

A woman with curly hair and sunglasses is shown in profile, looking towards the right. She is wearing a black and white striped shirt. In the background, another person is walking away, wearing a white top and a yellow headband. The scene is outdoors with a blurred cityscape in the background. The text 'HOND SRUG PARK' is overlaid in large, bold, yellow letters, with a white circle around the 'O' in 'HOND'.

HOND SRUG PARK

[HONDSRUGPARK.NL](https://hondsrugpark.nl)

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**FOUNDATION
HONDRUGPARK 34**

HONDSRUGPARK IS A CENTRAL LOCATION WITH EVERYTHING WITHIN EASY REACH



8 MIN

JOHAN CRUIJFF
BOULEVARD

8 MIN

AMSTERDAMSE
POORT

12 MIN

GAASPERPLAS

13 MIN

SCHIPHOL
AIRPORT

13 MIN

ZUIDAS

15 MIN

AMSTERDAM
CENTRAL
STATION

16 MIN

UTRECHT
CENTRAL
STATION



SPOT

BRISK

AMSTEL NEXT

&AMSTERDAM

**5,000 HOMES, MORE THAN 50,000 M² OF
WORKSPACE AND A PARK COVERING
AN AREA OF 7 FOOTBALL PITCHES.**



THE ENSEMBLE

KARSP

RUBY GARDENS

LIVING



IMPOSING HIGH-RISE BUILDINGS,
EXCELLENT ACCESSIBILITY AND PLENTY OF
GREEN SPACE ON THE DOORSTEP MAKE
HONDSRUGPARK A FANTASTIC PLACE TO LIVE.

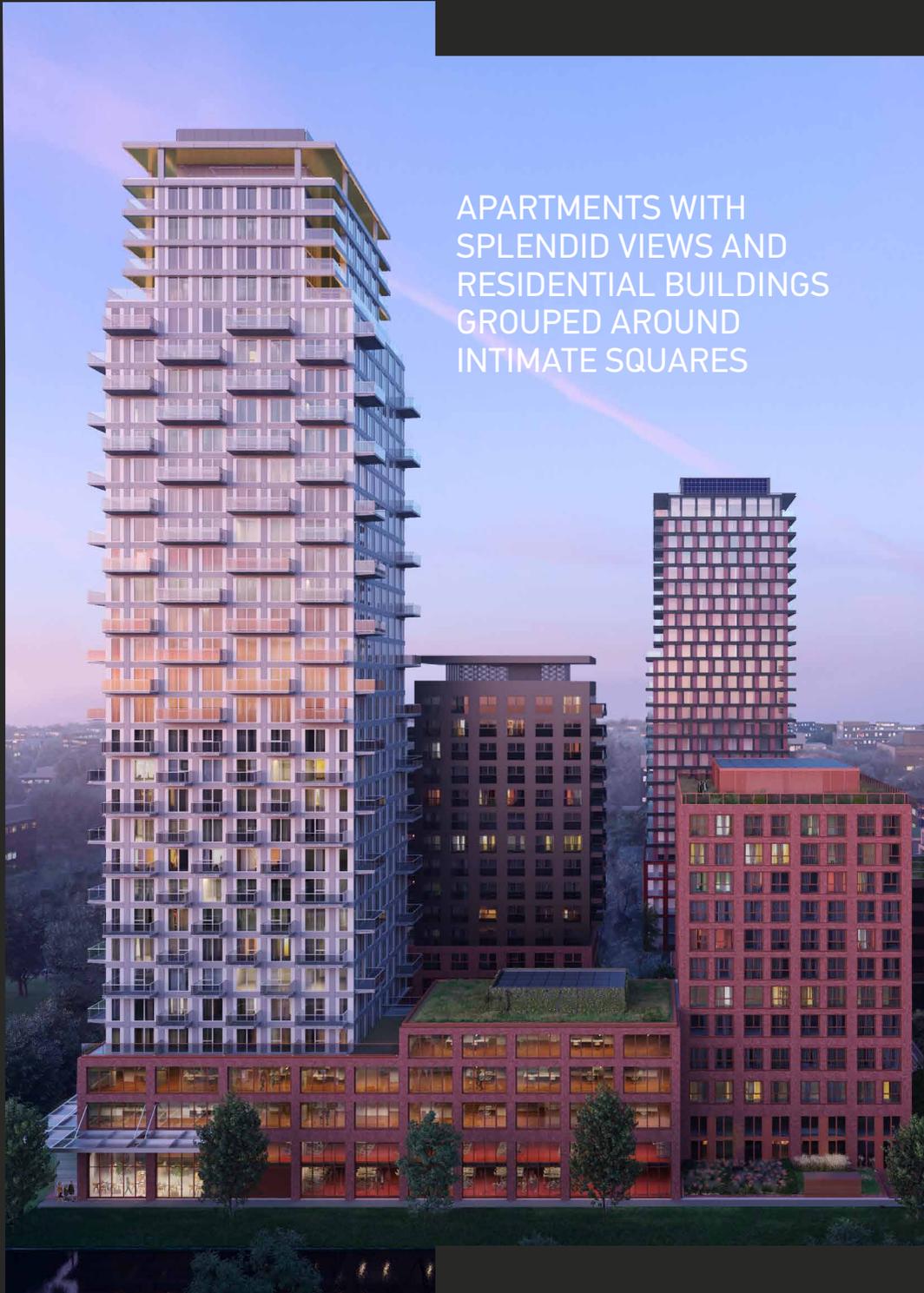


All this just 10 minutes by metro from Amsterdam city centre and within walking distance of the Johan Cruijff Boulevard and Amsterdamse Poort.

With studios and apartments at competitive rents as well as owner-occupied family homes.

And virtually all with a balcony, roof terrace or communal courtyard garden. There are plenty of amenities in the neighbourhood: shops, bars and places to eat, creating a lively atmosphere.

APARTMENTS WITH
SPLENDID VIEWS AND
RESIDENTIAL BUILDINGS
GROUPED AROUND
INTIMATE SQUARES





SPOT

HOGEHILWEG

In SPOT Amsterdam you will soon have the chance to live in one of the most impressive high-rise apartment buildings with fantastic views, or in a smaller-scale apartment building around an intimate square. 1,092 homes are being developed in SPOT, 823 of which are for rent and 269 to buy, varying from studios to spacious townhouses. Distributed across the various buildings there will be 4,000 bicycle parking spaces and 500 underground parking spaces for cars. Shops, creative workspaces, a bike bar and cosy coffee bars will make SPOT a bustling place to live and work.

Start of construction: spring 2021

Completion: summer 2024

Developer:

SPOT Amsterdam BV (COD en DUQER)

Apartment lettings:

Amvest

www.spotamsterdam.nl

KARSP

KARPELDREEF

Welcome to Hondsrugpark





Karsp is the first residential complex under construction in Hondsrugpark. The two towers, 70 and 50 metres high respectively, will accommodate 274 apartments for rent (mid-market, social housing and non-subsidized sector) and a number of workplace facilities on the ground floor. The 2- and 3-room apartments all have their own outdoor space.

Thanks to the large car park and bicycle park between the towers, there is always plenty of space for residents to park their car or bike. The car park's green roof will collect and buffer the rainwater. A pocket park will be created along Bullewijkpad, with green façades and nest boxes for the birds.

Start of construction: spring 2019
Completion: summer 2022

Developer:
Wonam
www.karsp.nl

& AMSTERDAM

HETTENHEUVELWEG

&Amsterdam recreates the feeling of a typical Amsterdam neighbourhood, with a friendly coffee house, bar and supermarket just around the corner. The accommodation on offer varies from studios and duplex homes to 2-, 3- and 4-room apartments in a range of sizes. The 560 rented homes offer panoramic views across the city. They all come with a private outdoor space or shared courtyard garden. Residents benefit from a mobility plan enabling them to make use of shared cars and charging stations for electric cars.

Start of construction: end of 2021

Completion: end of 2024

Developer:

Certitudo Capital

www.enamsterdam.nl



BRISK

HETTENHEUVELWEG

Brisk will soon be offering you the chance to live and work in green and urban surroundings. The 270 sustainable apartments are distributed across five buildings around an intimate and pleasant courtyard. This attractive outdoor space is a great meeting place for residents and children. A real eyecatcher is the 70-metre high tower block on the corner; in perfect keeping with the spectacular image of the high-rise

buildings along the park. Besides homes, Brisk offers space for a social and public amenity as well as office space.

Start of construction: end of 2021

Completion: end of 2023

Developer:

Synchroon

[Project site to follow](#)





RUBY GARDENS

HULLENBERGWEG

Ruby Gardens is being developed by Vastint on Hullenbergweg. It will have 102 new rented apartments, ten on each floor, all with fantastic views. The ground floor will offer all kinds of conveniences, with shared amenities such as a community centre, restaurant, coffee bar and bicycle park, while residents and office workers can soak up the sun in the communal roof garden.

—
Start of construction: spring 2022

Completion: start of 2025

Developer:

Vastint

www.rubygardens.nl





THE ENSEMBLE

KARSPELDREEF

High-level living in The Ensemble, both literally and figuratively. The two residential tower blocks, 115 and 98 metres high, form an iconic combination with a total of 592 apartments. Each apartment, varying from studios to family homes, will have splendid panoramic views over the city. The Ensemble will be an attractive hotspot for Hondsrugpark. Besides the apartments, there will be space for flexible office floors with unique floor areas up to 3,700 m² and a varied range of public amenities on the ground floor. The design reinterprets typical features of the Amsterdam School in a new form, creating an appearance that is both familiar and new.

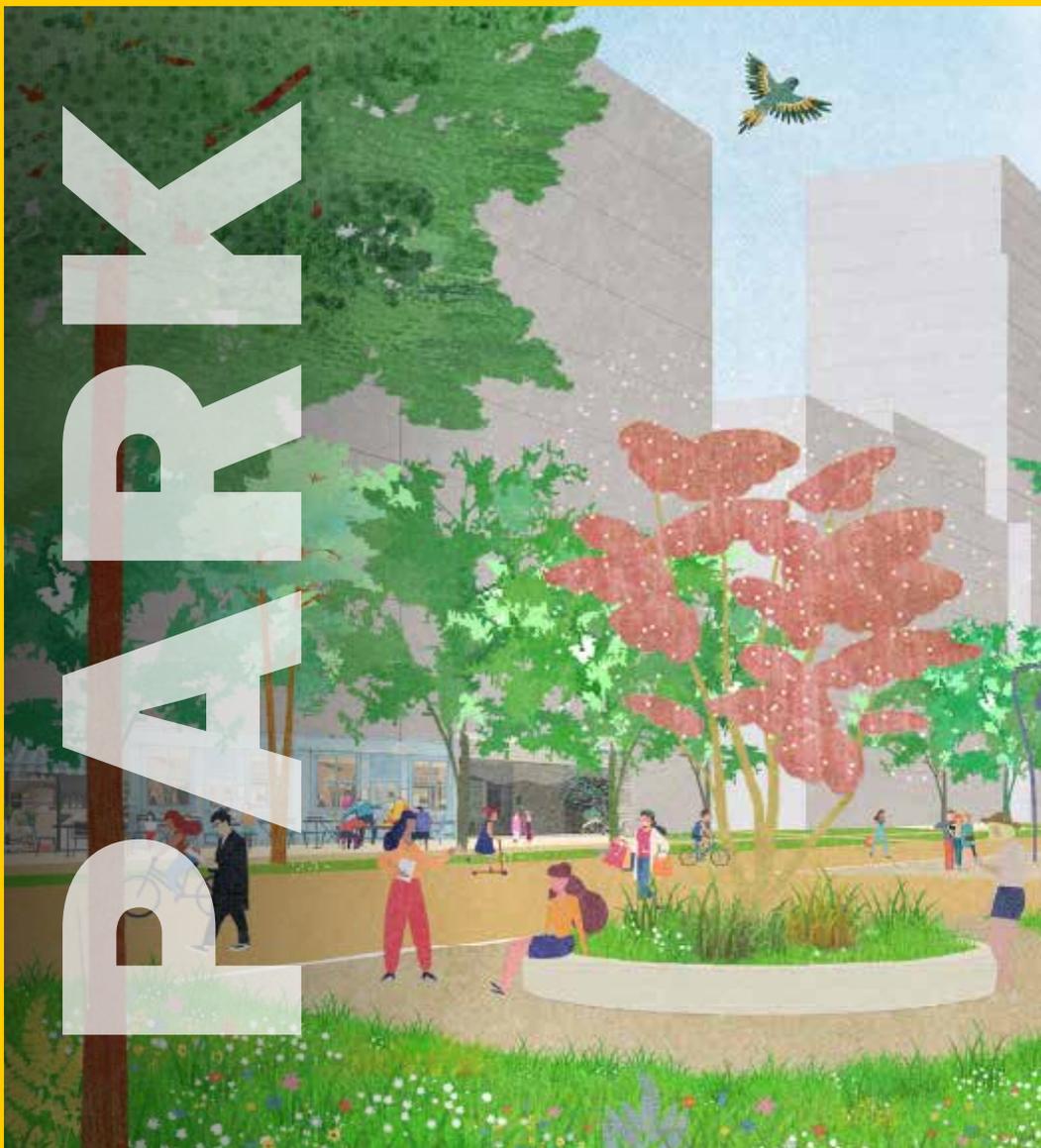
Start of construction: end of 2021

Completion: end of 2024

Developer:

Great Grey Investments

www.greatgreyinvestments.com



HONDSRUGWEG WILL BE TRANSFORMED DURING THE COMING YEARS INTO **HONDSRUGPARK**, THE GREEN HEART OF THE NEIGHBOURHOOD.



'De Autoprikker' by Streetart Frankey on this road symbolizes the park that will be created here. Cars out, green space in. Hondsrugpark, which will extend the full length of Hondsrugweg, will be an urban park with everything that goes with it. Residents and

visitors will want to come here to relax, take a walk, exercise, enjoy sports and meet others. Interested to see how the park will develop during the coming years? Go to page 20 for the interview with the landscape architect designing the park.

HONDRUGPARK DESIGNER EXPLAINS

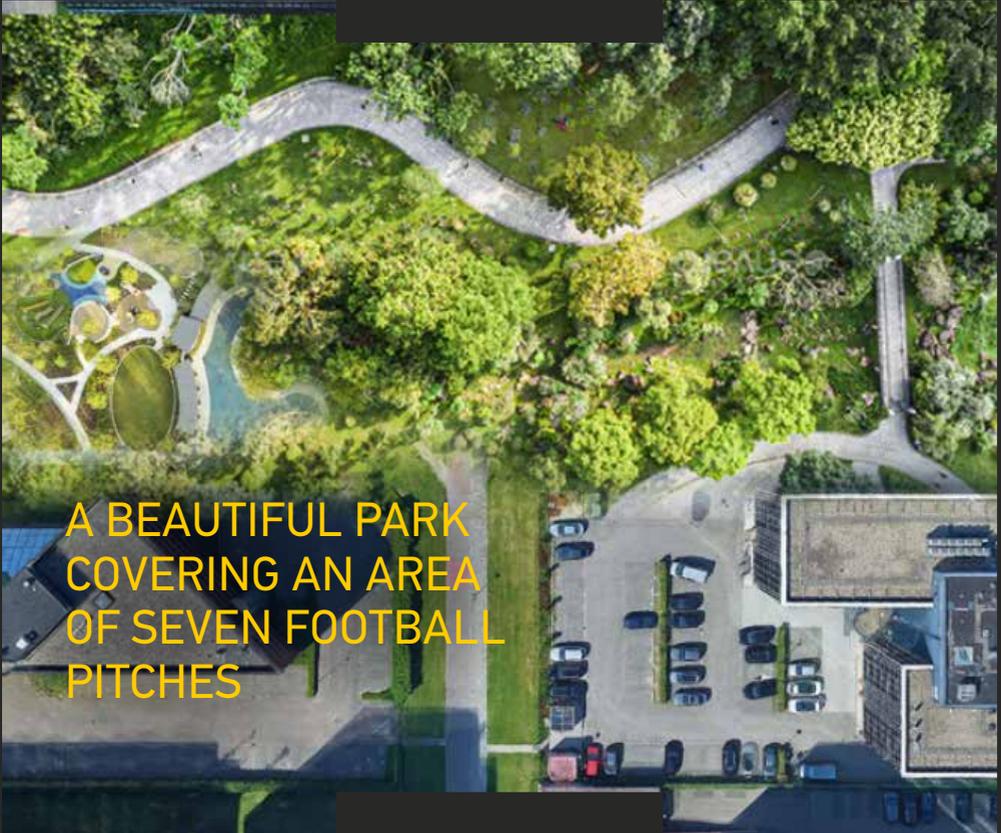
Felixx Landscape Architects & Planners

Felixx Landscape Architects & Planners came up with the sketch design and the development strategy for Hondrugpark. An interview with founder and partner Marnix Vink about this future park.

What does the transformation of Hondrugweg into Hondrugpark involve?

During the coming years the area will be transformed from a four-lane road into a resilient, people-oriented park. The future park will be unrecognizable from the current appearance of the area between IKEA and the Johan Cruijff ArenA.

Welcome to Hondrugpark



A BEAUTIFUL PARK
COVERING AN AREA
OF SEVEN FOOTBALL
PITCHES

Where the focus now is on offices, cars, asphalt and parking spaces, soon the emphasis will be on pedestrians and residents who can live and work in pleasant and green surroundings.

How will the park be developed?

The park will not be landscaped in one go. There will be much building activity around the park during the coming 10 to 15 years. The first residents will move into this new district in two years' time, and that's when we aim to create the first part of the park. The park will develop step by step during the following years, gradually taking shape as more people come and live here. Buses will still be driving through the park for the first few years, but they need less space so the park can continue to develop.

How will the future Hondsrugpark look?

Hondsrugpark is a large, long park extending from IKEA to Hoogoorddreef with an area roughly equivalent to no fewer than seven football pitches. Our proposal is to divide the park into three zones. The area closest to the

Johan Cruijff ArenA will focus on sports and games, with tennis and basketball courts, football pitches, space for climbing, enjoying sports and exercising together and for walks.

THE PARK WILL GRADUALLY TAKE SHAPE AS MORE PEOPLE COME AND LIVE HERE

The centrally located area will be a quiet space; in this green zone people can escape from the bustle of the city, perhaps read a book and so on. It will also have huge biodiversity and provide a home for birds and bats. The area closest to IKEA will focus on meeting people. A recreational area, with squares and places to sit. The surrounding buildings form the edge of the park and various amenities, such as a supermarket, cafes, bars and restaurants, will be located here.





‘ASPHALT OUT, GREEN IN!

A NEW NEIGHBOURHOOD TO LIVE, WORK AND RELAX IN WILL SOON EMERGE IN THIS OUTDATED OFFICE DISTRICT. IT WOULD BE FANTASTIC FOR FUTURE RESIDENTS IF A PARK WERE TO BE CREATED HERE. THIS WONDERFUL ARTWORK BY STREETART FRANKEY IS ALREADY MAKING THIS PLACE A LOT MORE FUN!’

City councillor Laurens Ivens spoke these words when unveiling the artwork in October 2020.

Amsterdam wants to restrict car access to the city: public transport, cycling and walking will be given priority over the car. And Amsterdam wants to be greener, with parks such as Hondsrugpark in Amsterdam Zuidoost. The city also wants to build more homes: for young and old, for small and large households, in the social housing, mid-market and owner-occupier sectors. Lastly, the municipality wants art and culture to be given a boost, above all in Zuidoost. The artwork by Streetart Frankey in Hondsrugpark has given Zuidoost its very own cultural attraction.



All these ambitions of the city come together in the artwork on Hondsrugweg, near the junction with Hettenheувelweg. A large spike, the sort of thing restaurants and bars use to stick their used receipts on, but here life-sized with three cars stuck on it. Symbolic for the new mobility concepts that offer the opportunity to scale down existing infrastructure and give more room for high-quality green space. The revitalized neighbourhood will be created around Hondsrugpark, the new green heart of the district. The perfect place for walks, sports, picnics, and enjoying the sun and the great outdoors.

SOAK URBAN WELLNESS

Wellness

www.soakurbanwellness.nl



KLEURSTOFF

Events venue
and rooftop bar

www.kleurstoff.nl

HOTSPOTS

OMA IETJE

Café Restaurant

www.omaletje.nl



DE AUTOPRIKKER

Artwork by Streetart Frankey on Hondsrugweg near the junction with Hettenheuvelweg. The three life-sized cars on a spike symbolize the new park that will soon be created here.



HONDSRUGPARK HEADQUARTERS

Information centre for 'Hondsrugpark'
www.hondsrugpark.nl



PROSPECT 11

Temporary breeding ground and workspace for young creatives
www.prospecteleven.nl



RESTAURANT BULLEWIJCK/ PAR HASARD

Café Restaurant
www.bullewijck.nl

AMSTERDAMSE POORT

Shopping centre
www.amsterdamsepoort.nl



MONASTRY BEER AT DE PROEFZAAK

Brewery and tasting room
www.proefzaak.nl

WORKING



FOR MANY YEARS IT WAS A GREY OFFICE DISTRICT, NOW THE AREA BETWEEN THE JOHAN CRUIJFF ARENA AND IKEA IS BEING TRANSFORMED INTO A BUSTLING MIXED URBAN DISTRICT.



Outdated office buildings are making way for modern, sustainable workplaces and amenities. Hop on a shared scooter or bike to get to your appointment in no time. Enjoy lunch at one of the many eating places just

around the corner or in the park. And thanks to its central location close to access roads and many train and metro connections, you'll waste no time getting to your destination.



AMSTEL NEXT

HETTENHEUVELWEG

It's also known as the office building of the future: Amstel NEXT. A modern, elegant working environment of 9,500 m² spread across ten floors. With large windows allowing natural light to flood in, together with lush green roof gardens, working will be a pleasant experience.



The company restaurant on the ground floor is the perfect place for a fresh, healthy lunch. Or hop on a shared bike or scooter to get to one of the hotspots in the neighbourhood. Amstel NEXT complies with BREAAAM Excellent sustainability requirements.

Start of construction: end of 2021

Completion: summer 2023

Developer:

Certitudo Capital

www.amstelnext.com

RUBY GARDENS

HULLENBERGWEG

On Hullenbergweg, Vastint is developing 20,000 m² of high-quality office space and an underground car park. The ground floor will provide all kinds of conveniences, including a restaurant, informal workspaces and a coffee bar. There will also be special areas for meetings, small-scale seminars and a community centre. The amenities are open to everyone: tenants, residents and visitors can relax, work and network in Ruby Gardens. A platform for bringing people together and creating a community. A lounge atmosphere will be created in the space: friendly, warm, cosy, inviting, well-thought-out and functional.

Start of construction: spring 2022

Completion: start of 2025

Developer:

Vastint

www.rubygardens.nl





SPOT

HOGEHILWEG

In SPOT, SPOT Amsterdam is developing not only homes but plenty of space for work and leisure. Some 11,000 m² of space will be created for offices, and around 3,000 m² for amenities such as small shops, creative workspaces, a bike bar and modern sports clubs. And not least, cosy coffee bars where neighbours can get together.

Start of construction: spring 2021

Completion: summer 2024

Developer:

SPOT Amsterdam BV (COD & DUQER)

Lettings:

Amvest en SPOT Amsterdam BV

www.spotamsterdam.nl



BRISK

HETTENHEUVELWEG

Brisk will be a multifunctional complex, not only for living but for working too. A 215-m² space will be created for a social and public amenity, alongside 4,000 m² of office space. This will all be accommodated on the lower three floors of the building, looking directly out on to the park. This design for Brisk underlines the aim to be a great place to work in green and urban surroundings.

Start of construction: end of 2021

Completion: end of 2023

Developer:

Synchroon



FOUNDATION HONDSRUGPARK

THE PARTIES COLLABORATING IN THE FOUNDATION:



GREAT GREY INVESTMENTS



Amvest, Certitudo Capital, COD, DUQUER, Great Grey Investments, Synchroon, Vastint and Wonam have come together in a foundation, Stichting Hondsrugpark. The aim is to develop Hondsrugpark, and until it is completed to create a lively Freezone with events and attractions in the public space and in the adjoining buildings

- amvest.nl
- certitudo.com
- cod.nl
- duqer.nl
- greatgreyinvestments.com
- synchroon.nl
- vastint.eu
- wonam.nl

PLACEMAKER

Chiel Griffioen
kwartiermaker@hondsrugpark.nl

This brochure has been produced by De Wijde Blik.

**HOND
SRUG
PARK**

**Wonen in
ZUIDOOST**

**Ik ben
zóóóó
Spot**

**HOND
SRUG
PARK**

**Ik ben
zóóóó
Karsp**

**Ik ben
zóóóó
Brisk**

**Bullewijk
ZUIDOOST**

**Ik ben
zóóóó
Ruby**

**ZUID
OOST
CITY**

**HOND
SRUG**

**ZUID
OOST**



KEEP UP TO DATE AND SIGN UP
HONDRUGPARK.NL

