



# KROMME ZANDWEG 82C

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Molen, De Zandweg







Rotterdam Ahoy



Zuiderpark



Theatre Zuidplein

# LOCATION

Charlois is a neighbourhood in Rotterdam South that is a major metropolitan area. Old Charlois has a characteristic village centre, which is still the pivotal point of life in the neighbourhood. The historic buildings on Kerksingel, Kaatsbaan and Zuidhoek add character to the centre. The selected plot is very centrally located, conveniently near Ahoy, a convention centre and multi-purpose arena. Ahoy consists of three main venues: a fairs and event hall, a congress and conference centre, and the Ahoy Arena. In the same area you will also find the Zuidplein Shopping Centre, Theater Zuidplein and the Charlois swimming centre all forming part of the Hart van Zuid, a new development project that connects and improves all the above functions. In addition, Carnisse Eiland, located between Zuiderpark and the Carnissedreef, is a new green city neighborhood where recreation, play and meeting are central.

The homes on the southern fringes of Rotterdam are surrounded by green. Zuiderpark is like a vast green 'backyard', where children can play and do sports or recreation. In Zuiderpark there are forests, meadows, swamps, a wonderful playground and even a little beach.



Hart van Zuid, Swimming Centre



Carnisse Eiland



Hart van Zuid, Shopping Centre



Hart van Zuid, Wonen aan het zuiderpark



Hart van Zuid, Zuidplein Metrostation





Molen, De Zandweg, ca 1950



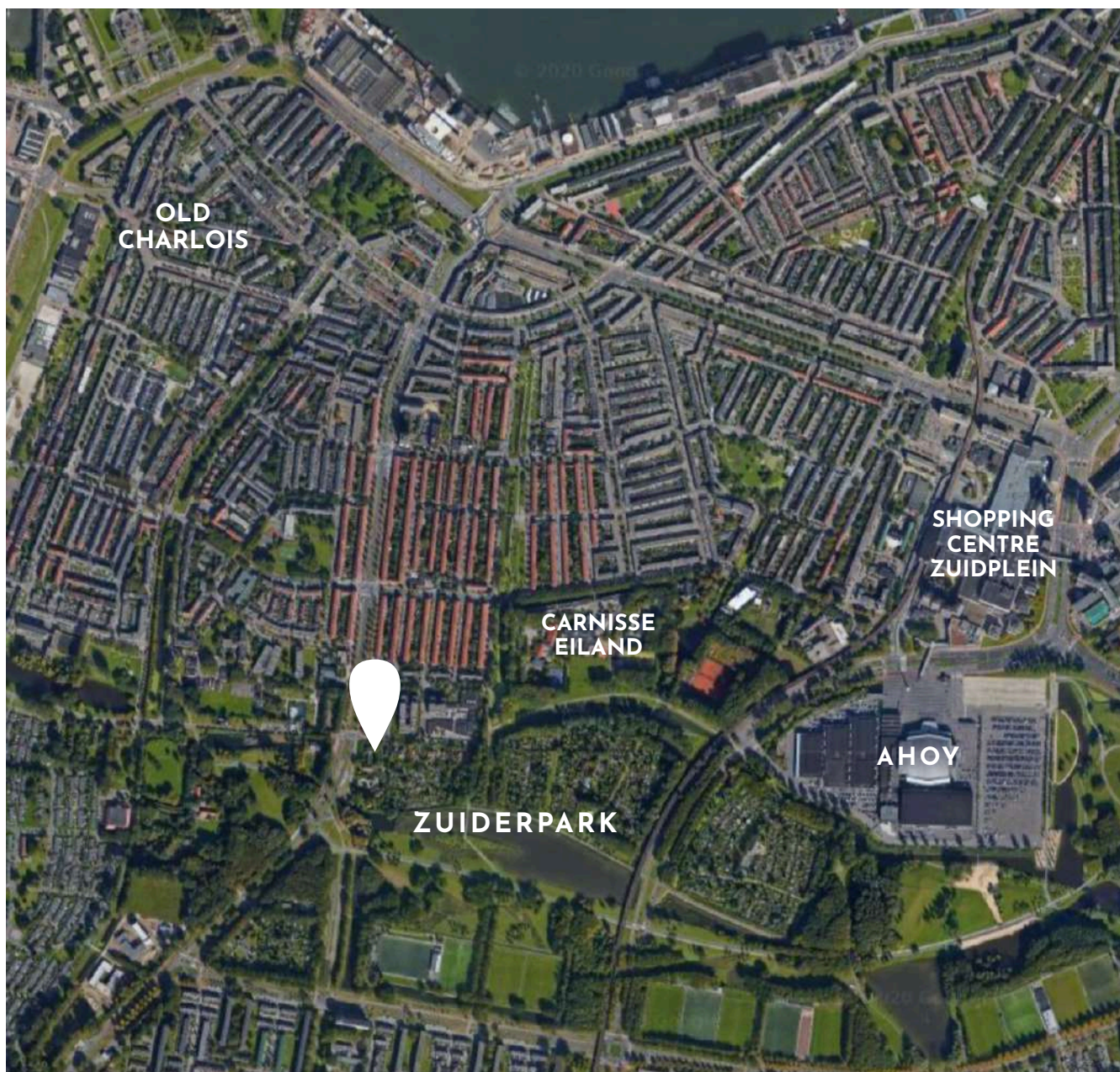


Zuiderpark



Landhuis de Oliphant, Kromme Zandweg





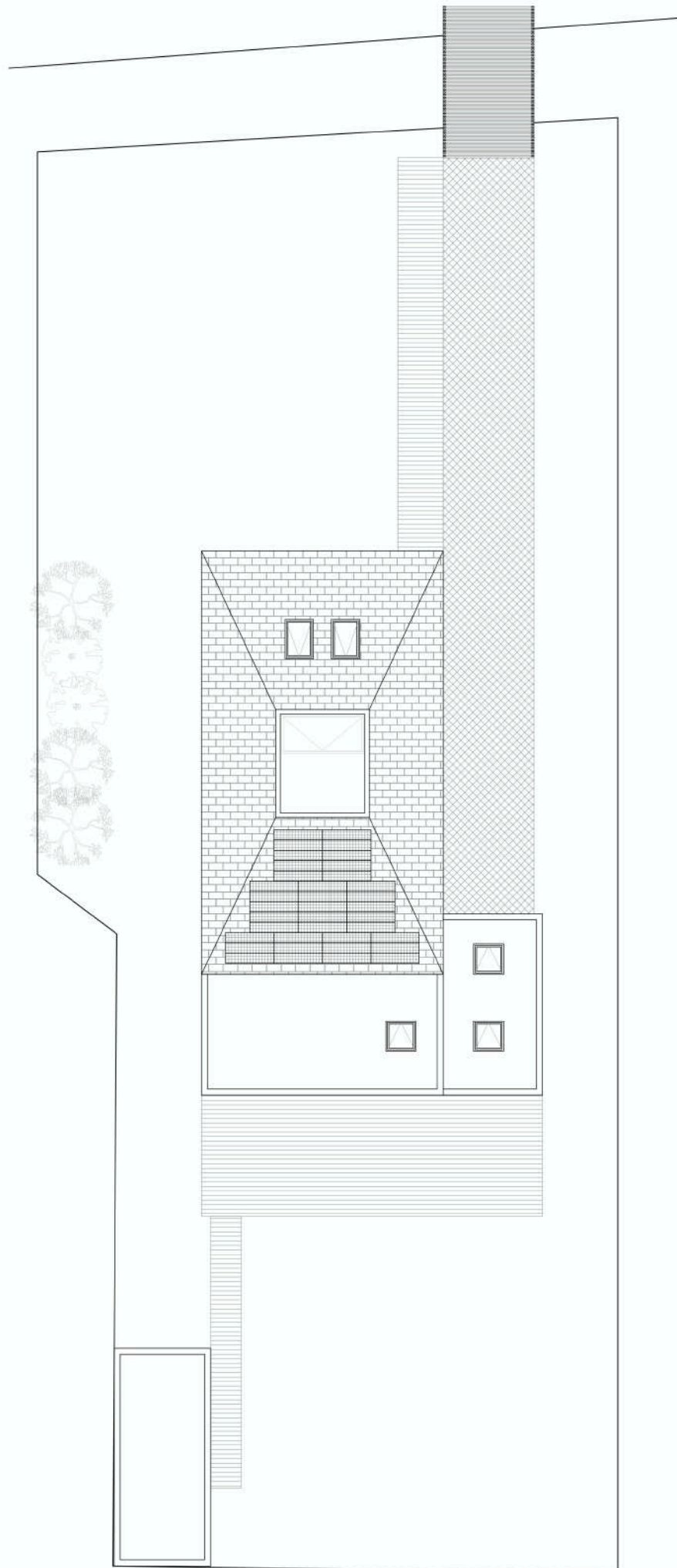
## KROMME ZANDWEG

The plot is located on Kromme Zandweg that is characterized by an unspoilt rural character. Along Kromme Zandweg you can find the windmill 'De Zandweg', the Landhuis 'De Oliphant' and several freestanding houses surrounded by green. The plot is 855m<sup>2</sup> and it is separated from the street by a small canal. The plot is accessed by a small bridge for cars, bikes and pedestrians.





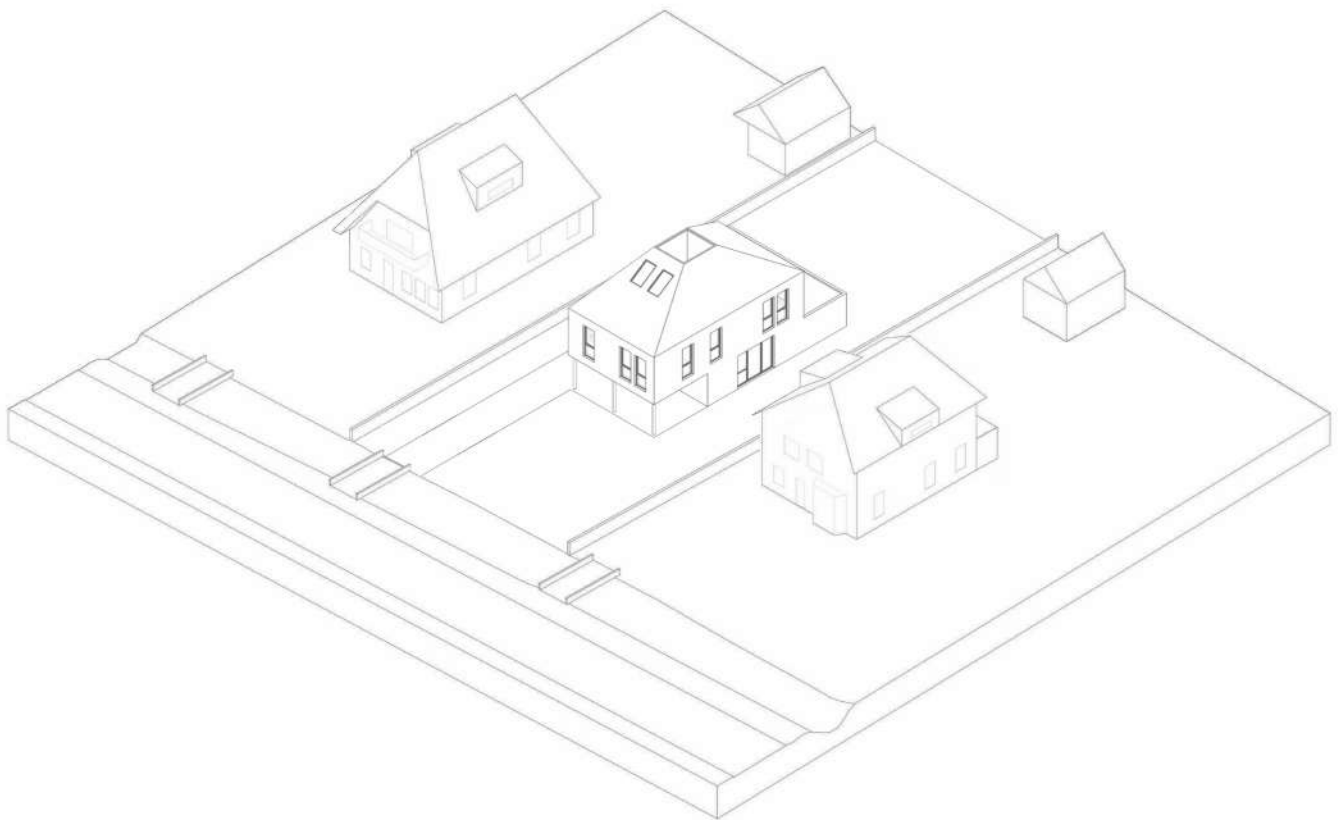






# DESIGN

The design respects the character of the neighboring buildings while introducing modern elements. The pitched roof allows the building to be well integrated in the wider area and the patio in the middle of the roof provides the upper apartment with plenty of sunlight and an outdoor space to enjoy on warm days. The big openings on the facade allow plenty of light to enter while creating an immediate connection with the green surroundings.









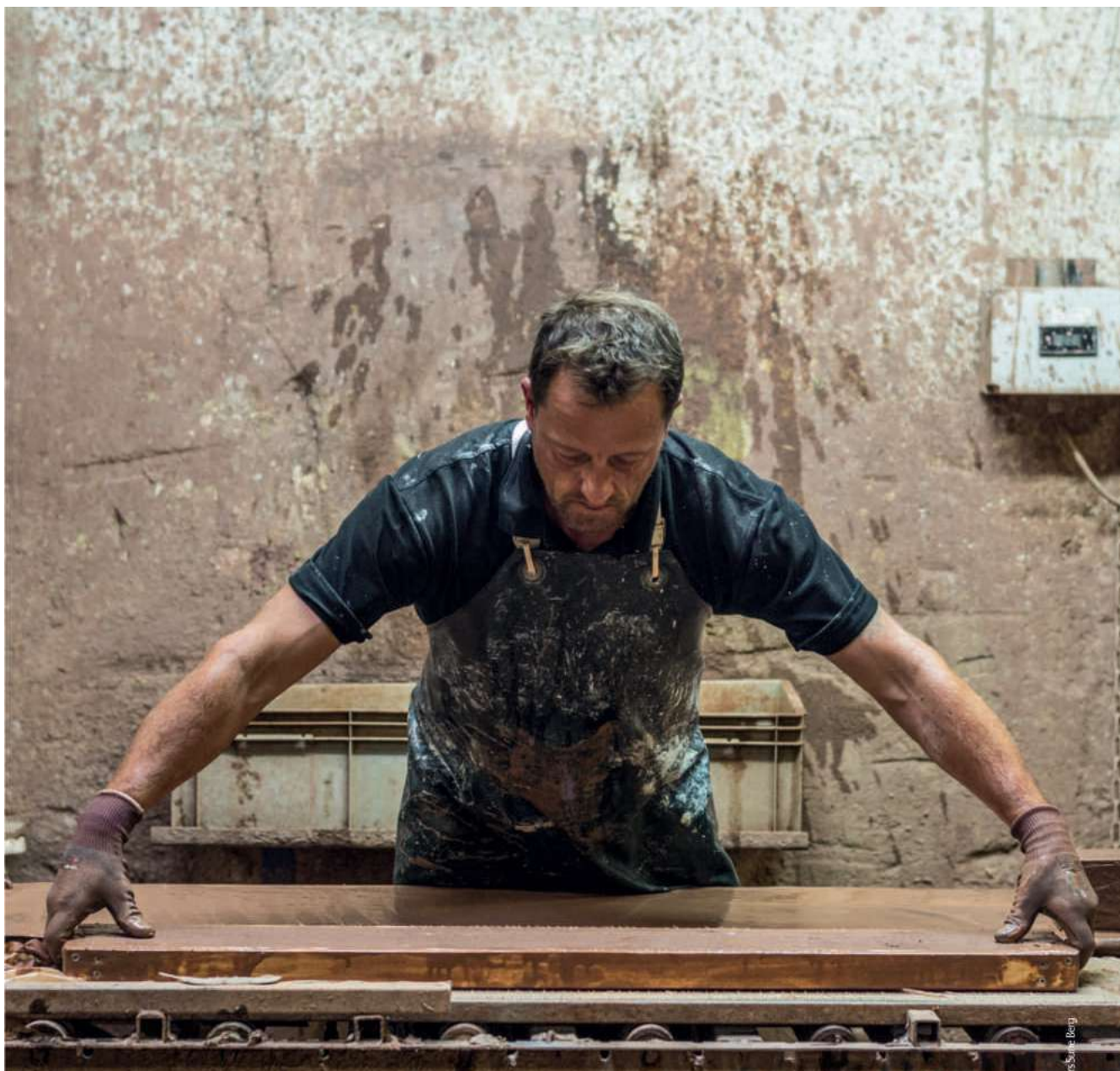




# FACADE

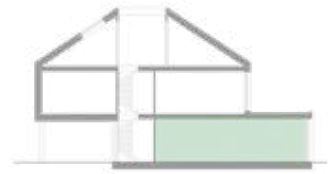






Petersen CoverTM





## Ground floor

### LONG STAY 108,3m<sup>2</sup>



### YOGA STUDIO 108,3m<sup>2</sup>





Tiny Edwardian brick house, Pipkorn Kilpatrick



Eaton DC, holistic health retreat, Dwell



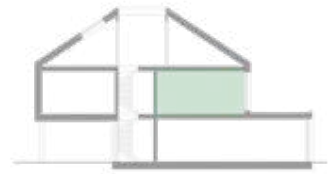
## LONG STAY

This 108 m2 ground floor has an immediate relationship with the garden and the kitchen can be extended to the outside. The garage and bike storage also belong to this apartment.

## YOGA STUDIO

In this option the groundfloor becomes a yoga studio opted for retreats. The upper levels are then divided into short stay apartments that can host the participants.

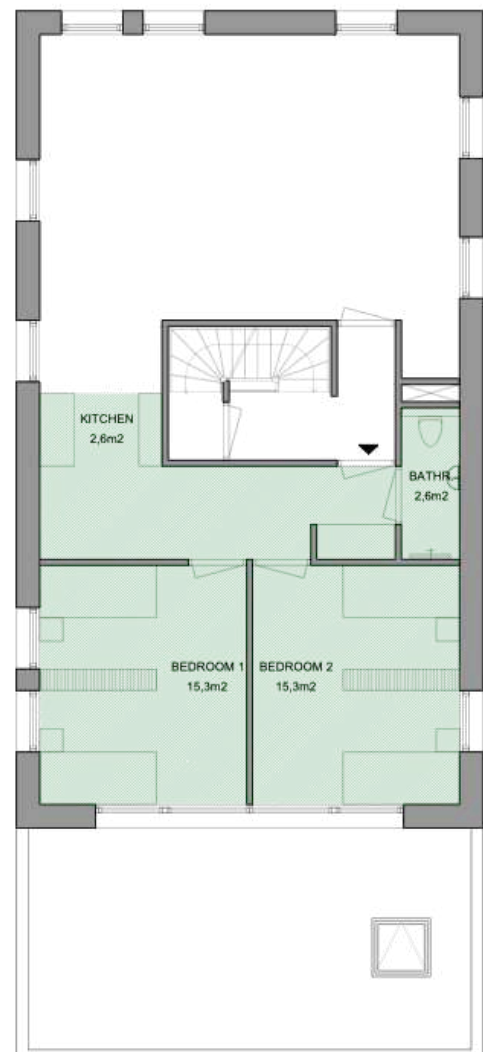
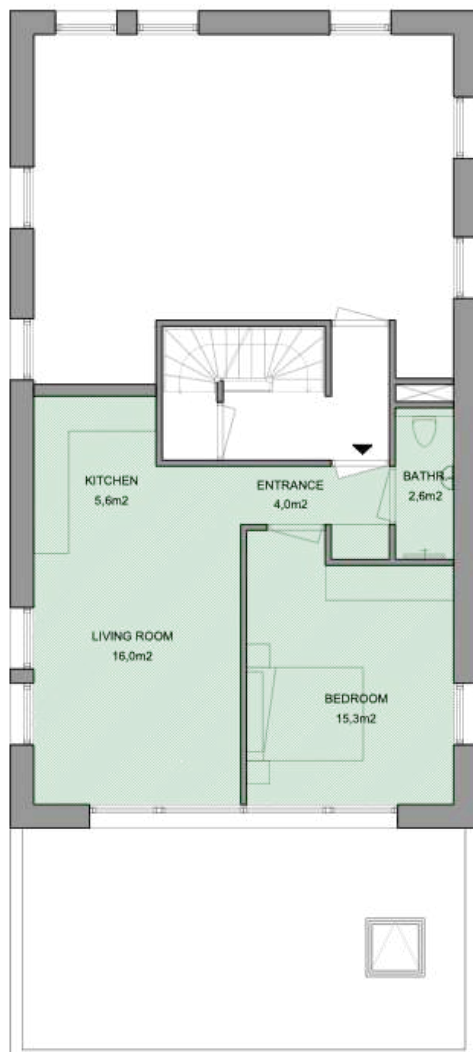




## 1st floor

Taxation: € 225.000,-

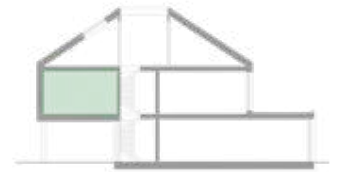
45,2m<sup>2</sup>





A 45,2m<sup>2</sup> apartment with one bedroom, kitchen, living room and bathroom. This apartment is oriented towards the south where a wide opening allows the sunlight to enter.

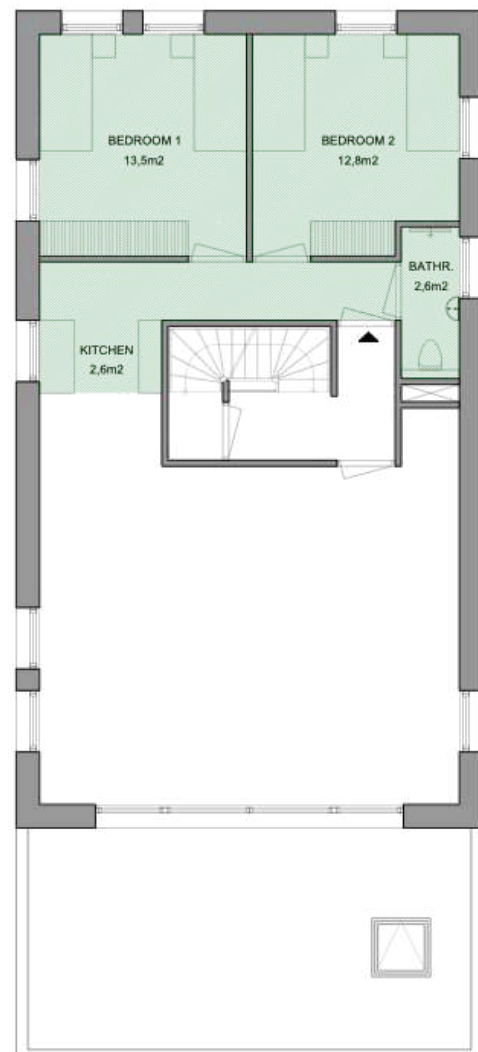
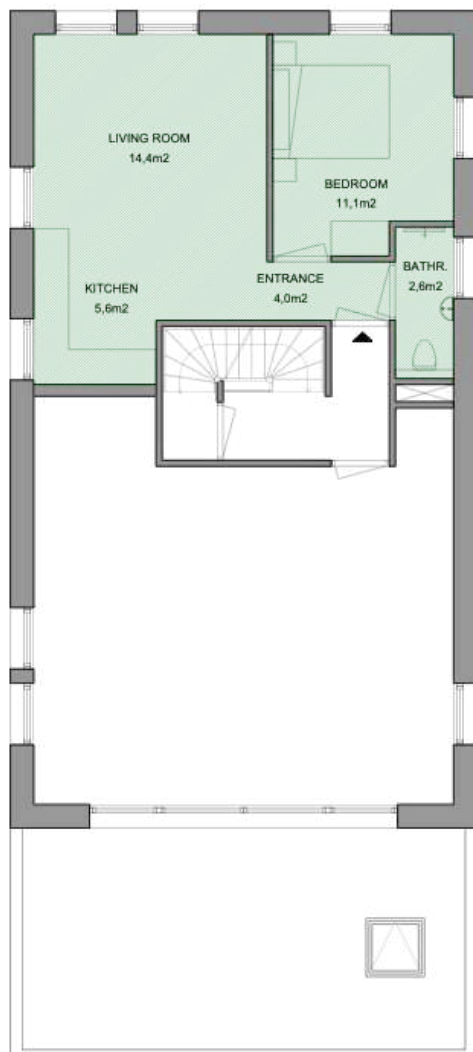




## 1st floor

Taxation: € 195.000,-

38,6m<sup>2</sup>



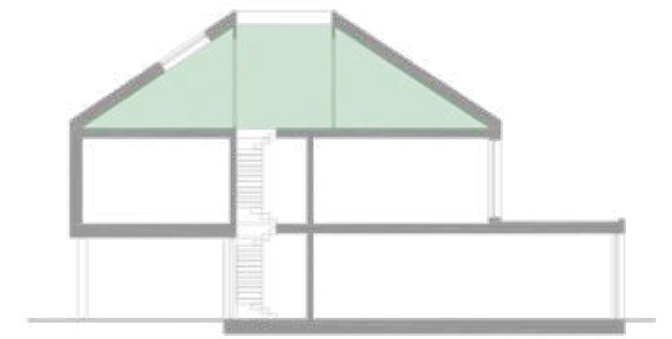




## **LONG STAY**

A 38,6m<sup>2</sup> apartments with one bedroom, kitchen, living room and bathroom. The vertical windows are present in all the rooms allowing plenty of sunlight to enter.

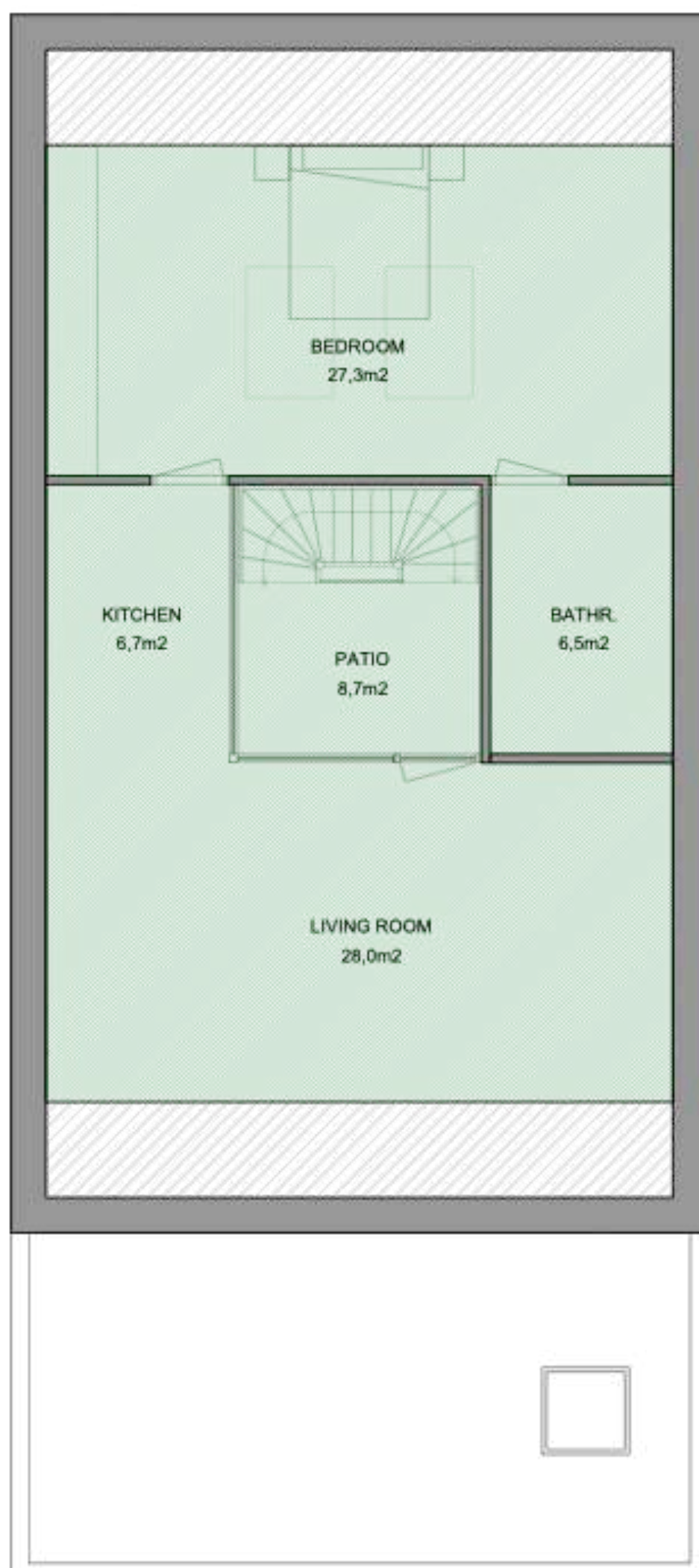




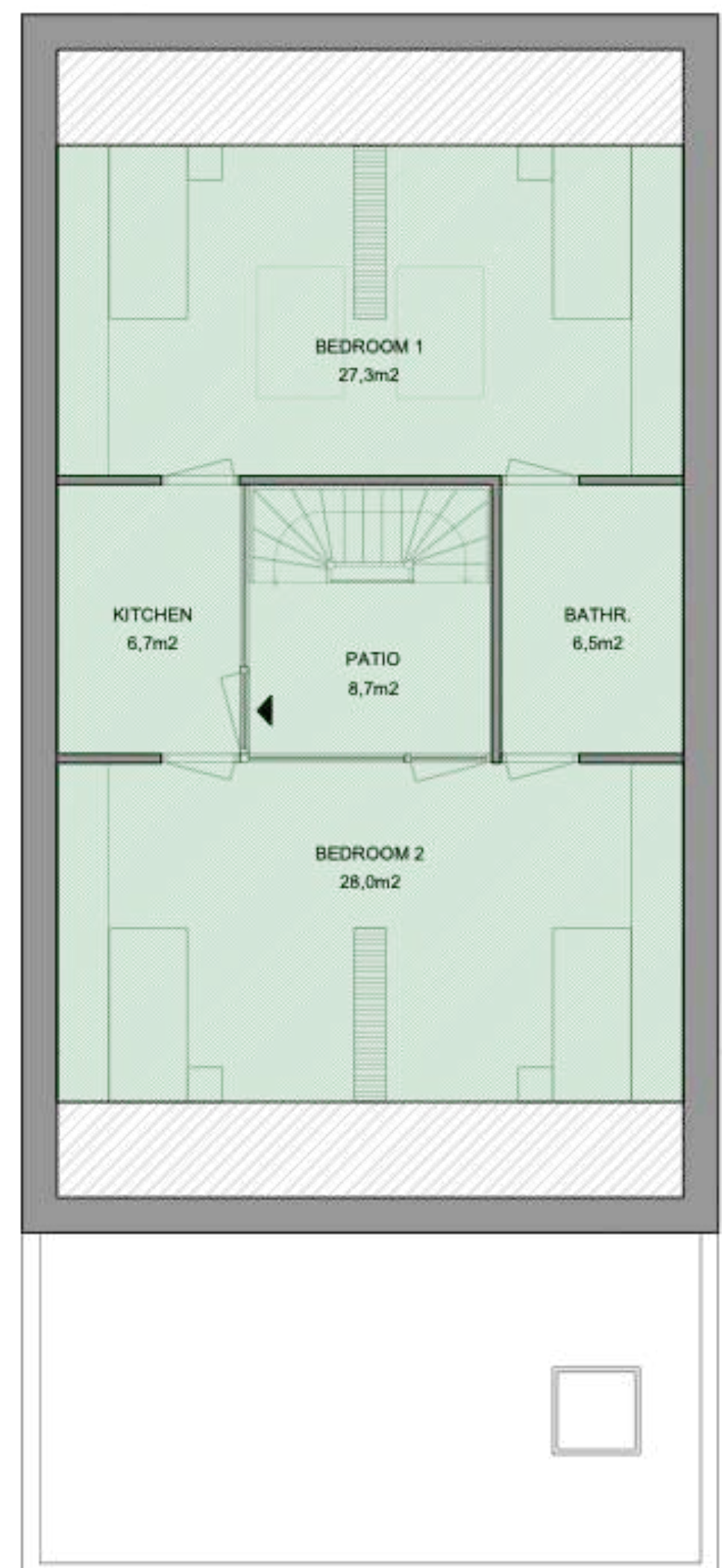
## 2nd floor

Taxation: € 350.000,-

### LONG STAY 79,2m<sup>2</sup>



### SHORT STAY 79,2m<sup>2</sup>







CASE525 Rencontre, Freedom Architects



## LONG STAY

This spacious attic apartment is organised around an internal patio. All the rooms get light from this patio apart from the bedroom that has two big skylights. The living room has a direct access to the patio.

## SHORT STAY

Short stay apartment the can host up to 4 people sharing bathroom and kitchen.



# PREVIOUS SUCCESSFUL PROJECTS

ExS Architects is a Rotterdam based architecture office that was founded in 2008. ExS is team of architects, cost experts and passionate technicians with experience in the fields of architecture, urban design, landscape design, object design and eco-material design. In recent years, ExS has focused on providing sustainable, eco-friendly homes to private owners looking to build their dream home. They have currently realised over 10 projects in Amsterdam, Rotterdam and Nijmegen each one with it's unique design.

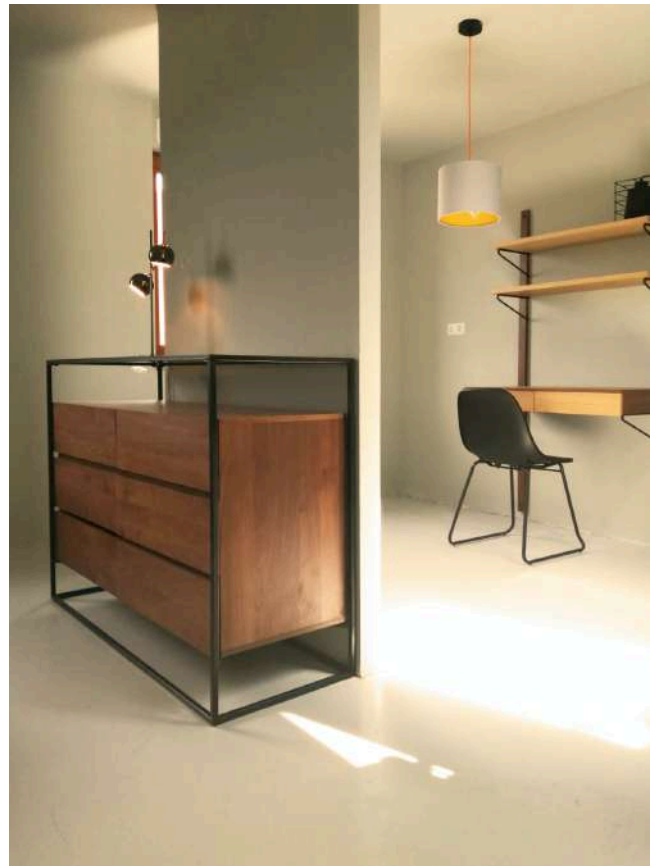
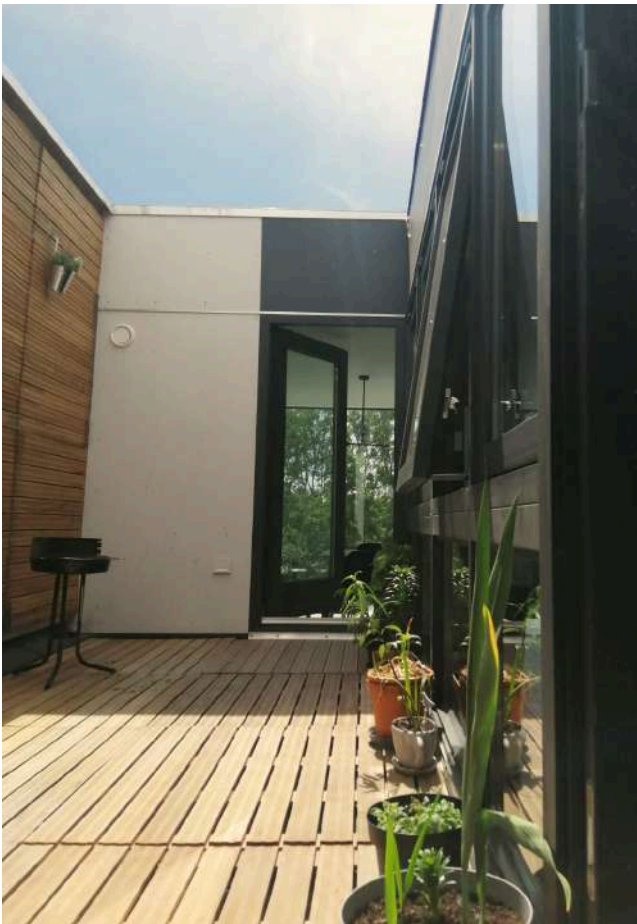












These two 4 storey apartment buildings in Amsterdam have been designed and developed by ExS Architects. A big glass divided in four equal parts allows a magnificent view from the upper floors while the lower levels maintain certain level of privacy. On the third floor we designed an internal patio that gives the possibility to enjoy an outdoor space on the top floor and brings light into the kitchen and living room. The building has been divided into 2 apartments and has been rented successful right after its completion.



