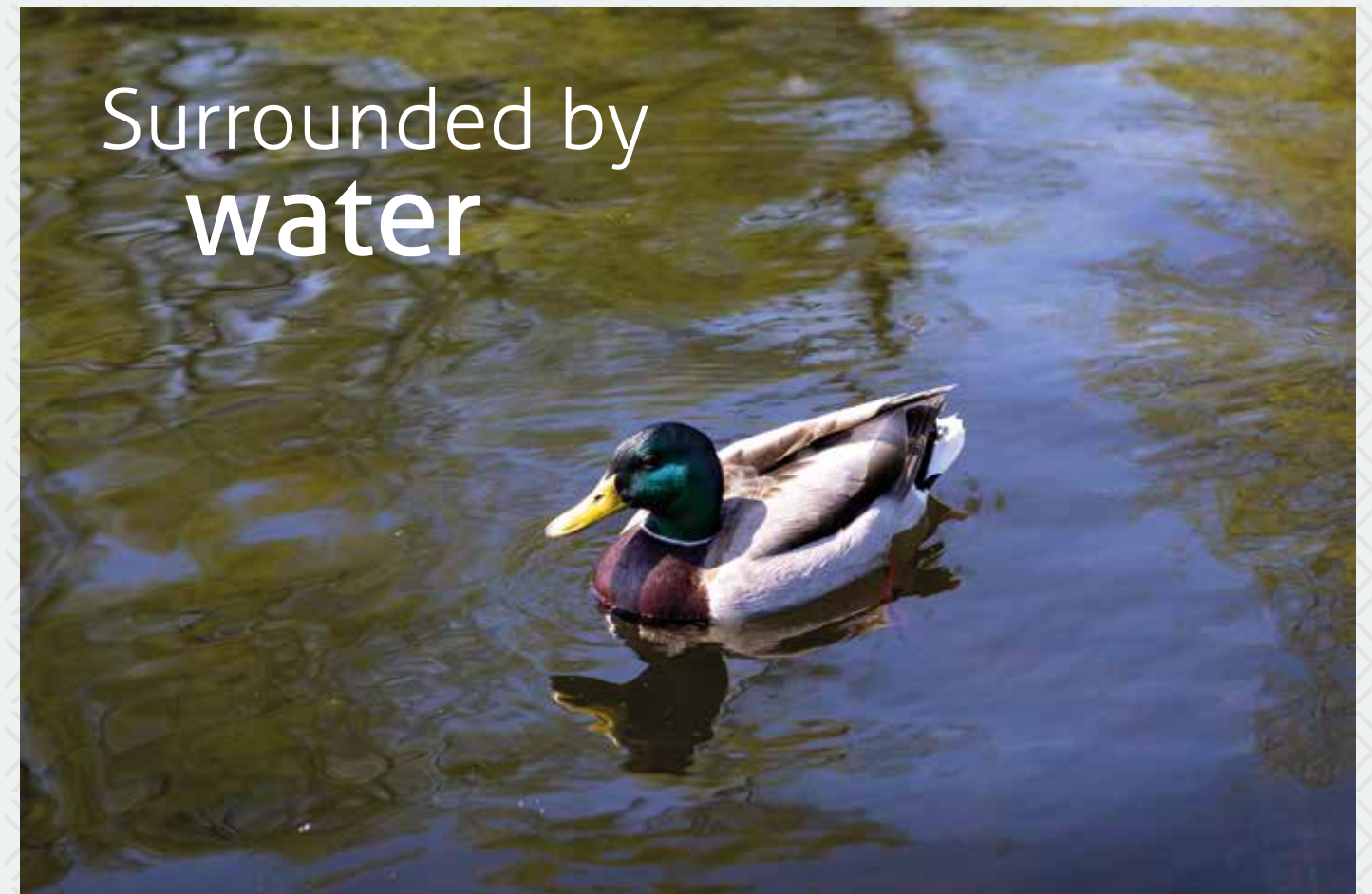
A domain, with a bridge and a gate. Once inside:
four modern villas designed by architect Lolke Wijtsma.
On an island, surrounded by water.

Amsterdams Buiten: a beautiful rural home.
The four houses will stand on plots of 645 to 682 m².
Built of robust brick and sturdy dark wood.

On-site parking.
The gate will have mailboxes and an intercom.
The public space will be landscaped to a high
standard and will be owned by the homeowners.



**STRIKING:
SAFE AND
COMFORTABLE
LIVING**





Situation

scale: 1:250

Surrounded by water

The villas of Amsterdams Buiten will stand on large plots. Each house has two parking spaces on its own plot. There will be extra parking for guests along the shared avenue. Each house will have a storage shed in the garden. The houses will be behind a shared gate.





A bird's-eye view

Garden on all sides

These detached houses have a garden on all sides. A pretty front garden with a hedge. A lawn. Perfect for some eye-catching box topiary. Space for a veranda, an outdoor kitchen and several patios. A little hockey pitch or trampoline for the kids. A place to live outdoors throughout the day and enjoy the sun.

Sloterweg



A little piece of Amsterdams Buiten: the garden

'A green garden, visibly in tune with the seasons and which you can use throughout the year brings extra happiness and invites you to enjoy'

Garden and landscape architect Martijn Tillema is right at home in those places where the built environment merges with 'the green landscape', as at Amsterdams Buiten.

His hand-drawn craftsmanship is clear to see in all kinds of large gardens with rolling lawns, beautifully planted borders and natural transitions from the garden to the water. Typical of his style are his strong contours and suspenseful sightlines, within which ample space is left for abundant planting to reflect the seasons. Sufficient space is also reserved for

delightful patios, linking paths and bespoke elements created from materials such as wood or weathered steel.

What 3 tips does Martijn have for the large waterside gardens?

1. 'Waterside living: the unique atmosphere, the restful character and the sense of space that water gives, form an ideal starting point for a garden design full of exciting spaces. Above all, the water must be experienced and visible, from both the garden and the house. The challenge is also in creating different spaces, each with its own distinctive quality.'

A waterside patio is only worth it if it has unique characteristics. Not only should it look nice, but it should also function as a space that gives something extra. And that goes for everywhere in the garden!



2. 'Water appeals hugely to almost everyone. It's certainly a big attraction for children. Cast a fishing rod from the lounge patio, or float on an airbed on a warm day. These can all be taken into account when designing the garden. But safety above all plays a role. Particularly with the little ones, the best and most attractive way must be sought to incorporate a fence, for example. One person sees it as something temporary, while another would like a permanent feature. All bespoke solutions which you discuss together in the design sessions.'



3. 'The open character of the water creates close contact with its surroundings. It makes the garden spacious and part of a larger whole. Using vertical planting in clever ways, you enhance the spatial effect and can also create privacy in those places where it's needed. It also important, of course, to bear in mind the specific characteristics of the soil. Along the water margins different plants will grow compared to those closer to the house.'

Read more at www.martijntillema.nl



Photography: Manuel Reichert



STAYING IN THE CITY WITH YOUR FAMILY

We didn't want to move out of the city, but needed something bigger. More bedrooms. More green space. A place to park your car. And somewhere to charge the car.

A trampoline for the children.
A canoe for the warm days.
A safe street to play in.

A sandpit in the garden.
A swing.

A shed for messing about in.
A playroom in the house.

Cycling to football and hockey.
Surfing this afternoon on the Nieuwe Meer.

A corner for a vegetable patch.
A beautiful border with an abundance of flowers.

And light. Lots of sun.
Detached living with windows on all sides.

Throw open the doors.
Coffee on the patio.

Barbecue while the children run around the garden.
Rural living. But still in Amsterdam.

Photography: Manuel Reichert

'Rural living,
but still in Amsterdam.'

Brick and glass: robust and transparent



Plot number 1

Villa 231 m²

- 4 to 5 bedrooms
- comfortable and energy efficient: A++++
- including luxury interior finish

Plot number 1 is immediately on the left next to the bridge. Particularly striking about this house are the unique brickwork details on the façade. This house will stand on a plot of approximately 682 m² and is surrounded by water to the front and the side. There is parking availability for two cars on the plot.

This house has a luxury interior finish – parquet floor, a smooth wall finish, 2 complete luxury bathrooms, wooden internal door frames with flush doors. Buyers can select their interior finish at the showroom of the contractor ThuisinBouwen.





Ground floor

Plot number 1 | Villa 231 m²



Ground floor

From the entrance hall, with space to hang coats, you enter an extremely spacious living room of approximately 83 m², with a living area to one side and a stylish kitchen diner to the other side. The living area has a pleasing layout with French doors opening into an extension. This is the ideal place for a playroom, study or separate dining room.

The kitchen diner has ample space for a large wall unit and island. Buyers can select the kitchen to suit their own taste. From the kitchen, which has enough space for a large dining table, double doors open on to the garden.

The basic design of this house is exceptional: wooden internal door frames with flush doors, smooth walls, a smooth ceiling, a beautiful parquet floor (with underfloor heating and active floor cooling). A staircase leads from the kitchen diner to the first floor.

In the garden there is a separate shed for bikes and garden tools.

Exceptionally spacious living room of approximately 83 m²

basic layout



An elegant living room





A stylish kitchen diner





Ground floor (options)

Plot number 1 | Villa 231 m²

A bespoke house

Options

Naturally, a villa of this class is bespoke. For example, a hall can be created between both living areas. Attractive pivot doors will then form a transition between the living room, hall and kitchen. The living room can be extended and a beautiful veranda laid out. The kitchen diner and living room can also be switched if desired. These options are also possible with plot number 4.



- veranda (large)
- extra double doors to garden
- switch the kitchen with the living room
- larger hall with pivot doors



First floor

Plot number 1 | Villa 231 m²

A spacious landing leads to two large bedrooms, a complete luxury bathroom and a large laundry room.

The bathroom is fitted with a Villeroy & Boch basin unit, a bath and a walk-in rain shower with Easydrain. The bathroom is generously tiled. There is also a separate toilet on this floor.

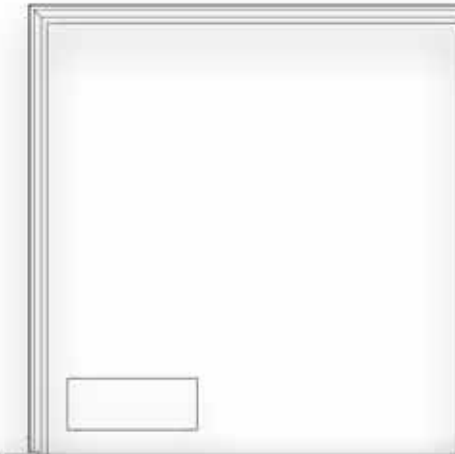
The master bedroom is approximately 32 m² in size and has space for a walk-in closet. The second bedroom is approximately 14 m². To the front is a separate laundry room of over 11 m² with connections for your washing machine and dryer, as well as space for a drying rack and your ironing board. What luxury!

Options

One option is to create a walk-in closet with en-suite bathroom in the master bedroom. The separate laundry room can also be turned into a fifth bedroom. Various extra skylights can be fitted on the second floor. For more options, see pages 78-81.



The laundry room can also be turned into a fifth bedroom



basic layout





Second floor

Plot number 1 | Villa 231 m²



A closed riser staircase leads to the second floor with two generously sized bedrooms (approximately 14 m² and 21 m²), a second bathroom with toilet and a plant room for the energy-efficiency installations such as the air source heat pump, boiler and connections to the PV panels.

A striking feature is the French balcony in the front bedroom. This floor is also fully finished and ready to move into. The sloping sides and walls will be given a smooth finish, and the parquet floor will have underfloor heating and active floor cooling.

On the second floor:
a second bathroom,
parquet floor and
smooth walls



basic layout



A sturdy 'wooden' house




Plot number 2
Villa 245 m²

- large windows
- brick-built house with wood cladding
- many architectural options

A wonderful house to live in, with plenty of indoor space: that is the 'wooden' villa to the rear of the domain. 'Wooden' is between quotation marks for a reason. The house is built of brick but with dark wood cladding, a nod to the large wooden barns that stood in the farmyards behind the farmhouses along Sloterweg. This new version, architect-designed, gives a beautiful impression of wood in various widths and colours. A sturdy house!

This villa will stand on a plot of 645 m² and has its own space for two cars. As with all the houses in the Amsterdams Buiten project, the basic design of the interior is already finished to an exceptional standard, including smooth wall finishes and parquet on all floors, and two luxury bathrooms.

As with all the houses in this plan, the house comes with a sustainable and energy-efficient system (A+++ energy label) connected to underfloor heating and active floor cooling. Exceptional comfort.





Ground floor

Plot number 2 | Villa 249 m²

The house has a great flow. The large ground floor is a series of living spaces: a generously sized sitting room with a splendid corner window, a large kitchen diner and a separate dining room. The total floor area of approximately 95 m² has interesting angles and good sight lines.

The basic interior finish is of high quality: flush doors in wooden frames, parquet floors and smooth walls on all floors.

The heart of the home, the kitchen, can be designed entirely according to the buyer's taste and wishes.

The space directly next to the kitchen can be used as a separate dining room, or perhaps as an office or playroom.

In the garden: a separate shed for garden tools, bikes and storage.



A great flow





Ground floor (options)

Plot number 2 | Villa 245 m²

Options

The houses come with many architectural options. One of the most attractive is the veranda, in a small and large variant. The small variant shown here is a lovely place to sit in the sun, early in the season and under cover.

Also shown here are two sets of elegant pivot doors between the sitting room and the kitchen diner. The regular windows facing the garden have also been replaced by sliding patio doors.

As with all villas there are many options, not only on the ground floor but on the upper floors too. The contractor ThuisinBouwen will be pleased to tell you more.

Plenty of options:
a spacious hall,
sliding patio doors
or a veranda ...



- veranda (small)
- sliding patio doors instead of regular windows
- larger hall with pivot doors





First floor

Plot number 2 | Villa 245 m²



Plenty of space for your family: 4 or 5 bedrooms and a bathroom on each floor



This villa can be designed with 5 bedrooms and 3 bathrooms. The basic layout assumes 4 bedrooms, 2 of which are found on the first floor: a very spacious master bedroom of 39 m² and a standard bedroom of 14 m².

The master bedroom has ample space for a large walk-in closet. An extra bathroom can also be created.

The centrally positioned bathroom has a bath, basin unit and walk-in rain shower with Easydrain. The tiles on the floor and walls are 60x60 cm in size.

There is also a separate laundry room on this floor, with connections for the washing machine and tumble dryer. This space could also be turned into a bedroom and the laundry appliances moved to a space on the second floor.

- Go to page 68 to view all the possible options for the first floor.

basic layout





Second floor

Plot number 2 | Villa 245 m²

On the second floor there are two large bedrooms and a bathroom under the beautifully finished roof. There's also a plant room here with installations for the air source heat pump and the inverter for the PV panels.

The bathroom comes with a rain shower, toilet and basin unit.

- Go to page 70 to view all the possible options for the second floor.



A bathroom to suit your taste...



basic layout







Architecture

Lolke Wijtsma (44) of VMEZ is responsible for the design of Amsterdams Buiten - 'it's a unique spot, in a village and in Amsterdam. For that reason: Amsterdams Buiten.'

Large houses

'In keeping with Sloterweg I have designed large houses. Those on the roadside are built of brick, just like the imposing gardeners' homes from the 1930s further up the road. The houses to the rear of the domain, with water on two sides, are clad in dark

wood, like the barns of bygone days. That way the typology of this rural area is kept intact'.

An impressively large kitchen diner

'Inside the houses we have created a layout in keeping with today's lifestyle: to start with, an impressively large kitchen. It will have a large kitchen island, a generous wall unit with a wine cooler cabinet and a separate coffee corner. There is also space for a home office, a separate dining room or a playroom. And then there's a spacious living room too! On the first floor you have the option of a separate laundry room and a walk-in closet. Four or five bedrooms, two bathrooms. Everything you need to create a real family home.'

Beautiful finish

'We have included a beautiful finish as part of the purchase price: smooth plastered walls and ceilings, parquet floors, flush doors in wooden frames, elegant staircases, two good bathrooms with generously tiled surfaces, a walk-in shower and a basin unit. You can have the kitchen designed to your own taste, so it's for you to decide what exactly your wishes are and what atmosphere you want to create in your home.'

'The houses have many large windows, bringing the outside indoors'

'The houses have numerous large windows, bringing the outside indoors. Throw open the patio doors and enjoy the green surroundings and the water. Daylight is key. The sun makes your house even more beautiful.'

Luxurious and safe

'Luxurious and safe: the house in its 'own domain', behind the bridge, behind the gate. The bridge can't actually be raised, like a castle, but it comes close. You let visitors in with your intercom.'

A bespoke house

'Do you want to make changes to your house? I'll be happy to come and sketch out some ideas with you.'



Plot number 3

Villa 245 m²



- **A++++ energy label:**
- **extremely energy-efficient new build**
- **brick-built house with wood cladding**
- **attractive waterside garden**

This fine 'wooden house' is to the rear of the domain, with water on two sides. It stands on a plot of 655 m². The house has two parking spaces on its own plot.

The new-build house is extremely energy efficient, not least thanks to the PV panels on the roof. The interior finish is sublime: parquet floors with underfloor heating and active floor cooling on all floors, smooth wall and ceiling finishes, flush wooden doors in wooden frames, luxury bathrooms.

Sleek architecture
along a green avenue



Ground floor

Plot number 3 | Villa 245 m²

The ground floor is a single, large living space that can be divided naturally into smaller spaces:
 A dining room, a kitchen diner and a living room. Large walls – perfect for artwork – are attractively interspersed with large windows.
 Full-height windows give charming views across the garden and the water.



Charming views
 across the garden
 and the water.



basic layout

A kitchen diner – the way
you like – **connected to
the patio and garden**





Plot number 4 ▲

Plot number 3 ▲



Ground floor (options)

Plot number 3 | Villa 245 m²

Options

This optional layout shows what options there are for this villa: for example, the kitchen can be switched with the living room. An extra extension to the living room will create a living space, including the kitchen diner, of around 106 m². Several garden doors and a veranda give this house an extra luxurious feel. And the pivot doors create an impressive hall.



A luxurious feel

Optional layout

- veranda (large)
- extra double doors to the garden
- switch the kitchen diner with the living room
- larger hall with pivot doors





First floor (options)

Plot number 3 | Villa 245 m²

Options

In this villa we show you the options for the first floor. The basic layout of the first floor is shown for villa 2 on page 50.

Among the options, the master bedroom can be designed with an en-suite bathroom (walk-in shower, toilet and basin unit) and a walk-in-closet.

The laundry room on the first floor can be turned into a bedroom. Instead of 2 bedrooms and 1 bathroom on this floor, there will then be 3 bedrooms and 2 bathrooms.



- turn laundry room into a fifth bedroom
- master bedroom with walk-in closet and en-suite bathroom

optional layout





Second floor (options)

Plot number 3 | Villa 245 m²

Options

In this villa we show you the options for the second floor. The basic layout of the second floor is shown for villa 2 on page 52.

As with all the other floors in this house, the second floor has a beautiful parquet floor with underfloor heating and a smooth wall finish.

This floor is envisaged with two bedrooms and a bathroom. By reducing the size of the bathroom slightly, a separate laundry room can be created to replace the laundry room on the first floor.



Space for bedrooms or a home gym



Optional layout

- reduce size of bathroom
- storage space for laundry appliances



Plot number 4 ▲

Plot number 3 ▲



Plot number 4

Villa 231 m²

- living room to the front
- lovely location on Slotterweg
- optional: 5 bedrooms and 3 bathrooms

This villa is at a prime spot on Slotterweg, a new building nestling amongst mature deciduous trees and attractive old houses. Architect Lolke Wijtsma has created a modern interpretation of the classic gardener's villa: red brick, a dark roof and no frills. The sleek lines are seen to full effect in this house. PV panels and the gutters, for example, are cleverly incorporated in the design.

The villa is 231 m² and comes with various options to extend. The plot, with water on two sides, is 653 m² and has its own parking space. As with the other villas the house is accessed over the bridge, with a gate, from Slotterweg. Its own little island in Amsterdam.



Modern interpretation
of the classic gardener's villa



Ground floor

Plot number 4 | Villa 231 m²

Ground floor

The standard of finishing in all the houses of Amsterdams Buiten is exceptionally high, so also in this villa, plot number 4. Underfloor heating and active floor cooling throughout the house are standard. The house is delivered with smooth walls and ceilings, parquet on all floors and two (optionally 3) luxury bathrooms.

The kitchen, the heart of the home, can be designed to suit your own wishes: an island, breakfast bar, coffee corner, wine cooler cabinets... Let your imagination run wild with your own architect and designer. We provide all the connections you will need for your very own luxury kitchen diner.

The spaces on the ground floor flow smoothly into each other. The floor plan of villa 4 is mostly a mirror image of villa 1. The living room with the large corner window faces Sloteweg. To the rear is an L-shaped kitchen diner with extra space for a separate dining room, or a study or playroom. The house has plenty of windows facing the garden and the water.

Especially striking are the beautiful sight lines in the house. Everything is spacious and light.

Options

A range of architectural options for this villa are possible on the ground floor. For example, as with plot number 1 the kitchen can be moved to the front of the house. There's also the option for a kitchen extension, double garden doors or sliding patio doors and a pleasant veranda.



‘Exceptionally high standard of finishing’

basic layout





First floor (option)

Plot number 4 | Villa 231 m²

Options

The master bedroom on the first floor to the front of the house is shown here with the optional en-suite bathroom and walk-in closet.

The basic layout of this floor is with two bedrooms, a large laundry room and a bathroom. Shown here is the option to create three bedrooms and two bathrooms. The laundry room is then moved to a smaller space on the second floor.

The bathroom has a bath, basin unit and a walk-in shower with Easydrain. It is tiled with 60x60cm tiles. The sanitary ware is by Villeroy & Boch, with hansgrohe taps. A separate toilet is found on this floor.

The basic layout of this first floor is shown with villa plot 1 on page 40. Please note: this layout is a mirror image of villa plot number 4.

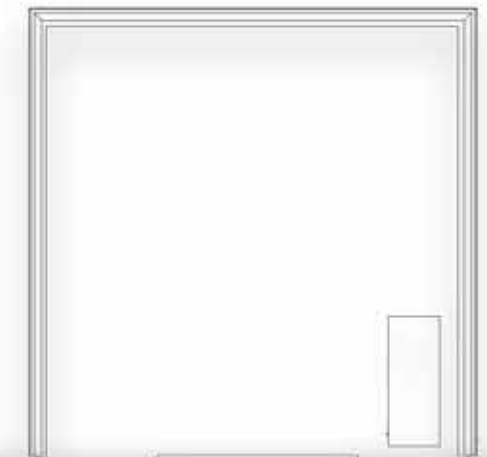


Three bedrooms and two bathrooms an option



Optional layout

- Master bedroom with en-suite bathroom and walk-in closet





Second floor (option)

Plot number 4 | Villa 231 m²

Options

The second floor shown in this impression has optional storage space with connections for the washing machine and tumble dryer. Normally the bathroom on this floor is larger and the laundry appliances are in the laundry room on the first floor. Extra skylights on this floor are also optional.

The top floor, under the roof, is finished with a parquet floor with underfloor heating and active floor cooling. The walls, ceilings and sloping surfaces have a smooth finish. There are two large bedrooms on this floor, together with a bathroom with 60x60cm tiles on the floor and walls, a rain shower, basin unit and a toilet. There is also storage space for the air source heat pump equipment and an inverter for the PV panels on the roof.



Extra skylights
give extra light

Optional layout

- smaller bathroom
- laundry space
- extra skylights





We are
ThuisinBouwen

The Best Builder in the Netherlands for 5 years

ThuisinBouwen will build the four villas at Amsterdams Buiten. We are a building firm with a focus on exceptionally high-end projects, choosing the niche of 'full-service solutions'. We have been voted the Best Builder in the Netherlands for five years in a row.

At ThuisinBouwen we go the extra mile in advising our clients. We take the time, give detailed information and aim to inspire you. We do all this with pleasure and knowledge, making your purchase of a new-build house an even more enjoyable experience.

We warmly invite you to visit our 1,300-m² inspiration centre. Here you'll find a wealth of ideas and inspiration for making the choices that will make you feel at home, from day one. As well as our experts, you can count on good advice from our specialist project partners. As experts in their field, they will advise you on kitchens, domotics, alarm systems, interiors and furnishings, as well as the landscaping of your garden.

**OUR AIM:
FEEL AT HOME
FROM DAY ONE!**

ThuisinBouwen

Buyer advice

Once you have bought your house, now is the moment to make choices. To keep things simple and straightforward, your personal buyer consultant is your point of contact. He coordinates your wishes and is on hand to answer all your questions. And that's reassuring, because you will be in contact with a number of project suppliers when making choices on the layout and finishes.

René van Heldrop is the buyer consultant for Amsterdams Buiten. He is here to assist you in creating your villa.

Sanitary ware and tiles

Your new house will have a brand-new bathroom precisely according to your wishes and preferences. How great! All the villas in Amsterdams Buiten have excellent sanitary ware as part of the basic design, but it's quite likely that you'll have additional wishes. The specialist consultants at ThuisinBouwen can translate your wishes into sound advice and are pleased to inspire you by showing you all kinds of options. We do this in our own showroom!

THUISINBOUWEN 



René van Heldrop
Consultant at ThuisinBouwen



Martijn Verbeek
Sanitary ware and tiles consultant at ThuisinBouwen



'We go through everything together: the construction, technology, down to the smallest detail ... **That's the way to create a bespoke villa.'**



We're here
to help create
your villa

Interior finish

We have chosen an exceptionally high-end finish for the Amsterdams Buiten project. After all, this is what villas of this standing deserve. The basic design is simply very good. Naturally you have the option of making changes and additions to suit you. During the build and afterwards.

Exceptionally high-end interior finish

All the villas have a basic finish as follows:

Floors

- oak parquet floor, buyer's choice of finish, laid in strips with skirting board (in all living spaces except the plant room)
- floor finish in the wet areas: 60x60cm tiles – buyer's choice of finish

Walls and ceilings

- smooth wall finish on all floors: smooth renovlies wallpaper with RAL 9010 emulsion
- wall finish in the wet areas: 60x60cm tiles up to the ceiling – buyer's choice of finish
- smooth plastered ceiling on the ground floor, fine-grained ceiling finish on the first and second floors, smooth plaster on the sloping surfaces on the second floor

Sanitary ware and taps

Luxury bathrooms and toilets fitted with:

- Villeroy & Boch sanitary ware
- hansgrohe taps
- walk-in shower with rain shower fittings and Easydrain
- Villeroy & Boch basin unit with two drawers, mirror and lighting
- bath in the first-floor bathroom
- heated towel rail

Kitchen

- installation work in keeping with a luxury kitchen and included in the purchase price (see Technical Description)
- the kitchen itself will be designed and installed according to the buyer's taste and preferences

Interior paintwork

- wooden external frames, windows and doors: RAL 7021 (black-grey)
- internal doors, internal frames, staircases: RAL 9010 (warm white)

Doors and frames

The internal door frames are in wood, without fanlight, in the colour RAL 9010. Internal doors are flat flush doors, finished with a top coat of RAL 9010. The internal door from the hall is an industrial glazed door, type WK 6308 or similar, in anthracite/black. The door handles and rosettes are aluminium, type Amsterdam.

Staircases

Closed riser deal staircases, painted. ThuisinBouwen assumes that there will be a covering on the stairs.

The interior finishes can be selected in the ThuisinBouwen showroom. Want to make totally different choices? No problem at all! We're happy to advise.

Technical highlights of Amsterdams Buiten

These pages guide you through the technical highlights of the project. For more specific technical information, please refer to the technical description and other sales documentation provided by ThuisinBouwen. These can be downloaded via the project website: www.amsterdamsbuiten.nl

Architectural

Building in sand-lime brick

All the villas are built of sand-lime brick and the gables are of a timber-frame construction: a robust house. The external finish of villas 1 and 4 is in Waal size, wild bond, hand-formed brick (Nelisse Ferro – dark grey) with wood cladding in vertical planks, usable width approximately 145 mm in RAL 7021 and RAL 7030.

Exterior paintwork

RAL 7021 (black-grey)

Outside storage

Outdoor storage shed of 4.5 m² with electricity and built from wooden planks, vertical modified deal wood. Location shown on ground plan.



Extension

The extension not requiring planning permission (approximately 13 m²) is part of the delivered house and is therefore also shown on the sales drawing. As an option, this extension may be made even larger.



Sheet-pile wall

Will be replaced where necessary and pass to the ownership of the buyer.

Garden

Garden landscaping is the responsibility of the buyer.

Systems - A++++

- Air source heat pump
- Underfloor heating with active floor cooling
- A++++ energy label

The Amsterdams Buiten villas have an air source heat pump connected to the underfloor heating with active floor cooling.

The outside unit will be placed against the extension.

The roof will be fitted with PV panels to generate power. These panels are attractively incorporated in the roof surface.



The villas will have an A++++ energy label (four pluses) and so are extremely energy efficient!

Options

This sales documentation already shows several options. The ThuisinBouwen showroom can help you further. It is possible to change the layout of the house in all kinds of ways. Below is a summary of the possibilities and options mentioned by the contractor:

Structural work

- various extensions
- moving the laundry room to create an extra bedroom
- (shell) en-suite bathroom and walk-in closet
- moving the kitchen layout
- double pivot doors and alterations to hall
- dormer window in 1 section, 2 sections or 3 sections
- wooden veranda of 3x4 or 4x4 metres, 3x6 or 4x6 metres

- double garden doors
- sliding patio doors
- Velux windows

Finish

- upgrade internal doors
- pivot doors
- upgrade the staircases and banisters
- different windowsills, such as MDF, wood or natural stone
- ceramic tiled living room floor instead of parquet

Inbuilt features

- alterations to interior layout
- water softener
- frost-free outside tap
- cleaner's sink
- stoves and hearths
- extra electrical work, such as extra sockets, data cables, extra switches and empty conduits
- lighting
- security facilities
- facilities for audio-visual equipment, such as speakers and televisions

The above structural work, finish and inbuilt features are described in more detail in the ThuisinBouwen documentation. For anything not mentioned here, such as garden landscaping or charging points, ThuisinBouwen will be pleased to advise you.



Amsterdams Buiten Team

Heeren Makelaars is the point of contact for the sale of the villas at Amsterdams Buiten

Much of the sales documentation can be downloaded via: www.amsterdamsbuiten.nl

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Invite

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Amsterdams Buiten

SLOTERWEG | AMSTERDAM
4 detached villas



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