



the **hive**

YOUR BUZZING HOME IN AMSTERDAM 



There's a new gem in the Dutch capital. In the up-and-coming neighbourhood Amsterdam Nieuw-West, an ambitious, sustainable project is coming to life: The Hive.

For ION, The Hive marks its first development in the Netherlands, and for Green Real Estate its first collaboration with ION. For both, it exemplifies a shared, sustainable vision. As a team, we managed to convince the city of the added value of an ecological metamorphosis for the site of the former Calvijn College. The restoration of the existing, modernist monument combined with new construction meets the demand for future-oriented housing in Amsterdam. Moreover, The Hive provides its surroundings with healthy air and biodiversity thanks to the planting of a green climate forest.

Are you starting a new chapter in a stylish city apartment surrounded by fauna and flora? Don't wait any longer to discover your buzzing home in Amsterdam.

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More than living

**Come home to a vibrant city oasis and
experience Amsterdam like never before.**

Future-proof living in the bustling Podium Lely neighbourhood

Do you want to be sparked by buzzing city life while getting a taste of greenery and tranquillity? The Hive goes for nothing less than a unique living experience. As the latest development within the Podium Lely neighbourhood, the most progressive project in Amsterdam New West is about to arise. A restored monument and a brand-new residential building enclose a climate forest where meeting each other, relaxing and ecology take centre stage.



BUZZ TOWARDS A SWEETER LIFE IN THE HIVE

- 135 bright owner-occupied apartments featuring 1 to 3 bedrooms and maisonnettes on the top floor
- Energy-positive (A++++) and sustainable living
- A climate forest as a green oasis in the city
- Located between the city center and the Sloterpas, close to the Rembrandtpark and the Vondelpark
- Non-stop experience thanks to various local and urban amenities



Hub for creative cross-pollination

The Hive features a diverse range of flats for city persons of all ages. In addition, numerous urban amenities provide life on and around the site around the clock. The ground floor of the new construction houses a healthcare centre. In turn, the former Calvin College, labelled as a municipal monument, provides space for creative people, a community room and a work studio.





Bloom in a green home environment

The creation of a green oasis in the city is one of The Hive's key assets. With a vegetable garden on the roof of the municipal monument, plantings on the terraces and a lush climate forest stretching across the site, you feel the presence of nature all around you. Enjoy an engaging and thriving living environment to the fullest thanks to several chill & chat nooks.



*Catching up in a coffee bar right next to your doorstep.
Shopping and enjoying a drink at a cafe terrace in town.
Finding peace in the climate forest that forms your backyard.
Enjoy a fulfilling life in The Hive.*



Ahhh, Amsterdam

The best parks to unwind, the most fascinating museums, the ever-idyllic canals... Can't get enough of Amsterdam? The Dutch capital ranks among the world's most beautiful. At cycling distance from the historic centre, you can hear the lure of Mokum from your terrace at The Hive.

*Every day the thrill of a city trip,
while coming home to peace and quiet*





Welcome to the up-and-coming Amsterdam Nieuw-West

Welcome home in The Hive in the Podium Lely neighbourhood, the trendiest area in Amsterdam Nieuw-West. In recent years, a handful of new construction projects defined the changing landscape and youthful dynamics of this district. Situated between Schiphol Airport and the centre of Amsterdam, right next to the ring road and Lelylaan station where bus, train, tram and metro converge, The Hive offers a home where you enjoy excellent accessibility and connectivity.

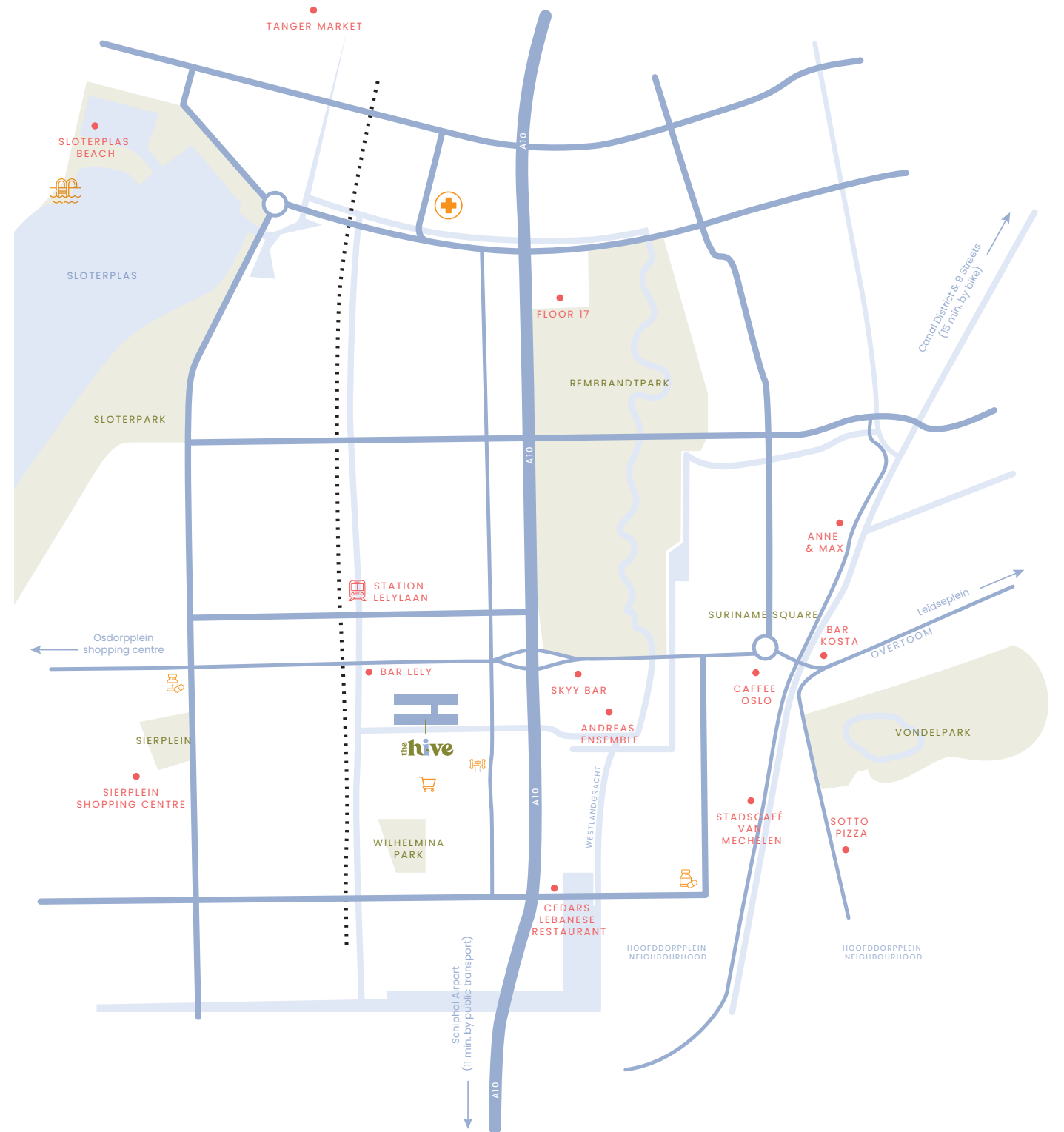


Get around by bike

Amsterdam Nieuw-West is located just outside the city centre, where you don't experience the hustle and bustle of the city but keep its benefits at your fingertips. After all, in a bicycle-friendly city like Amsterdam, you pedal easily and in only twenty minutes towards the Canal District. For your daily shopping, you don't even have to leave the neighbourhood: Podium Lely is bursting with urban amenities and features plenty of local merchants and boutique shops.

Safe and smooth on the road

Planning a trip? Thanks to its practical location between Lelylaan Station and the A10 motorway, you easily make your way to your destination by car. The Hive has ample underground parking and bicycle storage to make your trip as efficient as possible.



Shop your heart out

Shopping in Amsterdam Nieuw-West opens up a world of culinary surprises and top-notch addresses for fashion and interior design. Foodies can indulge in the Foodhallen of Amsterdam West, where products from as many as 100 different countries are served. In the Osdorpplein shopping centre, you'll find more than 150 specialist shops and national chains. The 9 Streets are only a 15-minute bike ride from The Hive. Score the cutest vintage and design items in this cosy shopping area.

Culture, your way

Art and culture fans will be spoilt at The Hive. Swap the incubator for another creative environment such as one of the city's many museums. Check out the latest exhibition at the Rijksmuseum or sharpen your senses at Nxt Museum. More in the mood for a movie at the cinema? It's all up to you.

Hidden gem for green lovers

Want to take a break in nature away from home? There's no lack of green spots nearby. Grab your bike and cycle to one of the parks around the corner of The Hive such as the Rembrandtpark, Vondelpark or Sloterpark. The nature reserve around the Sloterpas is worth a visit for those in search of a moment of total tranquility.



Strolling along the 9 Streets, appreciating art at the Rijksmuseum or having a drink around the corner. The Hive is the perfect place to set off your city adventures.





What is your way of living?

Living where experience prevails

To meet the demand of every type of city dweller, The Hive provides a wide variety of residential units. Choose the apartment that suits you best from a mix of flats with one, two or three bedrooms or opt for a spacious maisonnette. Whatever type of dwelling you choose, living in The Hive is a package deal: the overall experience of the location is included.





THE HIVE: MORE THAN LIVING

- 135 bright owner-occupied apartments
- Health care centre
- Incubator
- Community room
- Work studio
- Climate forest





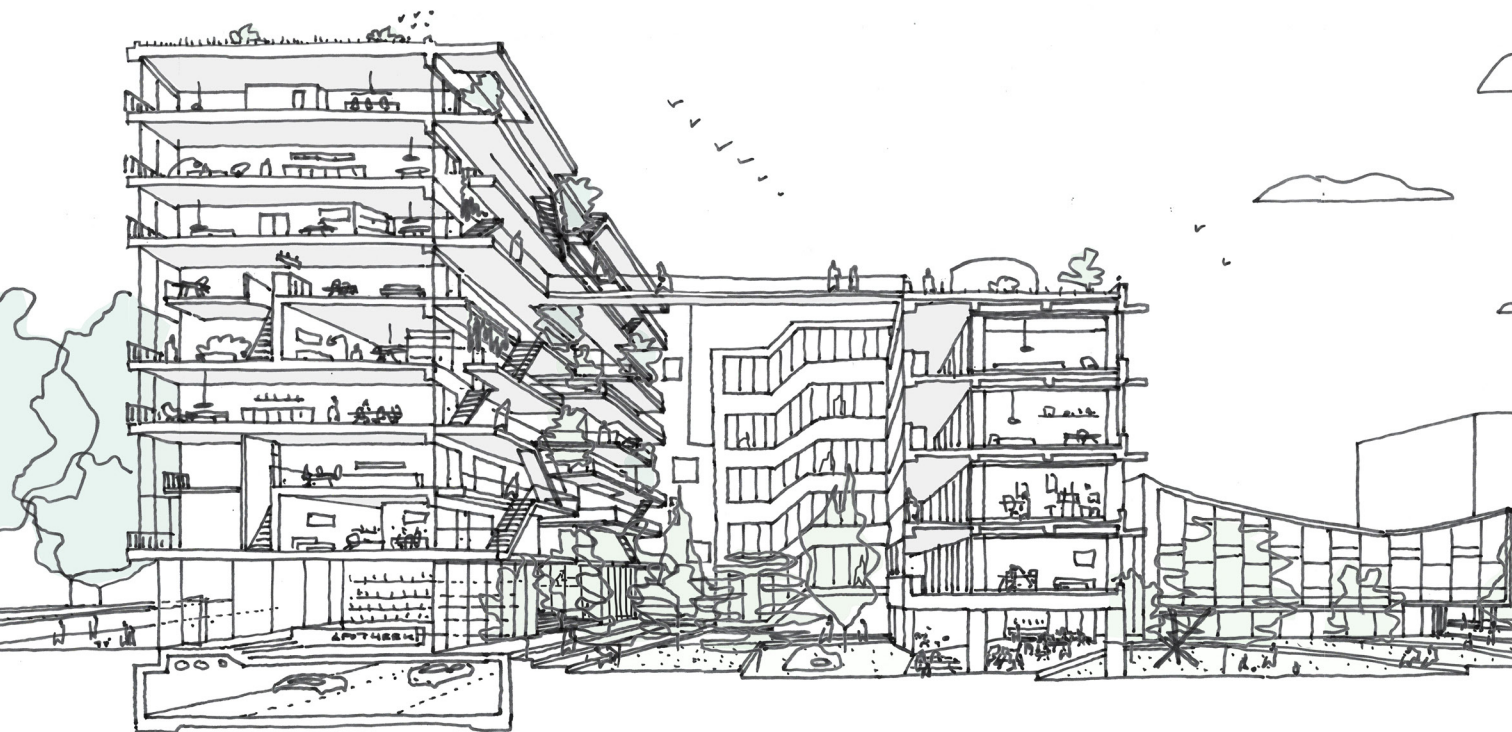
Comfort for your convenience in Lily, space for creativity in Tulip

The residential offer of The Hive is divided between two buildings, each with its own characteristics. In the new construction Lily, you will find a variety of bright owner-occupied apartments that have been thoughtfully arranged. The outdoor spaces of all these flats overlook the central climatic forest. In addition, Lily comprises 20 medium-priced rental flats.

The former Calvin College will be transformed into Tulip, which will feature another 28 medium-priced rental flats located on top of the incubator. The rental flats will be sold to an institutional party and will be offered on the rental market after completion of the project.



Lily attracts attention in the streetscape with its distinct urban architecture, featuring a playful entrance gate offering a view of the green climate forest and the neighbouring Tulip building. Conquer your spot in this green gem with flats ranging from 50 m² to 100 m². On the top floor are eight two-bedroom maisonnettes, each with a remarkable layout, perfect for those in search of something special.



Atypical architecture



Straightforward vision of urban architecture

OZ, a renowned architecture firm with roots in Amsterdam, took a creative approach to the design of The Hive. Their fresh concept makes a clear distinction between a sleek, new building and the restoration of the former Calvijn College, with the central green landscape acting as a connecting factor between the two entities.

Inspired by Le Corbusier

Since the departure of Calvin College, the modernist building bears the title of municipal monument. The original design by Dutch architect Ben Ingwersen shows strong influences of Le Corbusier. During the restoration, OZ further emphasised the modernist style, including an active function for the roof as an urban farming area. In addition, the main wing literally gets legs: the bottom floor is completely cleared to provide space for a green carpet.



*In respect of the monument's modernist architecture,
the style is further elaborated and enhanced.*

Elegance in simplicity

For the architecture of the new Lily building, OZ took the 'less is more' approach within an urban context. The ecological character of The Hive inspired a green exterior with ground-floor galleries as an airy base. The vertical line structure is broken by a striking entrance gate that is the eye-catcher of the building. An interplay of outward-facing terraces creates a sculptural form, giving passers-by a view into the green heart of the project.



*"Taking into account the south orientation,
each flat was assigned an active and a passive side."
– John Bosch, OZ architect*



A FLASHBACK TO ITS ORIGINS

A tetris cube, a honeycomb... The shape of The Hive's entrance gate captures everyone's imagination. But only true locals know what this particular architectural accent refers to.





© Stadsarchief Amsterdam – Arsath Ro'is, J.M.

For years, a high-profile sculpture adorned the façade of the Calvin College. The artwork, created in 1968 by artist Joop van den Broek, was the school's signboard. The irregular shape in the new building not only subtly refers to the sculpture, but also provides a view of the exact spot where the sculpture hung, on the stairwell of the monument building.



Ecology matters

The climate forest: a green oasis unique in Amsterdam

Maximum nature inclusiveness takes centre stage in The Hive. A climate forest is about to arise between the Lily and Tulip buildings, which will grow along with its residents and create a wealth of relaxation spots. The realisation of such a tiny forest within a new construction project is unique in Amsterdam.



Boost for biodiversity

What makes a climate forest so different from an ordinary garden? It aims to create a fordable landscape, where you can stroll between shady spots with lush plantings and various resting points where the sun shines through the trees. Various native tree species such as birch, field maple and black alder are planted in the open air and will each add volume and oxygen to the forest at their own pace. Soon, ferns, wood anemones and lily of the valley will brighten up the entire site. The thoughtful integration of nesting sites further encourages biodiversity and brings the climate forest to life.



No other project in the neighbourhood rivals the green living environment that The Hive is creating with its climate forest



Unwind in your urban jungle

For a true urban jungle feeling, make your way through the climate forest via wooden walkways. Benches, swings and other chill & chat corners allow you to fully absorb the presence of nature. Invite neighbours, friends or family to get a breath of fresh air in the comfort of your own home environment.

- Supply of fresh air and cooling
- Collection of rainwater during peak showers
- Great contribution to biodiversity
- Source of peace and relaxation

"The best part is that you will see the forest evolve and flourish with your own eyes."

– Rixt Meeuwissen, Flux landscape architecture





Energy-efficient living

The climate forest, façade greenery and terraces form a lush landscape on and around The Hive. 'Green' is the key word here, in all its facets. Every aspect of energy supply has been carefully considered in order to create an ecological concept.

The project is connected to the Amsterdam heat network and uses an innovative cold-heat storage system. This way, the apartments achieve an energy label of at least A+++ or even A++++, which makes them very energy-efficient. The large proportion of solar panels ensures that more energy is generated than is needed for the building installations. Rainwater is collected via the roof and then buffered in wadis in the climate forest, that is about to become the perfect place to unwind.





About ION

- Founded in 2011 by Davy Demuynck, Kristof Vanfleteren and Paul Thiers
- 147 projects spread across Belgium, the Netherlands and Luxembourg
- 332,500 m² developed since inception
- € 2,967 million market value of ongoing projects
- Offices in Waregem (HQ), Brussels and Antwerp

TO DEVELOP DIFFERENT, YOU NEED TO THINK DIFFERENT

As a leading property developer and real estate investor, we at ION never stand still. We push boundaries for a high-quality living environment, for living and working in the most innovative way. Always with high-quality architecture, supported by an ambitious concept that exceeds all expectations for a sustainable future. This clear vision of being 'best in class' in terms of sustainability and focusing on 'dark green' projects was recently reinforced with the creation of a new development fund, in cooperation with Omnes Capital. Our multidisciplinary team has the necessary commercial, technical, financial, and legal expertise to get the most out of every project, for every stakeholder.

From iconic residential developments and pioneering office buildings to custom construction projects and large-scale urban renewal projects offering an innovative mix of living and working solutions, since its inception, ION has been developing prestigious real estate projects that attest to our cohesive vision of sustainability, innovation, and architecture.



FLTR: Davy Demuynck, CEO & co-founder ION - Paul Thiers, Chairman & co-founder ION - Kristof Vanfleteren, CEO & co-founder ION

DEVELOP DIFFERENT

DEVELOP NATURE

We develop sustainable projects in a climate-friendly way, drawing on innovative, ecological systems to provide maximum living and working comfort.

DEVELOP CHANGE

We challenge ourselves every day to do even better. We set the bar high for ourselves and others with bold architecture and ground-breaking techniques because of our drive to be different.

DEVELOP DESIGN

ION is synonymous with class and ambition: we build iconic, progressive projects and excel in simplicity and austerity. Beauty is at the heart of everything we do.

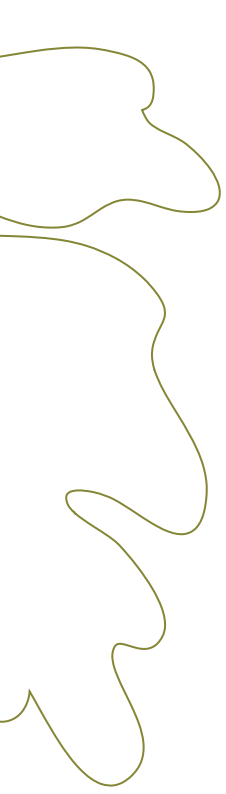
About GREEN

At Green, we work daily to realise vibrant areas, where people are happy, energetic and feel part of society. With 30 development projects, 100 existing properties and more than 400 leases in different segments of the real estate market, our work is challenging and diverse. Our team focuses on continuous improvement and innovation, on achieving results, financially and socially. We have an eye for the well-being of our people and those we affect with our projects. This is how we work together every day, with over 30 colleagues, to realise our ambitions

www.green.nl



Hans Copier, Director en Richard Braun, CFO Green Real Estate



**Will you be living
here soon?**

thehive.amsterdam

