

*NOBU*

RESIDENCES

PARK MEADOWS AMSTERDAM

A MODERN SANCTUARY  
FRAMED BY NATURE



UNTIL WE BECOME  
REALITY, ALLOW US TO  
SHARE A GLIMPSE OF  
WHAT LIES AHEAD



Nobu Residences Park Meadows Amsterdam, where urban energy meets natural calm.

Nestled along the green edge of the Beatrixpark, this remarkable residence draws inspiration from Japanese architecture and the expressive lines of the Amsterdam School, creating a harmonious blend of tradition, modernity, and quiet sophistication.

# TWO ROOFS, ONE VISION



# CONTENT

## WELCOME | 8

Introducing Nobu Residences

## INTERVIEW THE CHEF | 14

Nobuyuki "Nobu" Matsuhisa on his new Nobu location in Amsterdam

## INTERVIEW THE ARCHITECT | 24

Ben van Berkel (UNS), his vision and ambition



## THE LUXURY HOTEL EXPERIENCE AT HOME | 30

Explore the amenities and services

## INTERVIEW THE RESTAURANT ARCHITECT | 46

Shawn Sullivan (Rockwell Group) on his vision for our Nobu restaurant

## INTERVIEW THE INTERIOR ARCHITECT AND DESIGNER | 54

Neil Hogan (SHH) presents his designs of the amenities and the penthouses

## KO LOUNGE | 62

Explore the beautiful lounge between the two towers

## THE CITY TO PARK | 70

The perfect location, paired with endless possibilities



## THE PENTHOUSES | 80

Discover the suites designed by SHH

## THE SUITES | 92

Discover the suites designed by Vlassak-Verhulst

## INTERVIEW THE INTERIOR DESIGNER AND CONTRACTOR | 98

Maxim Verhulst and Karen Theunen (Vlassak-Verhulst) presents their design for the suites

## THE APARTMENTS | 108

Discover Nobu Residences

## INTERVIEW THE INTERIOR ARCHITECT | 110

Piet Boon (Studio Piet Boon) presents his designs for the apartments

**WELCOME TO  
NOBU RESIDENCES  
PARK MEADOWS  
AMSTERDAM**


# Your Home in the Beethoven District

In the heart of the Beethoven District, where the city reveals its most refined character, we welcome you to Nobu Residences, an exclusive collection of luxury apartments at the edge of the stunning Beatrixpark. Nestled amidst lush greenery and the dynamic rhythm of Amsterdam Zuid, Nobu Residences offer you a unique living environment where comfort, style and tranquility come together.

With meticulous attention to detail and undeniable elegance, the apartments at Nobu Residences are designed to offer you the very best of urban living, with the park as your own green oasis at your doorstep. Whether you're enjoying a peaceful stroll, a coffee on your balcony, or a dinner with park views, life at Nobu Residences is an experience of beauty and fulfillment.

The design of Nobu Residences, created in collaboration with the renowned architectural firm UNS, emphasises a harmonious balance between modernity and natural beauty. The architecture exudes understated elegance, with flowing lines and large windows that blend seamlessly with the surrounding greenery. High-quality materials and a subtle colour palette allow the building to harmonise beautifully with the Beatrixpark landscape, that acts as a natural extension of the park itself. You will find the peace and comfort of a modern home, thoughtfully designed to highlight the park's beauty to its fullest. We warmly invite you to discover Nobu Residences – a place where living takes on new meaning.





The Nobu story began in 1994 with the opening of the first restaurant on a quiet block in New York's Tribeca neighbourhood. With just 150 seats, Nobu introduced a bold and innovative approach to Japanese cuisine—redefining tradition through Chef Nobu's signature blend of Japanese techniques and Peruvian influences. The restaurant quickly gained international acclaim, celebrated not only for its pioneering flavours but also for its distinct

aesthetic—marking the birth of what would become known as Nobu Style.

Driven by the success of the restaurants and a shared vision, Nobu Hospitality was established by Chef Nobu Matsuhisa, Robert De Niro, and Meir Teper. With over 30 years of leadership in luxury lifestyle hospitality, Nobu has grown into a globally recognised brand with a collection of acclaimed restaurants, hotels, and residences in more than 20 countries across five continents.

# The Nobu story



# THE ART OF OMOTENASHI

BORN	10th of March 1949
PROFESSION	Founder & Chef
RESIDENCE	Los Angeles

## INTERVIEW *THE FOUNDER & CHEF*

### Nobu Matsuhisa - NOBU

**You have built a global culinary empire. What was your original vision when you started Nobu?**

My vision was simple: to create a space where people could enjoy exceptional food, thoughtful service, and a warm, elegant atmosphere. With Matsuhisa, I found my own voice. But Nobu, with Robert De Niro, Drew Nieporent and Meir Teper, became something greater than I ever imagined. It grew not just in size, but in soul.

**What does omotenashi, Japanese hospitality, mean to you?**

Omotenashi is at the heart of everything we do. It is about anticipating the needs of others, without expecting anything in return. In each Nobu Restaurant, everyone, from the kitchen to the front of house, shares this same intention: to make every guest feel seen, cared for, and welcomed as if they are in our home.

**Your cuisine blends Japanese and Peruvian influences. How did this distinctive style come about?**

It all began with experience. I was born and raised in Japan, but when I moved to Peru to open my first restaurant, I was introduced to a whole new world of flavours. Japanese technique met Peruvian ingredients and the harmony was instant. It wasn't planned. It just felt natural.

**What does it mean for you to open in Amsterdam?**

Amsterdam has a unique energy - artistic, layered, open. Bringing Nobu here is not just about opening a new location; it's about listening to the rhythm of the city, meeting its people, and discovering what Nobu Amsterdam is meant to become. We bring our DNA, but each city gives Nobu its own expression.

**You have worked with Robert De Niro for many years. How did that relationship begin?**

I opened my first restaurant, Matsuhisa, in Los Angeles in 1987. It was very small but it was my own, and I put everything into making it a success. We started to become a very popular restaurant with celebrities and one day Robert De Niro came to visit. I didn't even know who he was. He asked

QUALITY RICE AND FRESH FISH ARE FUNDAMENTAL. BUT OUR BLACK COD WITH MISO, THAT'S BECOME THE SIGNATURE.

me to have a drink with him and then asked me to open a restaurant with him in New York. At the time, I felt I wasn't ready. But he kept returning, always patient, always supportive. Four years later, I said yes. Trust is the foundation of our partnership and that spirit continues in everything we build together.

**How do you maintain quality and consistency across so many restaurants worldwide?**

Nobu is not only me, it's the team. Many have been with me for decades. I trained them personally, and now they teach the next generation. I travel constantly, visiting our restaurants around the world, working side by side with the chefs. We are hands-on. That's how we keep the Nobu spirit alive in Tokyo, in Malibu, and soon in Amsterdam.

**Which ingredients or dishes are essential to Nobu?**

Quality rice and fresh fish are fundamental. But our Black Cod with Miso, that's become the signature.



It started as something small, but it travelled the world. People love it. Even when others try to copy it, I smile. Because ours has heart. You can taste that.

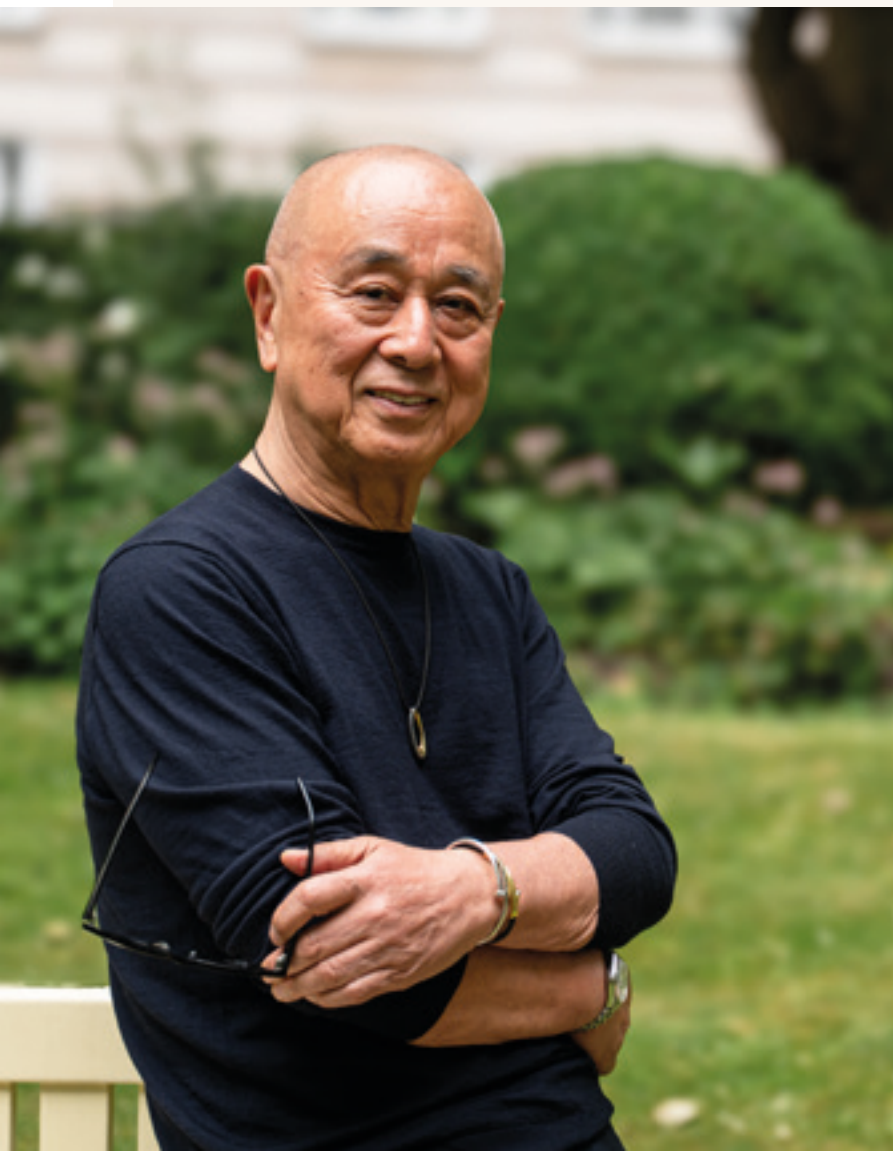
**The culinary world is always evolving. How do you keep innovating?**

Cooking is like fashion, trends come and go. But I believe in simplicity. The basics remain strong. Our

younger chefs often bring in new techniques and ideas, and I encourage that. I'm always learning, always adapting. But the foundation stays the same.

**What is your favourite place in the world?**

My home in Hakone, Japan - it's peaceful, surrounded by hot springs and nature. After so much travel, that's where I feel most like myself.



DINE WITH US . LIVE WITH US



# Nobu Residences arrive in Amsterdam

Welcome to Nobu Residences Park Meadows Amsterdam, where refined Japanese hospitality meets the vibrant spirit of Amsterdam. Nobu Residences mark a new chapter in luxury living—shaped by the iconic Nobu brand, renowned for its pioneering design, world-class service, and exceptional culinary artistry.

The journey began in 2017 with the announcement of the first branded residences in Toronto. Since then, the vision has grown

globally, with exclusive residential developments in distinguished destinations including Abu Dhabi, Ras Al Khaimah, Danang, Khobar, Cairo, North Coast Egypt, Punta Cana, Tulum, Orlando, and Manchester.

With Nobu Residences Park Meadows, we are proud to bring the Nobu lifestyle to one of Europe's most captivating cities.

# The Nobu difference in branded living

Nobu Residences are created for those who aspire to live the Nobu lifestyle every day. Each residence delivers a carefully curated experience, blending purposeful architecture, refined interiors, and access to exclusive amenities, including Nobu dining, in-residence room service, and a dedicated experience team that deepens your connection to the local area.

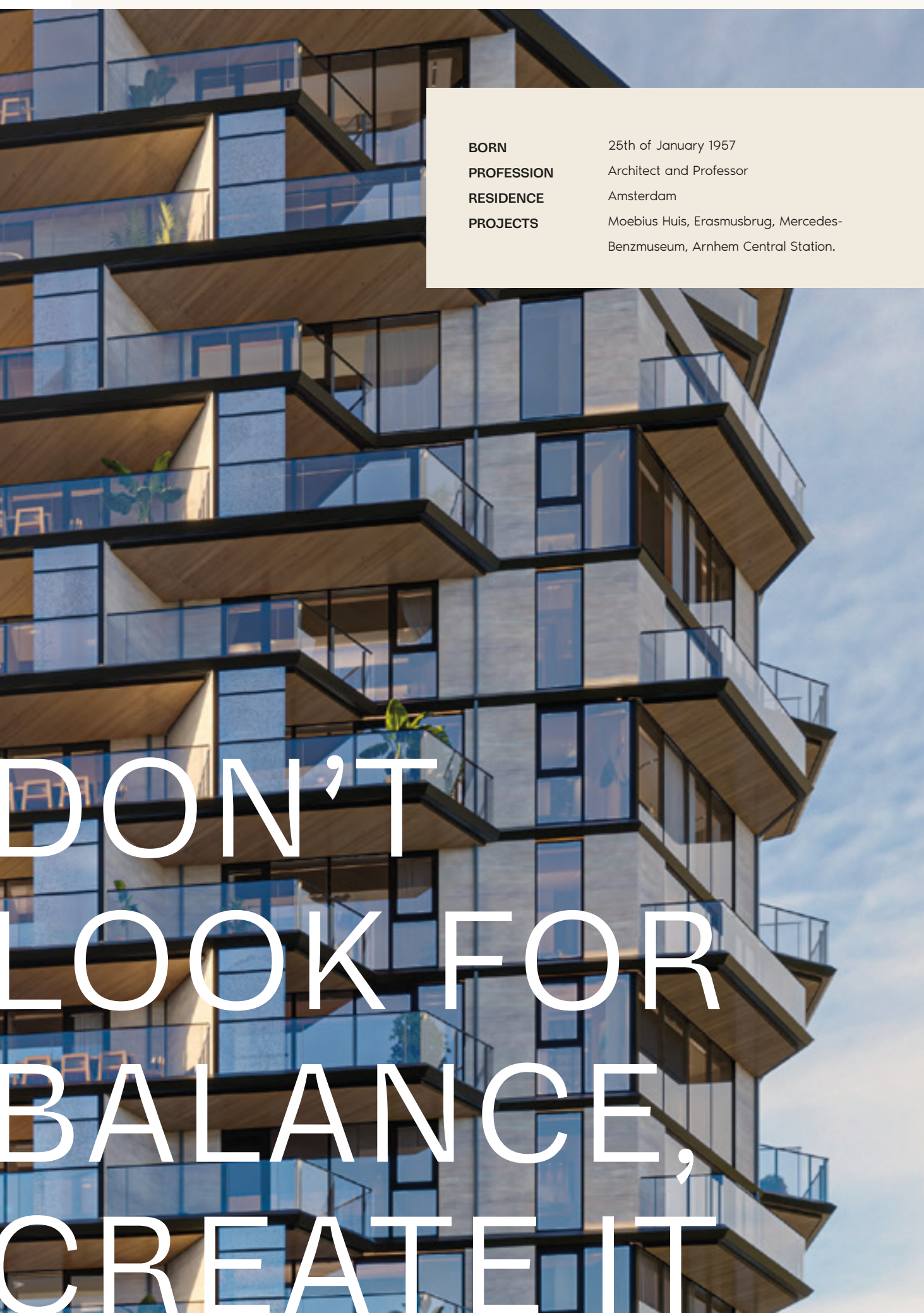
Nobu Residences present a rare opportunity to call one of the city's most distinguished addresses home. Seamlessly blending the privacy and comfort of a residence with the elevated service of a luxury hotel. From panoramic views across Amsterdam to personalised attention at every turn, this is living. Refined to an art form.

## **THE FUTURE OF NOBU RESIDENCES**

The Nobu Residences portfolio continues to grow, bringing the signature blend of design, dining, and contemporary luxury living to new destinations around the world. At Nobu Residences Park Meadows, this global vision finds its most refined expression. Here, exceptional design, intuitive service, and effortless luxury come together to offer a residential experience unlike any other.







**BORN** 25th of January 1957  
**PROFESSION** Architect and Professor  
**RESIDENCE** Amsterdam  
**PROJECTS** Moebius Huis, Erasmusbrug, Mercedes-Benzmuseum, Arnhem Central Station.

## INTERVIEW *THE ARCHITECT*

# Ben van Berkel - UNS

**What were your main goals at the beginning of the project? Was it sustainability, aesthetics, or something completely different?**

From the outset, we deemed it crucial to engage in some kind of relationship between Nobu Residences, and the park and surroundings. By activating the base of the building, the plinth, with vibrant features and urban anchors, and focusing on the outdoor spaces to create a view from and to the green environment, we managed to do so. This way, residents can truly experience the best of nature in the comfort of their homes. Additionally, we ensured both volumes were seamlessly integrated into the park through the continuation of mass and materialisation.

**Why were you so excited about this project?**

While Amsterdam is my favourite city, and home to our headquarters, it's just magnificent to add something extraordinary, like Nobu Residences, to its skyline. It's such a unique location, in the middle of the Beatrixpark, right next to the A10. This part

of the city is buzzing! A lot is happening in 'our backyard', the Zuidas. As an agency, we find it very important to deal with all (local) developments and community aspects in a responsible, respectful way.

**Does the project reflect the typical 'Ben van Berkel signature'?**

Well, certainly, but it does have a little 'twist'. It's not very common for us to cap towers with a prominent crown, as we did with Nobu Residences. We used elements from the 'Amsterdamse School' as a source of inspiration for the design of the tower tops. Other examples are our use of straight lines with selective curves, the embedding of double heights, and the setback of the facade line to create exquisite outdoor spaces - even at the highest levels. I kept Berlage's style in mind during the entire process; giving the towers this true Amsterdam identity was very important to me.



**There's a noticeable synergy between the building and its location. Could you explain why this is and how it manifests itself?**

Of course! The spot has a dual identity: it's located in a lush green environment, and it's part of Amsterdam's business district, the Zuidas. To cultivate an interaction between these two contrasts, we had to engage with both. So, while the city is teeming with life, the garden serves as a transitional zone between the park and the building. And, in this zone, you'll find the same flora and fauna as in the Beatrixpark itself.

**What can you tell us about the materials that have been used in the design?**

While part of the same family, both towers have their own distinct identity. This called for a unique selection of materials. The West Tower,

characterised by a more horizontal design, incorporates sustainable sintered stone. The East Tower, on the other hand, features a rhythm of elegant vertical aluminium slats.

To create synergy, as we've been talking about earlier, both towers exude a warm and earthy tonality that blends well with the park surroundings. In the design, there's a strong focus on the 6th facade; the undersides of the balconies showcase wood cladding, while light black bands and frames, present in both towers, bring a cohesive unity to the project.

**What are you most proud of in the design of Nobu Residences?**

Responding to both the dynamic context of the Zuidas and the green character of the park was an immense challenge. Though I do believe we've succeeded in that.

**What's your perspective on sustainability in architecture, and were you able to reflect your vision in the design of Nobu Residences?**

We always prioritise a proper passive design. At Nobu Residences, you can see that the basic mass of the volumes is created to optimise sight lines, natural light, sun hours, and the effects of shade. Then a second layer of sustainability is introduced, including green roofs, water recovery, insect hotels, solar panels, materialisation, and, of course, the



garden that enhances the ecology of the park. The basement of the building houses a large space for Thermal Energy Storage; extracting heat from the surroundings with heat pumps sustainably, reducing the CO2 footprint. We aim for a high sustainability score and are currently exploring the certification that aligns best with our values. Realising a green building, in the broadest sense of the term, is our primary goal.

**What were the main challenges during the process and were you able to tackle them?**

Finding the right strategy for the amount of noise from the A10 and the future Zuidas tunnel could be categorised as a challenge. And, yes, we were able to overcome this. It did have an impact on our design from the beginning. For instance, we incorporated integrated acoustic dampers into the texture of the facades; ensuring residents can experience the park's serenity in the comfort of their homes.

**What role does the connecting passage between the two towers play in the design?**

To counteract a division of two worlds, it was crucial to connect both towers. We want to provide a unique experience for both park visitors and residents of Nobu Residences. This doesn't happen if you have two separate towers. Therefore, the atrium is designed to be as transparent as possible; enhancing views to and from the park. Additionally, it effectively captures movement within the space, leaving an impression, I call this 'the after image', and amplifies the park's social safety.



# BEHOLD

A new reality, exceeding all expectations,  
where luxury meets comfort and home feels like  
(being on) an endless holiday

THE LUXURY HOTEL  
EXPERIENCE AT HOME

# The luxury of hotel living, at home



Have you ever considered bringing the luxury and service levels of a world-class hotel into your daily life? We've made it possible. Nobu Residences are designed with the utmost attention to detail and comfort, offering high-quality amenities such as a wellness area, sauna, fitness centre, and a high-end restaurant with a terrace overlooking the beautiful Beatrixpark. Rooted in a deep respect for Japanese design and hospitality, Nobu brings a distinctive philosophy to some of the world's most compelling destinations. From vibrant cityscapes to tranquil coastlines, each Nobu hotel and residence reflects the character

of its surroundings, thoughtfully blending local culture with Nobu's signature minimalist aesthetic.

But Nobu is more than a place to stay, it is a way of life. Inspired by a legacy of culinary excellence, each space is designed to foster meaningful connection, quiet luxury, and a sense of belonging. It is where refined tastes, effortless comfort, and a spirit of discovery come together in perfect harmony.

Dine with us. Stay with us. Live with us. Experience life the Nobu way.



# Get to know all services & amenities Nobu Residences have to offer



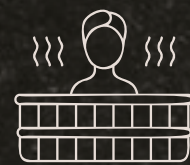
For added ease and peace of mind, our dedicated concierge is available around the clock, whether arranging a last-minute reservation or managing daily essentials. With 24/7 security and private, secured parking, Nobu Residences offer a seamless living experience designed around you. Here, everyday life is elevated, thoughtful, tranquil, and refined. It's not simply about where you live, but how you live, surrounded by quiet luxury in one of Amsterdam's most desirable neighbourhoods.



Nobu Residences offer the comfort of home with the elevated experience of a luxury hotel

# These amenities will keep you close to home

Combining luxurious facilities and exceptional services that elevate everyday life. Residents can indulge in our wellness area in the comfort of their homes, featuring a spa, sauna, fitness centre as well as many other facilities.



## Wellness (Spa and Swimming Pool)

Rebalance body and mind in our serene spa and indoor pool.



## Fitness Centre

Elevated fitness with cutting-edge equipment and effortless access.



## Nobu Restaurant

Savor refined flavours crafted to delight every palate.



## Secured Parking Garage

Peace of mind with discreet, secure vehicle parking.



## Secured Biking Garage

Dedicated, secure storage for your bicycle.



## Building Management App

Seamlessly manage your residence with our intuitive app.



## Parcel-Service

Smart, secure delivery with MyPup—never miss a package.



## KO Lounge

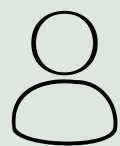
A refined space to connect, unwind, or simply be.



Excellent services  
which improve the  
quality of your life

# Thoughtfully designed for everyday living

At Nobu Residences, we pride ourselves on providing comprehensive services designed to enhance your daily living experience. Every detail ensures your comfort and convenience, from our attentive doorman at the reception to our dedicated concierge and round-the-clock security.



## Reception (Concierge)

A warm welcome awaits. Our doorman and concierge team are here to assist you and your guests, offering thoughtful, discreet service from the moment you arrive.



## Catering

From intimate gatherings to everyday indulgences, our catering service offers beautifully prepared meals tailored to your preferences.



## 24/7 Security

Enjoy complete peace of mind with round-the-clock security, ensuring your safety and comfort at all hours.



## Sports Classes

Stay energised with a curated selection of fitness classes designed to support your physical and mental well-being.



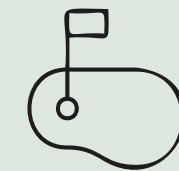
## Dedicated Assistance

Our dedicated team offers personalised assistance with quiet precision – anticipating your needs and attending to every detail.



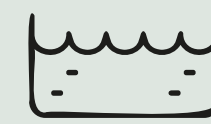
## Waste Management

Designed with the environment in mind, our waste management services prioritise sustainability through responsible sorting, recycling, and disposal – so you can focus on living well.



## Golf Simulator

A golf simulator to play a round of golf every day of the week.



## Cold plunge pool

The ideal way to refresh after a workout or sauna.





**PROFESSION** Partner Rockwell Group  
**RESIDENCE** New York City  
**PROJECT** W Hotel New York, Sandblu Santorini, Seda Club Hotel Grenada, The Ritz-Carlton Residences West Palm Beach, Prince Gallery Tokio, Nobu Downtown, Nobu Hotel Atlanta, Nobu Hotel Barcelona

DESIGNING  
A WORLD  
OF NOBU

## INTERVIEW *THE RESTAURANT ARCHITECT*

# Shawn Sullivan - Rockwell Group

### **Can you tell us more about the Rockwell Group and their connection with Nobu?**

As a chef, Nobu-san is nothing short of a visionary. From the beginning, he redefined the global dining experience by blending culinary cultures into something entirely his own. In 1994, we were invited to design the first Nobu Restaurant in Tribeca. It was a blank canvas, but the philosophy was clear: precision, poetry, and presence.

When we later designed Nobu Fifty Seven in Manhattan, we took that story further, introducing warm timber, woven textures, hand-thrown ceramics and lighting as architectural rhythm. That became a visual language that we have continued to evolve across more than 45 Nobu restaurants and hotels worldwide.

### **What elements of the Nobu brand and culinary philosophy inspired your architectural approach?**

Every Nobu tells a local story, grounded in place but elevated by global elegance. Amsterdam - a city shaped by water, light, and craft- offers a new

chapter. The restaurant's position overlooking the park invites a design inspired by the landscape: soft, flowing forms, natural tones, and materials that speak both to Japanese restraint and Dutch ingenuity.

From the very first Nobu, narrative was essential, whether through river stone walls or cherry blossom stencils. This layered storytelling remains a guiding principle: design that echoes Nobu's cuisine, unexpected yet deeply intentional.

### **How does the design of this Nobu location stand out from others around the world?**

Amsterdam is a city of makers. For Nobu Amsterdam, we're collaborating with local artisans to create custom furniture, textiles, and artworks that echo centuries of shared craftsmanship between the Netherlands and Japan. No two Nobus are alike, and this one will be unmistakably its own.



**What emotions or experiences do you want guests to have when they enter and dine at the restaurant?**

There's a Dutch word – gezellig – that captures something profound. A sense of warmth, intimacy and connection. That feeling of being in the right place at the right time, with the right people. That's the atmosphere we're designing for. Not just visual comfort, but emotional resonance.

**How are you balancing Nobu's signature elegance with local cultural or architectural influences?**

The Netherlands and Japan have a long and layered history of exchange – trade, technique, even taste. We're honouring that heritage through tactile, timeless design. Think: Japanese joinery meets Dutch cabinetry. Wabi-sabi meets water

management. Local influences are not added on – they're woven into the fabric of the space.

**What role does lighting and spatial flow play in enhancing the dining experience at Nobu?**

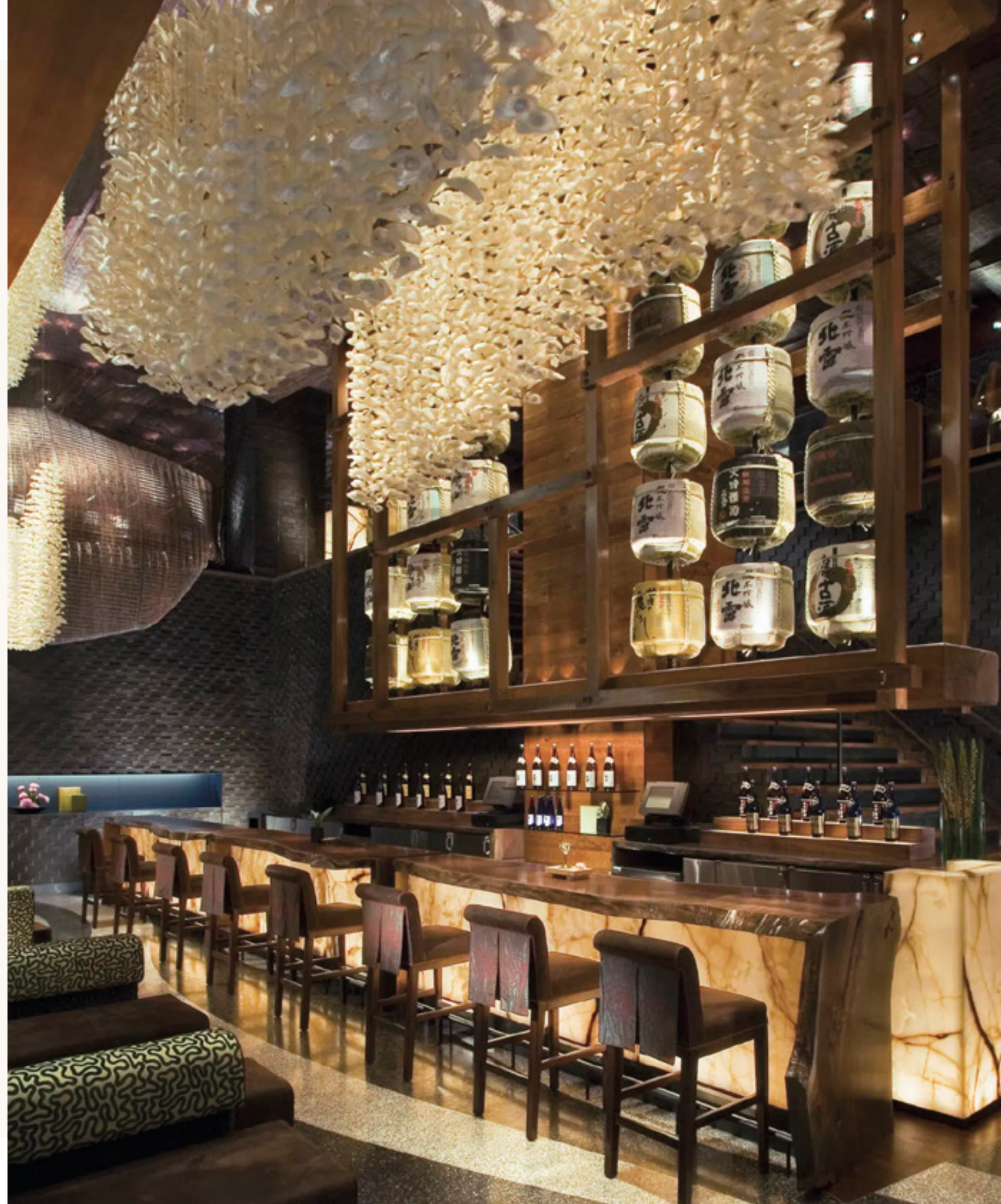
Lighting is our invisible architecture. It sculpts the atmosphere, elevates the food, flatters the guests, and defines the tempo of the evening. Every light fixture is custom-made, often inspired by traditional Japanese lanterns or crafted by local artisans. The choreography of space – how a guest moves through the restaurant – is equally intentional. Every threshold, every curve, every line of sight is considered. From first impression to final moment, the journey must feel effortless and intuitive.

**In a single sentence, how would you define the essence of this restaurant's design?**

Nobu Amsterdam is a quiet conversation between two cultures, expressed through light, craft, and culinary rhythm – a space designed to be discovered, not just entered.

**What is your favorite restaurant in the world?**

Nobu Bangkok holds a special place for us. It's the largest Nobu to date, but still manages to feel intimate – with tearooms, event spaces, and that unforgettable open-sky bar overlooking the Chao Phraya River. It's a fusion of Thai vibrancy and Nobu serenity, a testament to what happens when architecture, cuisine, and culture are in complete harmony.



At the heart of Nobu Residences Park Meadows is Nobu Restaurant—an iconic dining destination and the soul of the property.



Famed for its innovative blend of Japanese cuisine and bold Peruvian accents, Nobu offers an experience that is both refined and unforgettable. Signature dishes—each crafted with precision and artistry—are served in a space where modern elegance meets timeless Japanese minimalism.

As a resident, you'll enjoy priority access to this globally celebrated restaurant, where impeccable service, warm hospitality, and a vibrant ambiance create an atmosphere that's both energising and serene. Whether entertaining guests or indulging in an intimate evening, the spirit of Nobu is always just steps from home.







GREAT  
DESIGN IS  
ABOUT  
LISTENING

**BORN** 27th of October 1962  
**PROFESSION** Founder at SHH  
**RESIDENCE** Somerset, England  
**PROJECTS** Graduate Hotels, Wimbledon Champion's Room,  
KWG Headquarters Shanghai, Park Academy  
Business Centre

## INTERVIEW *THE INTERIOR ARCHITECT AND DESIGNER*

# Neil Hogan - SHH

### **What could you tell people about SHH?**

We are a London-based company with remote personnel in three countries, serving clients worldwide. Currently, we are about sixty people strong, but we are still growing. Our annual project level varies, but we focus on approximately twelve to fourteen projects per annum.

### **SHH has established a remarkable presence in the world of architecture and design, captivating clients and design enthusiasts alike. Could you share with us some of the places, projects, or collaborations through which we might recognise SHH's work?**

We create remarkable places for remarkable people. We have a long and impressive history. Our portfolio includes some of the most lavish and well-appointed super prime residences in London and a huge variety of hospitality projects around the world. Our expertise lies in designing specific solutions for both personal tastes and successful

commercial ventures. I am particularly proud of our hospitality work for the Wimbledon Lawn Tennis Club.

### **How could you describe SHH's typical approach?**

Great design is about listening. We listen to our clients and find solutions with them, not for them. That's how we deliver seamless designs from the very first foundation to the final stitch.

### **What other projects are you currently working on?**

We have some lovely projects to keep us busy and stimulated. These include hotels, ski resorts, restaurants, and homes of all shapes and sizes in different countries. We are always looking for new projects that help us keep the team excited and where SHH can add value through design.

**Where does SHH draw its inspiration from, and what influences or sources shape its ideas and creative direction?**

We're all creative thinkers; we thrive on ideas, opinions, and debate. We tackle each project independently and tailor each team to suit the project's specific needs. Bringing together people from different cultures, countries, and disciplines makes the difference. We encourage the team to



IT'S A UNIQUE PROJECT BECAUSE OF ITS LOCATION, ARCHITECTURAL PURITY, AND THE DEPTH OF THE POSSIBILITIES THE SPACES CAN ACHIEVE.

research and work collaboratively to find the right solution for every client.

**What was your role in designing Nobu Residences?**

For Nobu Residences, we're responsible for interior architecture and interior design. Our work varies as we go through the standard delivery stages. Some team members work on the original feasibility or concepts, while others refine the thought process and delivered the detailed design.

**What were your initial thoughts when you were approached for Nobu Residences, and how was your experience working on it?**

We were delighted! It's a unique project because of its location, architectural purity, and the depth of the possibilities the spaces can achieve. And rather than challenges, we have had opportunities to understand others' working methods, local culture, and market specifics.



**What aspects of this project took more time than expected, and were there any particular challenges that were difficult to manage?**

Ha! Probably spending extra time dreaming about living in the penthouse. The views will be amazing, and the potential to live in an urban setting so connected to nature is fascinating.

**Were there any easy wins in the project?**

The number of local triggers in our research, the fauna and flora in the park, and the materials linked with the location. It was an absolute pleasure to connect our ideas to actual references, which then manifested the design dialogue.

**What are you most proud of in your work for Nobu Residences?**

Of course, I'm most proud of my team. Project wise, I'm most proud of Nobu Residences' potential to help people enjoy their living environment.

**What materials and elements of your style are reflected in the building?**

The local stones—split, shattered, honed, and polished—used in cobbles, slabs, and sheets are particularly beautiful. While we don't adhere to a fixed style, our love for texture and richness is evident throughout the design.

**Could you see yourself living in Nobu Residences?**

Absolutely!

A LUXURY HOTEL  
EXPERIENCE AT HOME



# Park, Wellness, Fitness

Designed with exceptional attention to detail and comfort, Nobu Residences offer premium amenities such as a wellness centre, sauna, state-of-the-art fitness facilities, and a restaurant with a terrace overlooking the serene Beatrixpark. Our dedicated concierge service is always on hand to cater to your everyday needs, from managing daily

tasks to fulfilling special requests. Choosing Nobu Residences means choosing to live surrounded by care, amenities, and sophistication. Every day feels like a retreat in a world-class hotel, nestled in the heart of one of Amsterdam's most desirable neighbourhoods.



# Ko

Named after Ko Mulder, the architect of the Beatrixpark, the KO Lounge is the centre between the two buildings. With its beautiful glass façade, it feels like you are in the park. From sunrise until sunset, this is a place to relax, unwind, or just watch the birds in the park.

# Lounge





## COFFEE CORNER

Ready to take a break? Visit the Coffee Corner, where you can enjoy a selection of premium coffees, teas, and fresh snacks – the perfect spot for a quick recharge or a casual meeting.



## GO, KO!

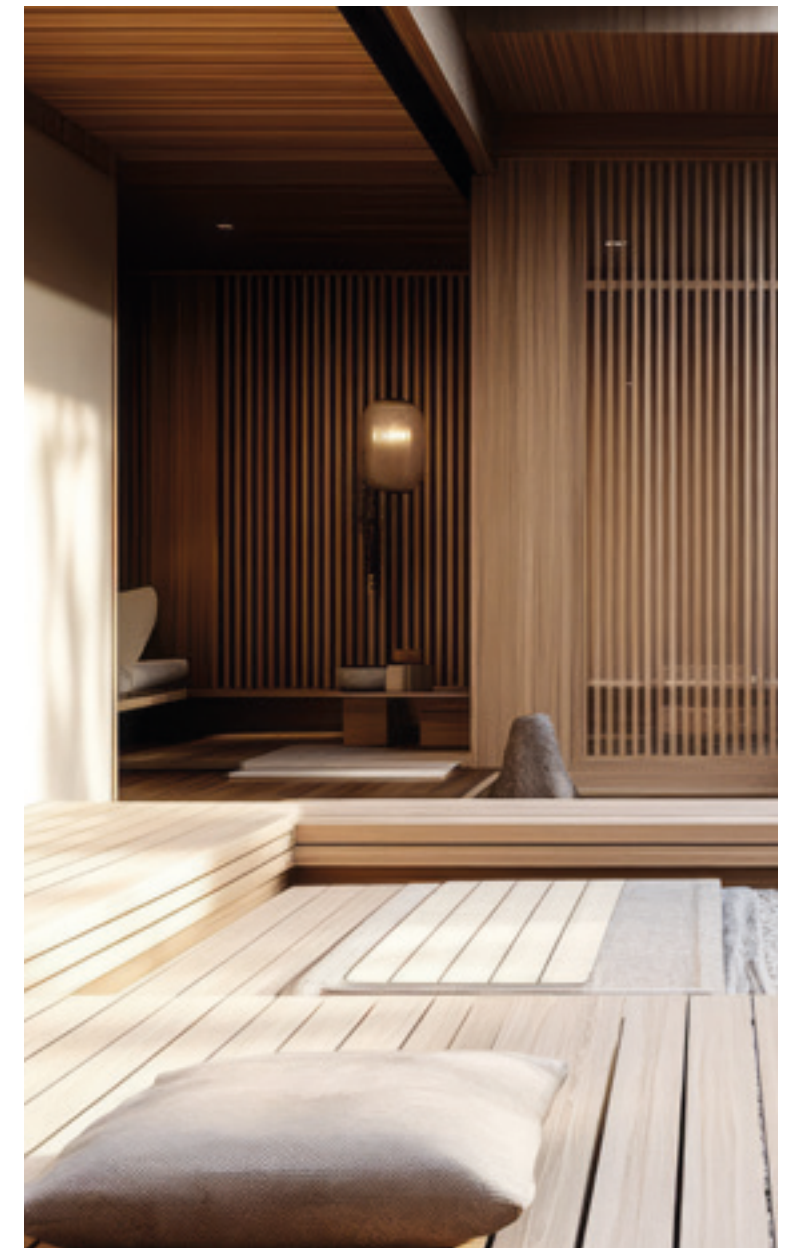
The KO-working is an inspiring workspace that fosters complete focus and the best collaborations. A dynamic environment featuring flexible layouts that accommodate individual working or team interactions. Our facilities include:

- Wireless internet
- Meeting rooms
- Catering services



## DONE FOR THE DAY

Done for the day? Unwind at the KO Lounge. Listen to the soothing crackle of the fire as you enjoy the stunning views of the Beatrixpark. See it as a warm cooldown after a busy day.



## MEETING ROOMS

Work from home in style. Discover Nobu Residences' fully-equipped meeting rooms, perfect for 'remote' working or collaborative sessions. Each room features:

- Wireless internet
- Presentation screens
- Catering services

Whether you need a quiet space to focus or a dynamic environment for team gatherings, our meeting rooms have everything you need for a productive day.





# LISTEN

To the distant sounds of birdsong, the rustle of leaves, and the gentle hum of the city. Who says meditation requires silence? Drift away to the quiet rhythm of life's symphony.

# The city to

# your park

## The Beatrixpark - A serene green haven in the heart of Amsterdam

NOBU RESIDENCES,  
LOCATED AT  
THE END OF THE  
BEETHOVENSTRAAT  
ALONG THE GREEN  
EDGE OF THE  
BEATRIXPARK, OFFER  
A SENSE OF CALM AND  
CHARACTER THAT IS  
TRULY UNIQUE.

The vibrant energy of Amsterdam's Zuidas and city centre is just moments away. Offering a wealth of boutiques, restaurants, and cultural attractions at your doorstep.

Yet just steps in the other direction, the Beatrixpark offers balance. As one of the city's greenest spaces, it invites you to jog, cycle, or simply find a quiet corner to unwind. Or finally start that book you've been meaning to read.

At Nobu Residences, comfort is redefined. This is living, elevated.

# Imagine the perfect location, this is beyond

Nobu Residences place you just a short ride from Amsterdam's vibrant city centre, no more than ten minutes by bicycle, or moments away on an e-bike. But here, the experience extends beyond the destination. From artisan coffee to world-class dining, the charm of the Beethovenstraat, the energy of the

Zuidas, and the tranquility of the Beatrixpark are all within walking distance. Seamlessly connected, the city unfolds around you, whether you're heading to the Museumplein, the boutiques of De Pijp, or catching a flight from Schiphol, just fifteen minutes away.

15-MINUTE DRIVE  
TO SCHIPHOL AIRPORT





**COFFEE AND  
BREAKFAST**

- 1 COFFEE DISTRICT
- 2 PARK KIOSK BEA
- 3 BLCK. COFFEE AND THE MASTERS
- 4 CAFECITO
- 5 JOE AND THE JUICE
- 6 ET CLAIRE
- 7 LEBKOV & SONS
- 8 LE PAIN QUOTIDIEN
- 9 OAKBERRY
- 10 SIMON MEIJSEN

**DRINKS**

- 1 STRANDZUID
- 2 SONORA BAR
- 3 QV WINEBAR

**LUNCH**

- 1 BONNIE
- 2 MARATHONWEG
- 3 FERILLI'S
- 4 LE GRAND GEORGE
- 5 VISAANDESCHELDE
- 6 BAR KASPAR

**DINNER**

- 1 NELA
- 2 SELVA
- 3 MARGAUX
- 4 WILLIAMS FARMHOUSE
- 5 SAPORRO
- 6 KRUSTA
- 7 KAIA
- 8 THE TRAVELLER
- 9 GREEN GASTROBAR
- 10 SHOWW

**MARKETS**

- 1 MINERVAMARKT
- 2 ZUIDASMARKT

**GYM**

- 1 TRAINMORE
- 2 VONDELGYM
- 3 HOUSE OF PILATES
- 4 K/C MOVE STUDIO

**HOTEL**

- 1 NHOW AMSTERDAM RAI
- 2 CITIZENM
- 3 HOTEL OKURA

**TRANSPORT**

- 1 TRAIN AND SUBWAY STATION ZUID
- 2 TRAIN STATION AMSTERDAM RAI

**SURROUNDINGS**

- ZUIDAS
- BEETHOVENSTRAAT
- BEATRIXPARK

**SUPERMARKET**

- ah ALBERT HEIJN

**CINEMA**

- 1 CINEMA THE PULSE

Established in 1938, Beatrixpark, named after former Queen Beatrix, remains a calm, green oasis amidst the energetic city landscape.

**WITHIN WALKING DISTANCE OF THE BUZZ AND CHARM THAT THE BEETHOVEN NEIGHBOURHOOD HAS TO OFFER**

# Explore the sights and surroundings of Nobu Residences

You can go out, enjoy the city, and embrace whatever life has to offer.

If you're ready to take it a step further, Amsterdam has so much more waiting to be explored. Just around the corner you'll find the Beethovenbuurt and the Apollobuurt. Two of the city's most refined and sought-after neighbourhoods. The Beethovenbuurt, in particular, is known for its peaceful residential character, elegant architecture, and vibrant local atmosphere. Centred around the stately Beethovenstraat, this

area offers an upscale yet welcoming shopping experience. From artisan bakeries and gourmet delicacies to exclusive fashion boutiques, stylish interior shops and independent concept stores, there's something to suit every taste. And when you're ready for a dose of culture, just keep walking. Within minutes, you'll find yourself at the Museumplein, the cultural heart of the city. Home to the Rijksmuseum, the Van Gogh Museum, the Stedelijk Museum and the world-famous Concertgebouw.



The seamless flow from local charm to cultural grandeur is what makes this part of Amsterdam truly exceptional.

It's also a culinary hotspot. Whether you're in the mood for a relaxed brunch, a quick coffee at a charming café, or a fine dining experience in the evening, the Beethovenbuurt offers a variety of high-quality options in an unpretentious setting. It's the kind of neighbourhood where people know each other by name, where everything is within walking distance, and where the pace of life is delightfully calm yet full of character.





## THE TIMELESS VISION OF ARCHITECT H.P. BERLAGE STILL RESONATES IN THE BEETHOVENBUURT.

### **A neighbourhood shaped by vision**

Located in the elegant Amsterdam-Zuid district, the Beethovenbuurt reflects the timeless legacy of architect H.P. Berlage.

As the mastermind behind the early 20th-century expansion of the city, Berlage brought a new sense of order and



refinement to urban living. His vision lives on in the neighbourhood's broad avenues, carefully composed brick architecture and generous green spaces.

Part of Berlage's celebrated Plan Zuid, the Beethovenbuurt was designed to offer both beauty and functionality. A place where architecture enhances everyday life. Today, it stands as a serene yet connected enclave, close to the Museumplein, Beatrixpark and the Zuidas, blending history, culture and modern sophistication in the heart of Amsterdam.



# THE PENTHOUSES



Our interior designer, SHH, has crafted a space that radiates elegance, glowing from sunrise to starlight.

**Yuhi & Asahi | The Penthouses**

The penthouses at Nobu Residences are located on the top two floors of the building, offering an unparalleled living experience. From the spacious terraces, you can enjoy breathtaking views of the Beatrixpark and the city of Amsterdam. Designed by the renowned London-based architects of SHH, the interiors offer a refined elegance and warmth. Every detail, from the carefully selected materials to the sophisticated finishes, contribute to a luxurious and tasteful ambiance. These penthouses seamlessly combine exclusivity with comfort, creating a unique oasis in the heart of the city.



## YUHI

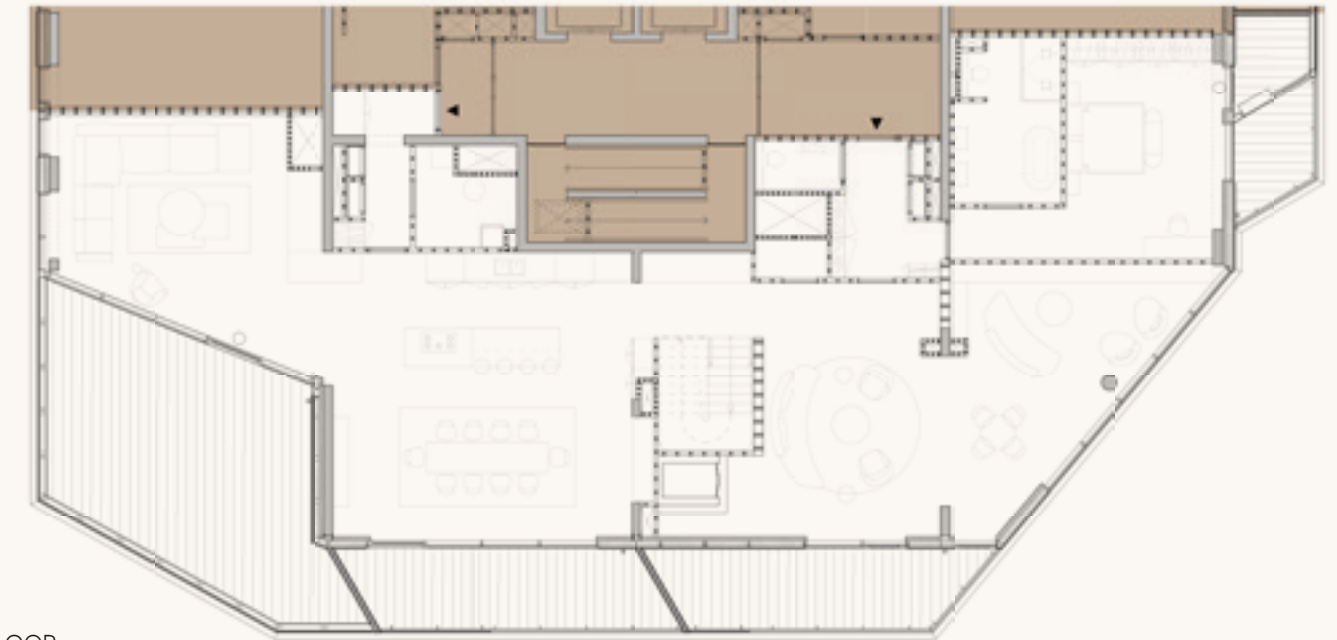
Type L

**523 SQM** LIVING SPACE

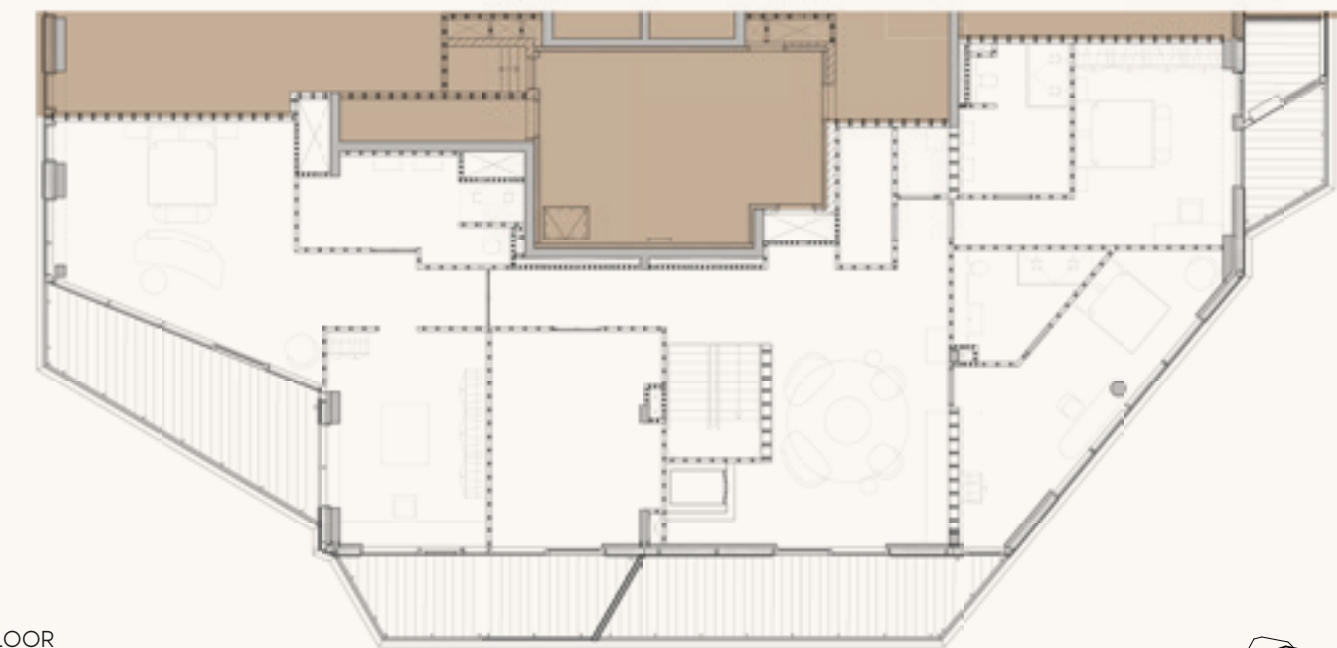
**154 SQM** OUTDOOR SPACE

## SPECIFICATIONS

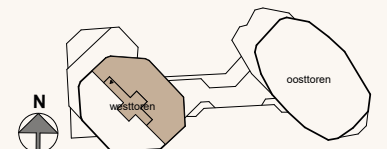
- Unique duplex penthouse with stunning views of Amsterdam
- Elegant living room and kitchen with a dedicated dining area
- Four bedrooms, each with an en-suite bathroom
- Opportunity to create your own gym or home office
- Beautiful, spacious terraces



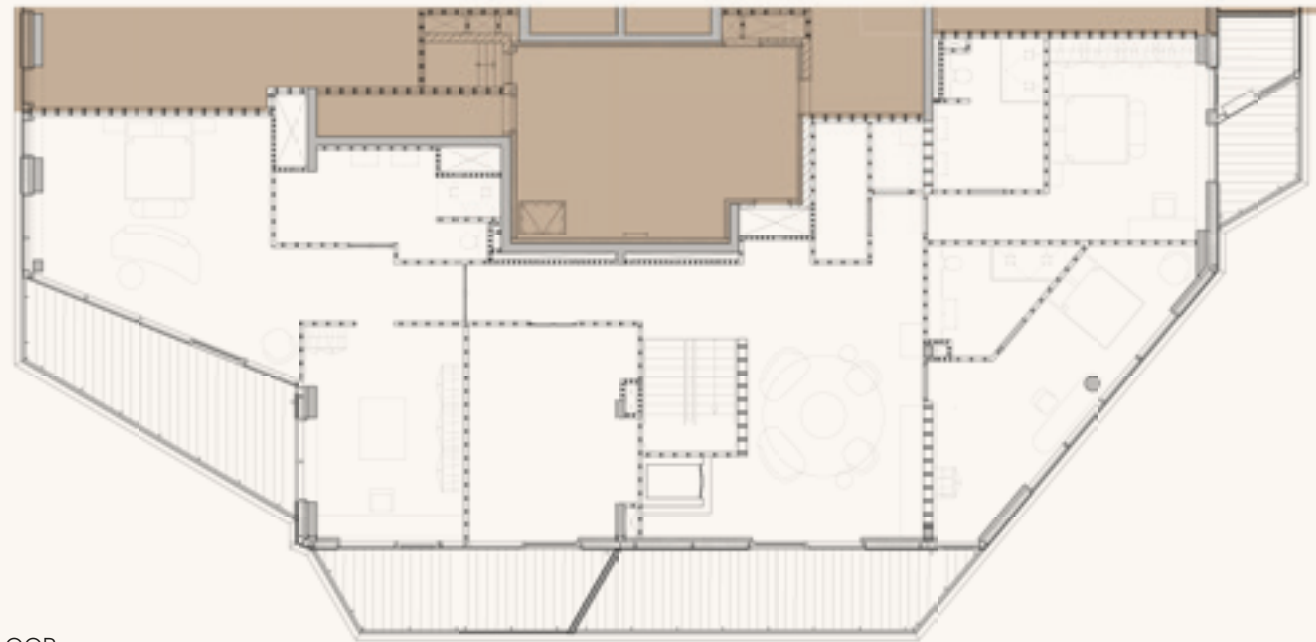
16<sup>TH</sup> FLOOR



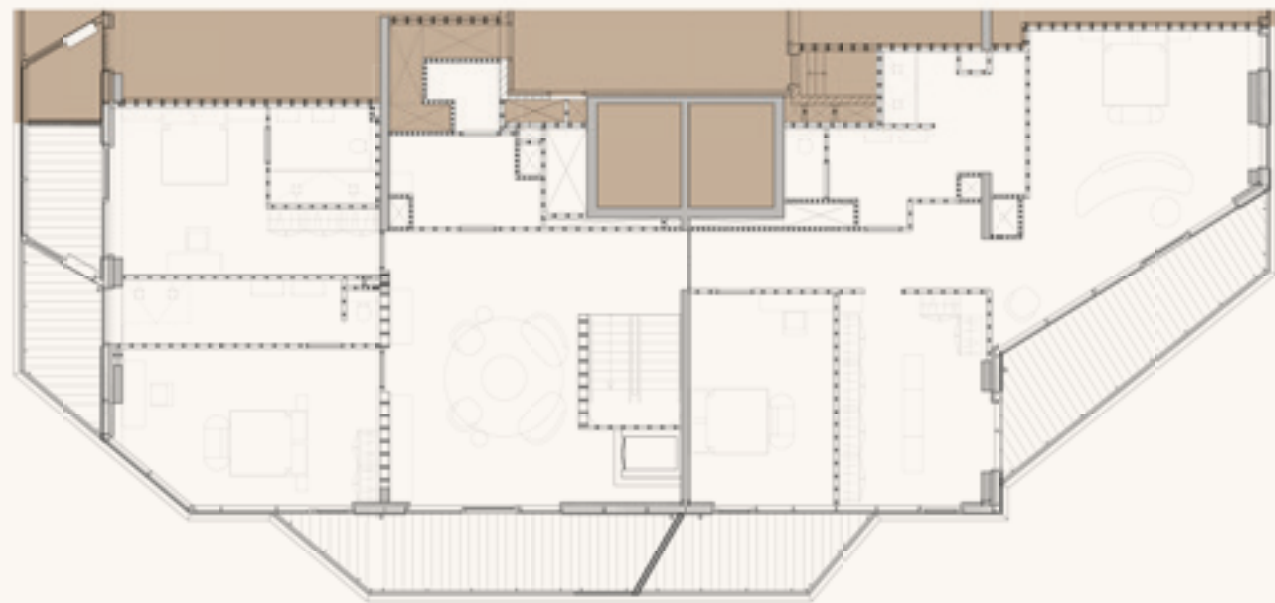
17<sup>TH</sup> FLOOR



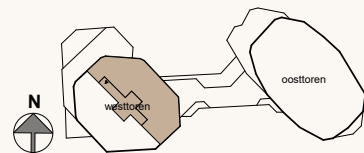




16<sup>TH</sup> FLOOR



17<sup>TH</sup> FLOOR



## ASAHI

Type M

**500 SQM** LIVING SPACE

**151 SQM** OUTDOOR SPACE

## SPECIFICATIONS

- Unique duplex penthouse with stunning views of the city of Amsterdam
- Elegant living room and kitchen with a dedicated dining area
- Four bedrooms, each with an en-suite bathroom
- Walk-in closet
- Opportunity to create your own gym or home office
- Beautiful, spacious terraces





# THE SUITES

# Crafting interior dreams for over 50 years. Discover the signature excellence of Vlassak-Verhulst from vision to flawless execution

**Sake & Mizu | The Suites**

For those seeking more than just a beautiful living space, Vlassak-Verhulst has long been the partner of choice. With more than five decades of experience in luxury residential design and execution, the Belgian firm has earned a reputation for turning bold interior dreams into refined, livable realities, with seamless guidance from start to finish.

What truly sets Vlassak-Verhulst apart is their holistic approach. They are one of the few partners in the market that offer full support throughout the process: from the initial design vision to meticulous execution. Whether it's a top-level penthouse or a city apartment where high-end finishing is paramount, their team ensures that every detail reflects quality, personality, and timeless elegance.

Their interiors are never off-the-shelf. Each project is a bespoke creation, the result of close collaboration between in-house designers, seasoned artisans, and clients with a passion for excellence. The harmony of traditional craftsmanship and contemporary innovation is present in every line, every texture, every material used.

Choosing Vlassak-Verhulst means choosing peace of mind, true refinement, and an unmistakable signature of luxury that stands the test of time. It's more than living beautifully – it's living exceptionally.







**MAXIME VERHULST** CEO Vlassak-Verhulst  
**BORN** 29th of March 1978  
**RESIDENCE** Antwerp, Belgium  
**KAREN THEUNEN** Head of Design Vlassak-Verhulst  
**BORN** 20th of August 1984  
**RESIDENCE** Antwerp, Belgium  
**PROJECT** Residential projects newbuild & renovation in Belgium (Knokke, Brasschaat, Waasmunster) the Netherlands (Bosch en Duin, Laren, Wassenaar), France (Paris, Saint-Tropez), Monaco, Germany (Hamburg), Marrocco (Marrakesh), Mauritius (Grand Baie).

## INTERVIEW INTERIOR DESIGNER AND CONTRACTOR

# Maxime Verhulst & Karen Theunen – Vlassak-Verhulst

### What can you tell us about Vlassak-Verhulst?

#### Maxime:

My father and a close friend founded Vlassak-Verhulst back in 1970. What started out as a small, local construction firm with big dreams, has evolved into a well-established name in the world of high-end residential architecture. I've personally been leading the company for over twenty years now, and I'm proud to say that we've had the privilege of bringing more than a thousand unique homes to life.

### What makes your approach so distinctive?

#### Maxime:

It's our integrated, all-in-one method. We deliberately chose to unite every discipline under one roof, from design to technical planning to construction and finishing. This enables us to guide every project seamlessly from first sketch to final handover. "If you can dream it, we can build it."

That not only guarantees aesthetic consistency, but also complete peace of mind for our clients.

#### Karen:

We apply that same philosophy to interior design. For us, interior architecture isn't a separate field. It's a natural extension of the overall architecture. That's how we create living spaces that are both functional and emotionally resonant, with soul, subtlety and great attention to detail.

### How large is the company today?

#### Maxime:

Our team includes more than a hundred passionate professionals, from designers and interior architects to engineers, craftsmen and project managers. What connects us all is a shared love for the craft, a deep respect for materials and techniques, and an unwavering pursuit of perfection, in every aspect of the job.

**What struck you most about the Nobu Residences project?**

**Karen:**

Nobu breathes tranquillity and understated luxury. It's a contemporary project with international appeal and the opportunity to tailor every element to perfection. That combination of refinement, comfort and natural materials fits our design philosophy to a tee.

**Maxime:**

We feel right at home in this high-end residential segment. Projects like Nobu, with its spacious villa-

style apartments, offer the freedom to truly build with personality and quality.

**What kind of projects are you currently working on?**

**Maxime:**

In Belgium, we're contributing to "Laurel" in Terhulpen, a remarkable collaboration with architect Marc Corbiau. It's a rare blend of space, light and nature. For this project, Vlassak-Verhulst is designing the full interior of every individual residence, fully customised to the future owners. The same goes for the prestigious "Nispen - Laren" development in the heart of Laren, in the Netherlands. Here, we managed the entire process—from the initial design to construction and bespoke finishing—delivering a truly high-end residence tailored to perfection.

**Karen:**

We're also realising exclusive villas in Belgium, the Netherlands and beyond. In Belgium, we focus on premium areas around Brussels, Antwerp and Knokke. In the Netherlands, you'll find our work in the green belts around cities like Amsterdam, Utrecht and The Hague. Every single project is finished down to the finest detail, from technical systems and flooring to custom cabinetry, furniture, window treatments and accessories.



**What does your creative process usually look like?**

**Karen:**

It all begins with a personal conversation. We want to understand deeply who our client is, how they live, and what truly matters to them. Based on that, we match them with the right interior architect from our team. That personal connection is essential.

**Maxime:**

From that point on, we take care of everything. We manage the entire journey - architecture, engineering, interior - and make sure it's not only

smooth and efficient, but also inspiring and worry-free. Ultimately, it all comes down to one moment: when a client enters their new home for the very first time and you see that genuine emotion and awe in their eyes. That moment when everything just clicks, that's still the most rewarding part of our work.

**Where do you draw inspiration from?**

**Karen:**

Our clients are our greatest source of inspiration, their stories form the foundation of every interior we design. Travel is another important influence; exploring other countries often introduces us to new materials, textures, artisanal techniques, or surprising combinations of colour and form. Art also plays a key role, not just as an object in a room, but as a lens: art teaches you to see, to nuance, to evoke emotion.

And of course, we keep a close eye on international trends, but we're not blindly guided by them. We carefully filter what's relevant and align it with our own vision and pursuit of timelessness. Striking that balance between design, comfort, innovation and enduring beauty, that's where the true power of interior design lies for us.





## SAKE

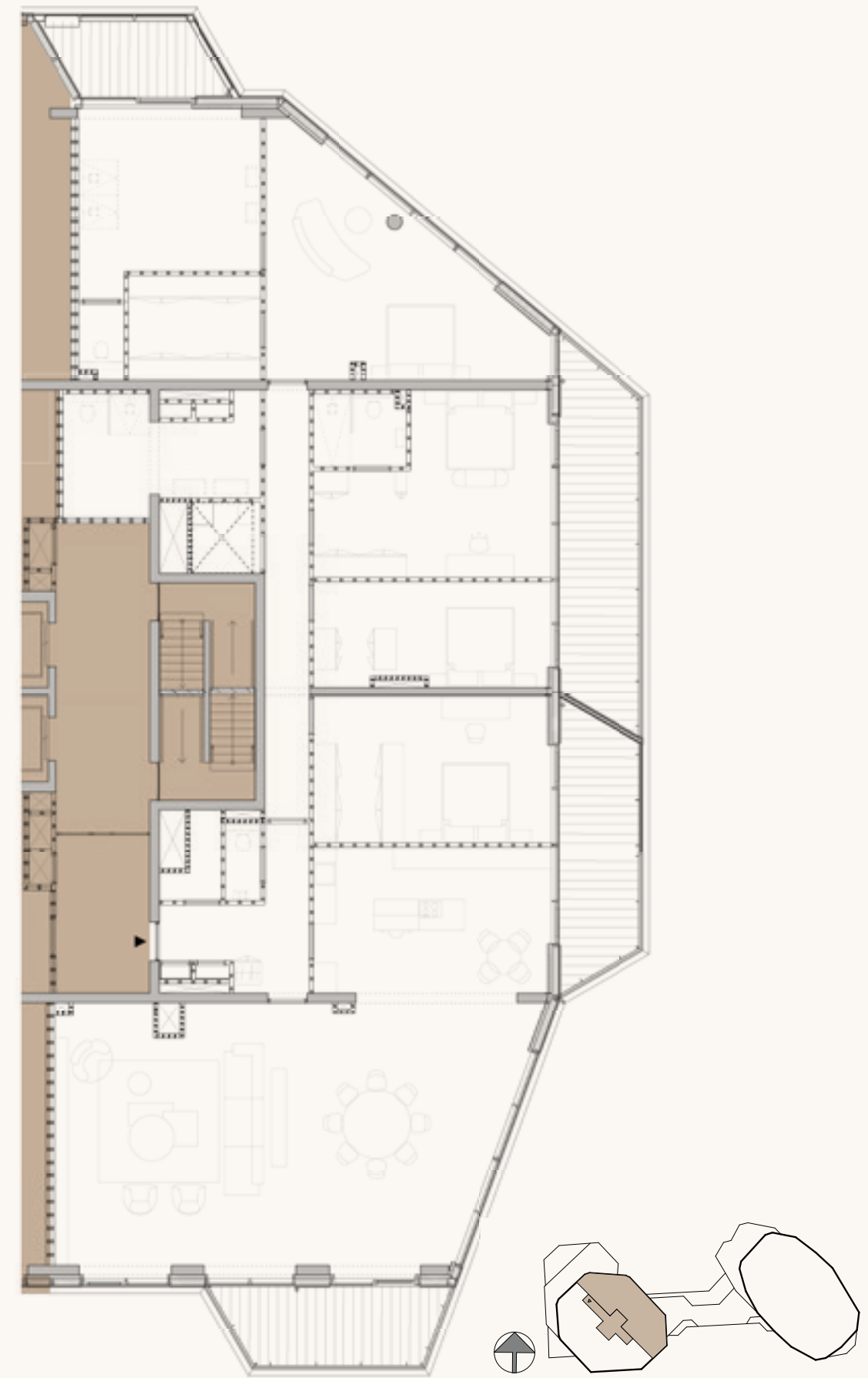
Type J

**303 SQM** LIVING SPACE

**54 SQM** OUTDOOR SPACE

## SPECIFICATIONS

- Beautiful living area with open kitchen, and private terrace
- Master bedroom with walk-in closet and en-suite bathroom with loggia
- Three bedrooms with access to the terrace, one bedroom with en-suite bathroom
- Spacious extra bathroom
- Separate toilet
- Private internal storage space
- Three private outdoor terraces and a loggia





**MIZU**

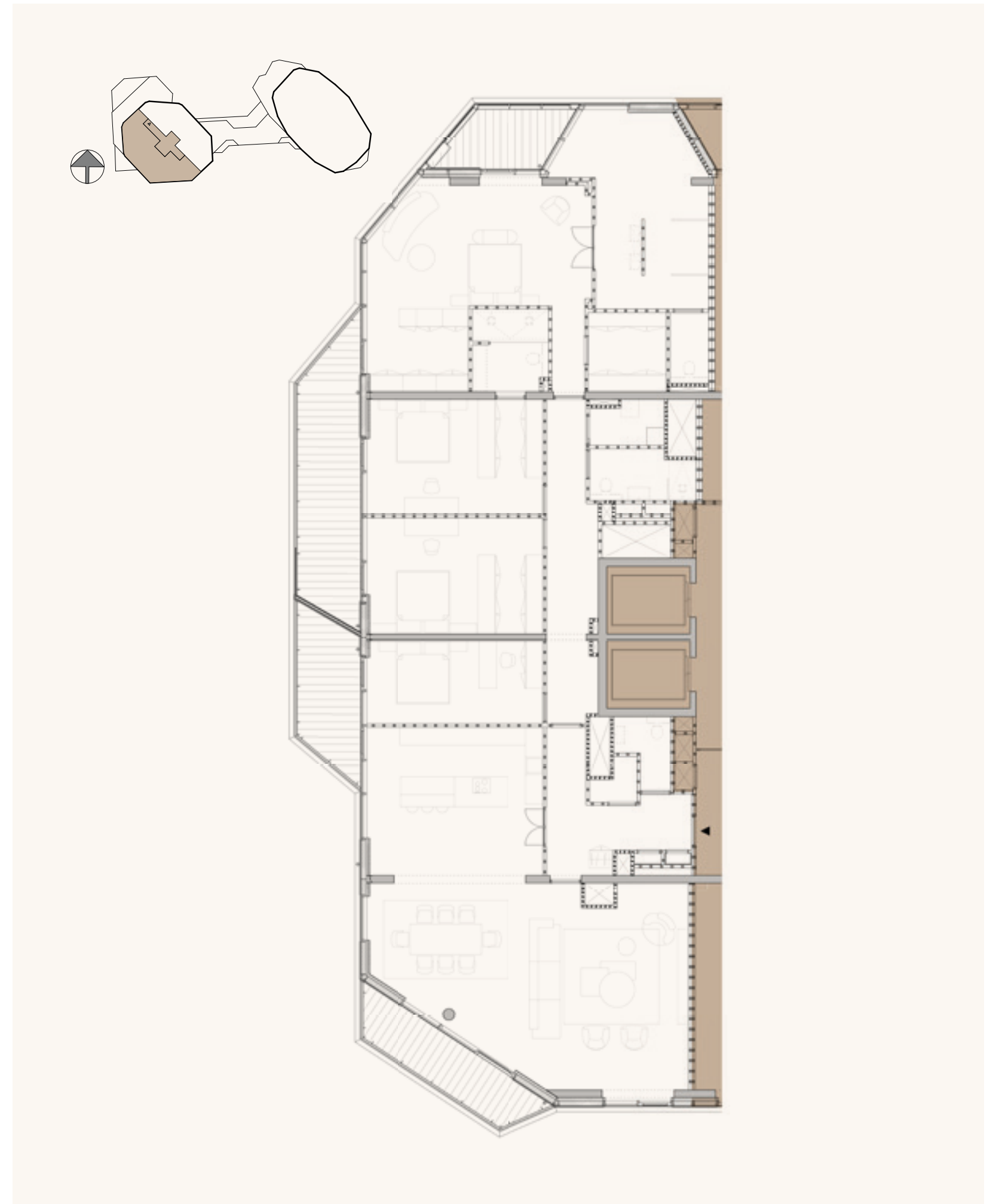
Type K

**298 SQM** LIVING SPACE

**48 SQM** OUTDOOR SPACE

**SPECIFICATIONS**

- Beautiful living area with open kitchen, and private terrace
- Master bedroom with walk-in closet and en-suite bathroom
- Two bedrooms with access to the terrace
- Extra bathroom
- Separate toilet
- Private internal storage space
- Three private outdoor terraces and a loggia

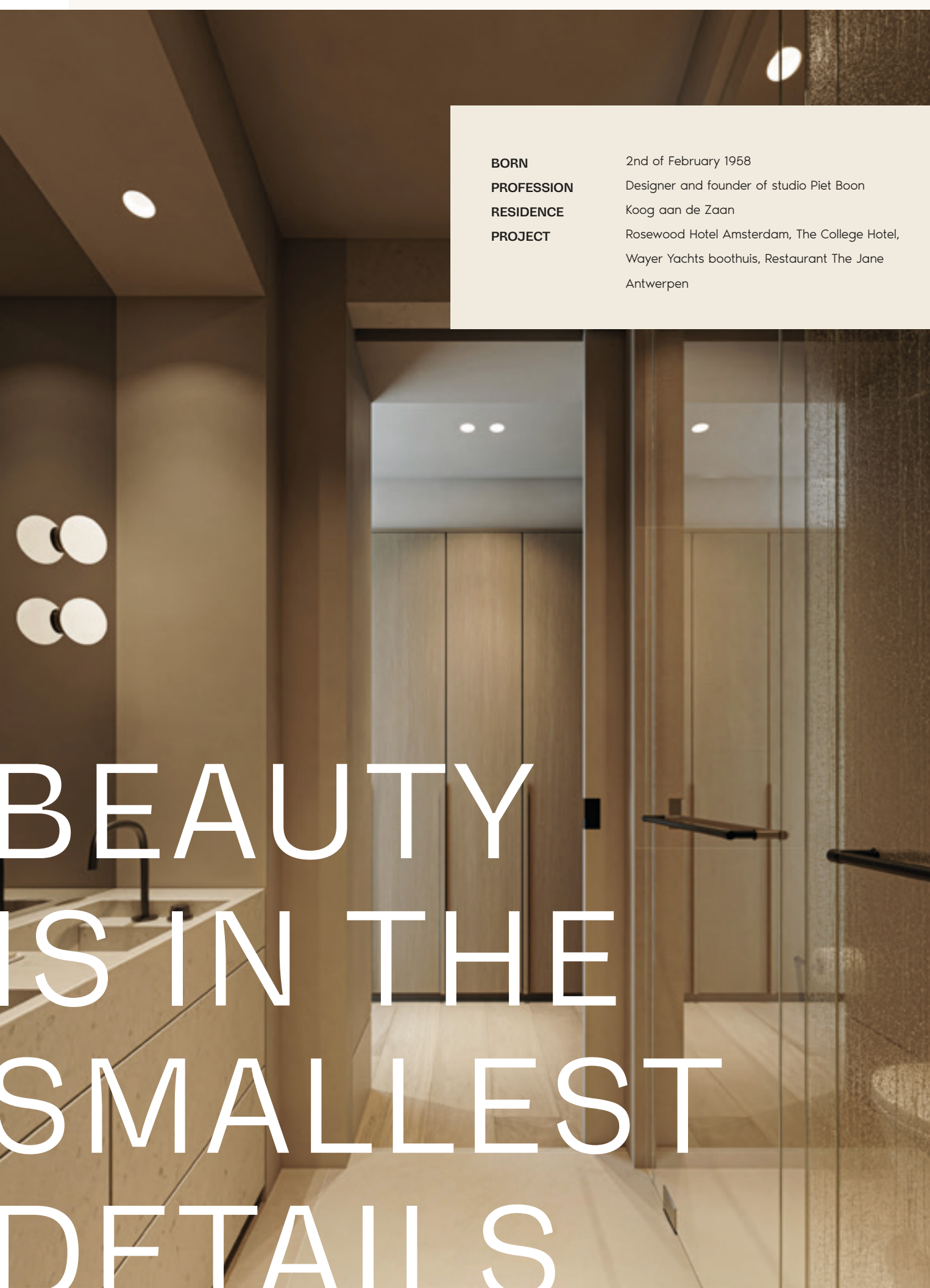






# THE APARTMENTS





**BORN** 2nd of February 1958  
**PROFESSION** Designer and founder of studio Piet Boon  
**RESIDENCE** Koog aan de Zaan  
**PROJECT** Rosewood Hotel Amsterdam, The College Hotel, Wayer Yachts boothuis, Restaurant The Jane Antwerpen

BEAUTY  
IS IN THE  
SMALLEST  
DETAILS

## INTERVIEW *THE INTERIOR ARCHITECT*

# Piet Boon - Studio PIET BOON

### **Where do we know Piet Boon from?**

People probably know me best as a designer of timeless interiors, exteriors, and products. Studio Piet Boon has been around for 40 years. I work with a talented team of national and international designers and architects. Our team creates projects that are recognised both in the Netherlands and globally. All our interiors are characterised by a minimalist and functional style, focusing on natural materials and high-quality finishes.

In addition to interiors, we have developed our own furniture collection, known for its robust and durable design. These pieces, along with the kitchens, bathrooms, and other products we design, are aimed at combining aesthetics with functionality.

Our projects range worldwide, from high-end residential homes to commercial spaces and hotels.

### **How big is studio Piet Boon?**

Studio Piet Boon is located in Oostzaan, near Amsterdam, where we work with about 70

employees. Our studio has four complete design teams and one product design team. Additionally, we have four flagship stores on the same site. We work on approximately 45 to 50 projects yearly, from residential and commercial designs to product development, including kitchens, bathrooms, furniture, and more.

### **What characterises Piet Boon's style?**

Our work is often described as timeless, functional, and minimalistic. I believe in the power of simplicity, which is reflected in our designs. We use high-quality, natural materials such as wood, natural stone, and steel, which are durable and exude a certain warmth and authenticity.

What further defines our style is the delicate balance between form and function. Every element in a design serves a purpose: to enhance the users' lives and ensure longevity. This is evident in the clean lines, subtle colour palettes, and attention to detail. We strive to create spaces that offer peace and harmony while being practical and user-friendly, ensuring our designs are not just beautiful

## I WOULD SAY IT WAS THE PARK AND NATURAL SURROUNDINGS THAT INSPIRED US THE MOST

day, I see beauty in the smallest details, whether the texture of an old piece of wood or the harmony in a well-designed building.

Nature is not just a source of ideas for me; it's a guiding force in my designs. The colours, shapes, and patterns found in nature often find their way into our designs, creating a solid connection to the natural world in our work.

In addition, I travel frequently and encounter different cultures and traditions. These experiences broaden my perspective and fuel my creativity. I always try to bring something back from the places I visit, whether it's a specific building technique, a local craft, or just the atmosphere of a place. Our team also travels the world and returns with inspiring stories, encounters, or local artists they have discovered.

But ultimately, it's about balance between functionality and aesthetics, tranquility and dynamism, and modernity and tradition. I aim to create timeless designs that evoke a sense of peace and harmony while being practical and durable. This balance, inspired by what I see around me, is the core of my work.

but also highly functional and comfortable for the users. Craftsmanship is also an essential part of our designs. Whether it's an interior, furniture, or product, we work with the best artisans to ensure every detail is executed flawlessly. Ultimately, it's about making people feel comfortable and at home in the spaces we create. That's precisely what we focus on with our style.

### Where does Piet Boon find inspiration?

I draw inspiration from the world around me. Every



### Did you face any challenges during the project?

One of the main challenges in this project was working with the building's existing structure, which meant considering existing elements such as connections and columns. Respecting this existing structure requires careful planning and creativity. We needed to ensure that our design seamlessly integrated with the existing infrastructure without compromising our aesthetic and functional goals.

### What makes this project unique?

Nobu Residences is unique in its location in the beautiful Beatrixpark in Amsterdam Zuid. The vibrant city and the tranquil nature create a rare synergy that is hard to find elsewhere. Additionally, the building's shape is distinguished by an architectural design that seamlessly blends with the natural surroundings while also being an impressive addition to Amsterdam's skyline. This project offers the perfect balance between urban life and serene nature.

### What were your thoughts when the developers of Nobu Residences approached you?

When the developers of Nobu Residences approached us, I felt honored. Working on a project in our capital is always special, and doing so with a renowned partner like UN Studio makes it even more exceptional. It's a beautiful opportunity to create something unique in a place close to my heart.



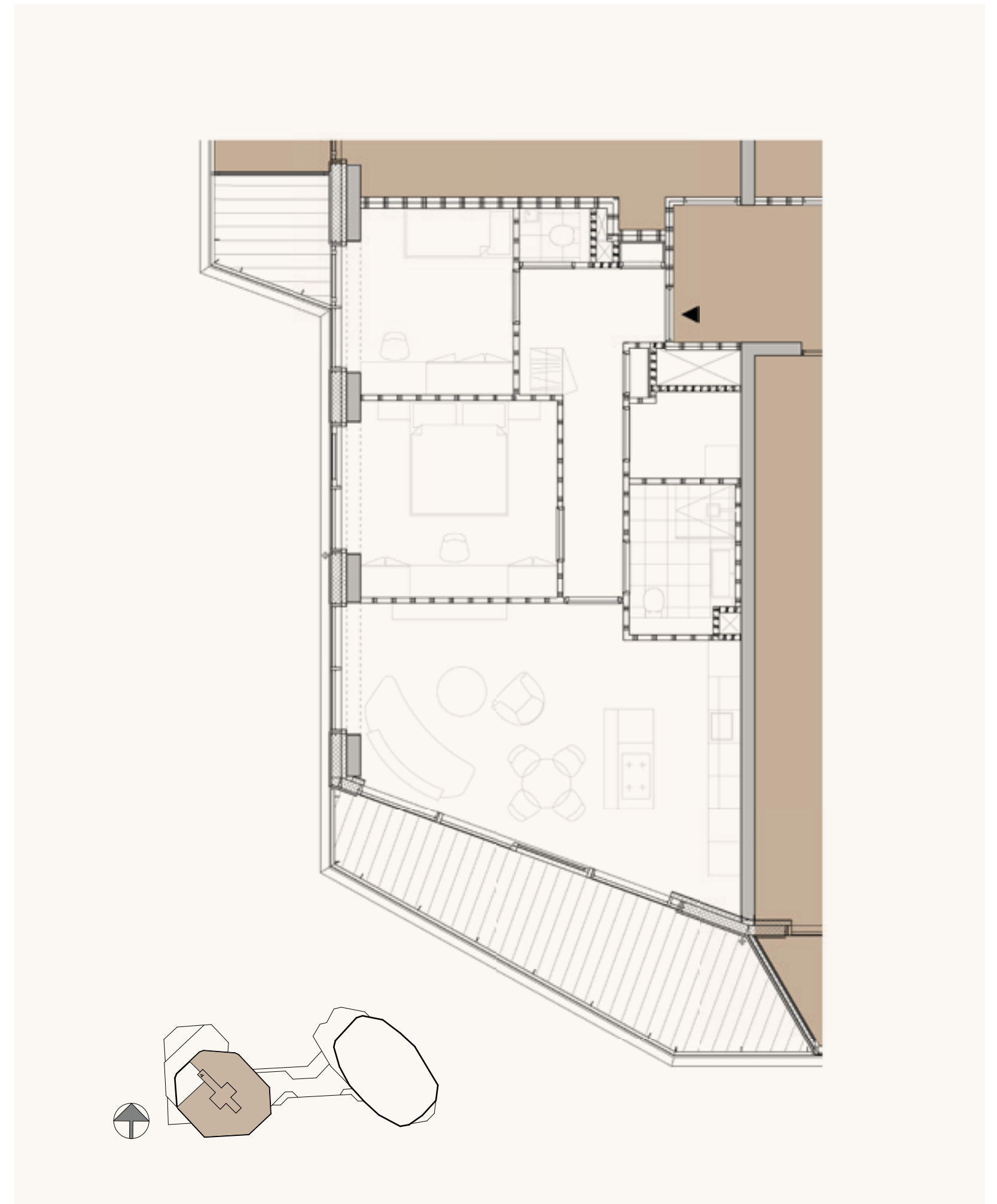
**HIKARI**

Type A

**80 SQM** LIVING SPACE  
**21 SQM** OUTDOOR SPACE

**SPECIFICATIONS**

- Beautiful living area with open kitchen
- Two bedrooms, one of which can also function as an office or children’s room
- Private internal storage room
- Two private outdoor terraces



## MIYABI

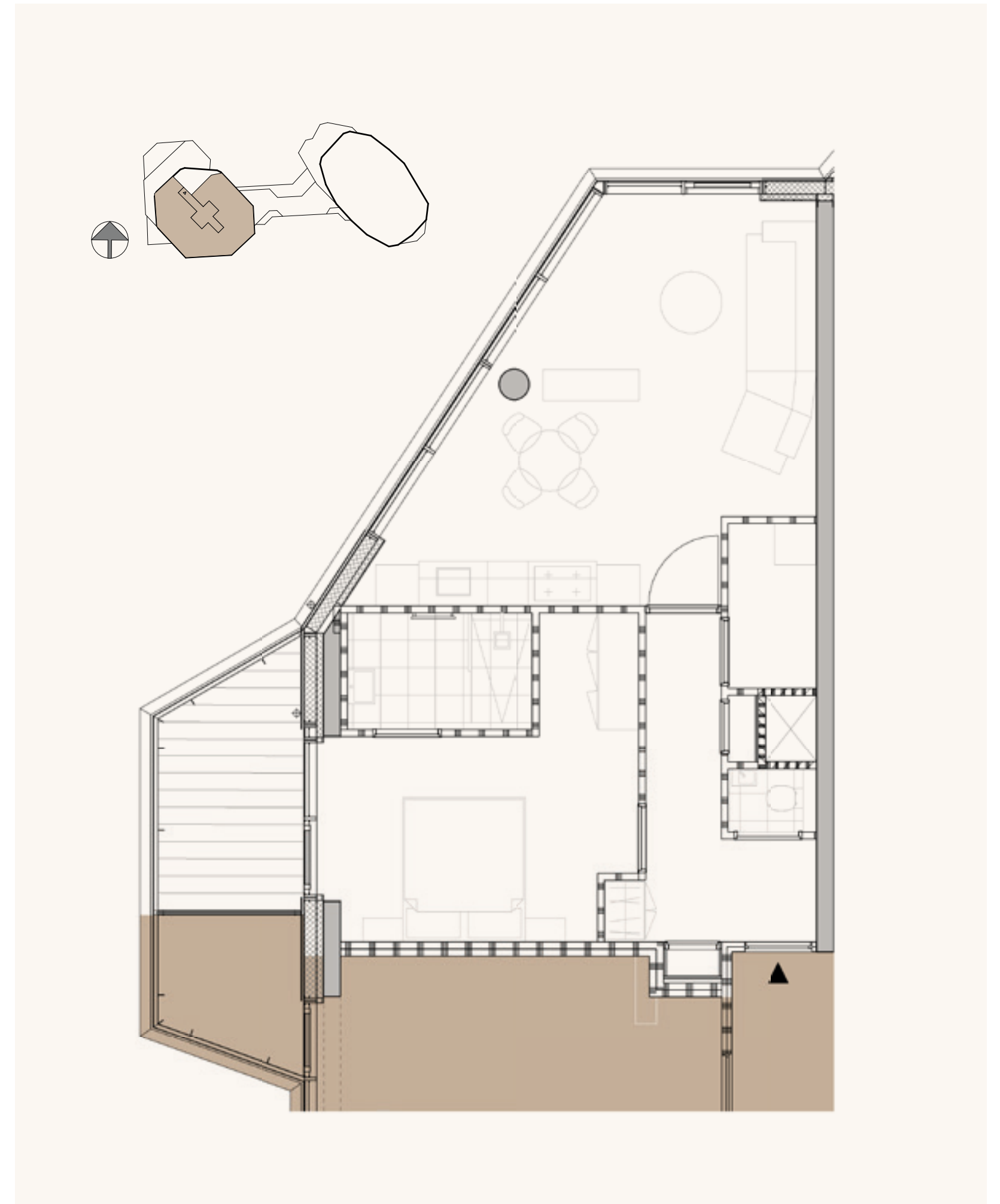
Type B

66 SQM LIVING SPACE

7 SQM OUTDOOR SPACE

## SPECIFICATIONS

- Beautiful living area with open kitchen
- One master bedroom with a bathroom en-suite
- Separate toilet
- Private storage room
- Private outdoor terrace



## TAIYO

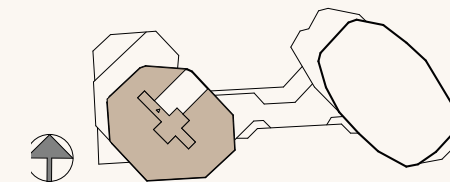
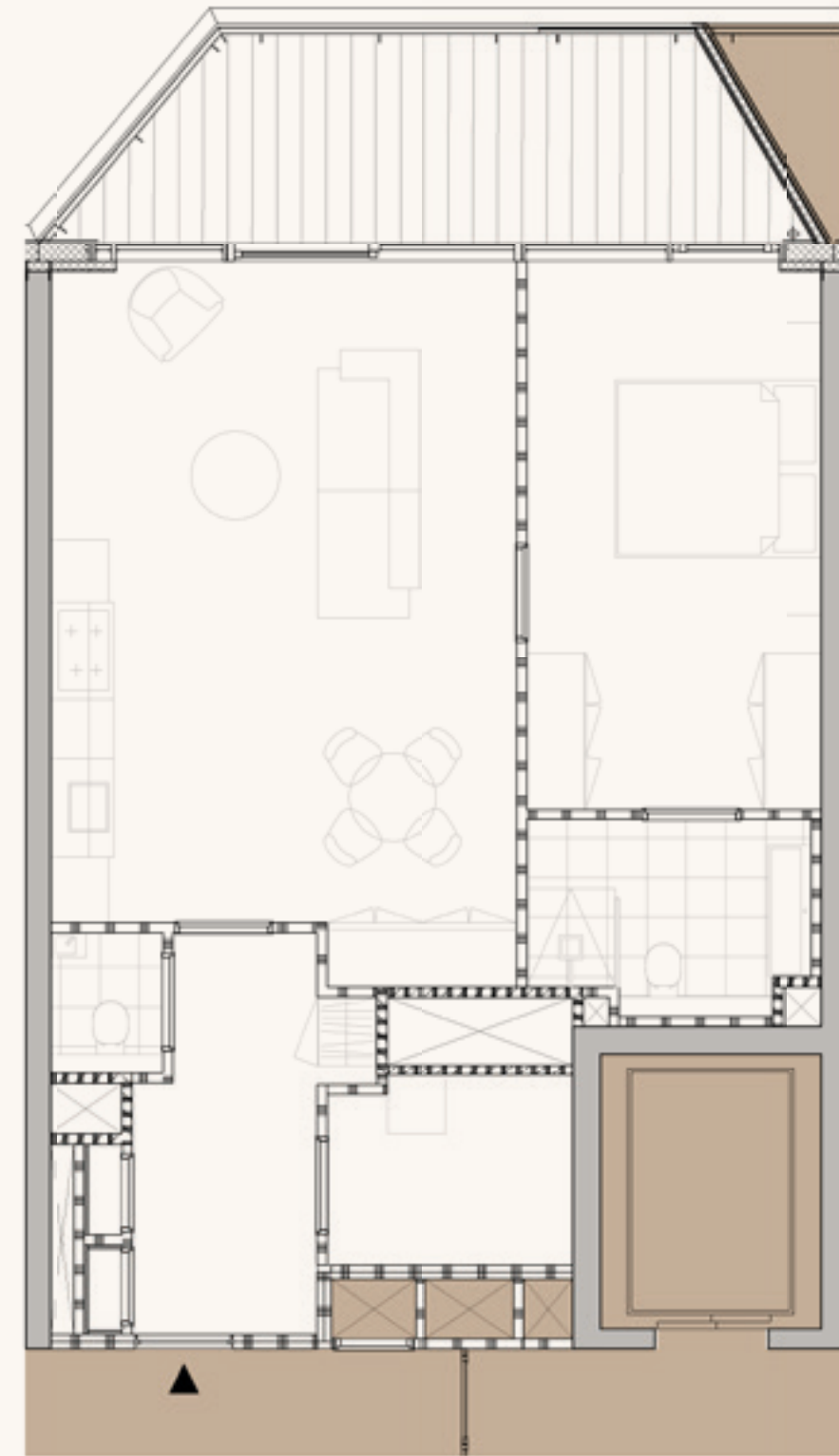
Type C

72 SQM LIVING SPACE

14 SQM OUTDOOR SPACE

## SPECIFICATIONS

- Beautiful living area with open kitchen
- One master bedroom with a bathroom en-suite
- Separate toilet
- Private storage room
- Private outdoor terrace, accessible from living- and bedroom





## TSUKI

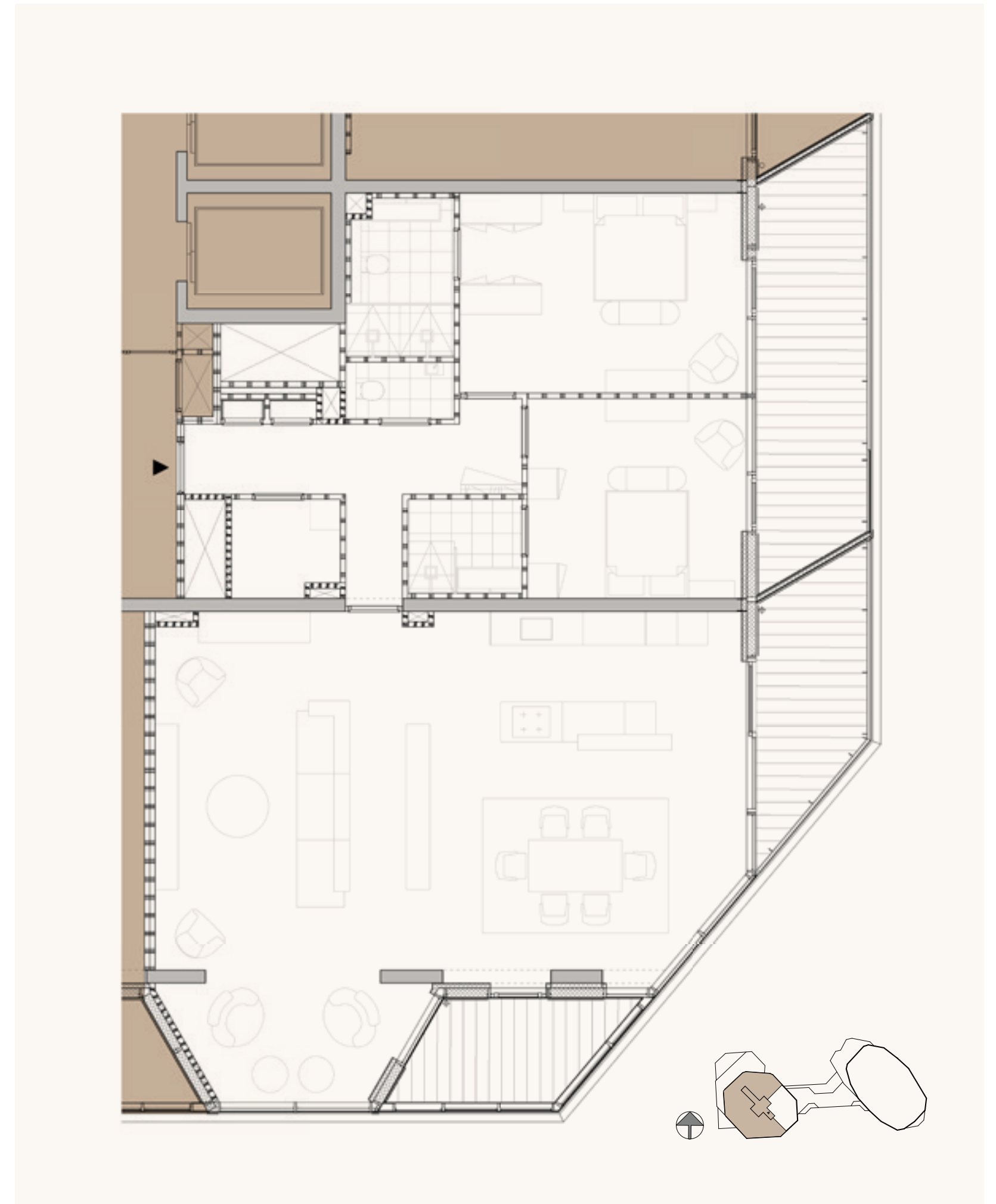
Type D

**160 SQM** LIVING SPACE

**26-34 SQM** OUTDOOR SPACE

## SPECIFICATIONS

- Beautiful and spacious open living and kitchen area, with a private terrace and a loggia
- Master bedroom with en-suite bathroom
- Bedroom / private office
- Second bathroom
- Separate toilet
- Private storage room



The background of the image is a soft, out-of-focus photograph of green leaves. The leaves are in various shades of green, from light to dark, and their shapes are blurred, creating a sense of depth and movement. The lighting is natural, highlighting the veins of the leaves.

ELEGANCE BY  
SIMPLICITY



## SAKURA

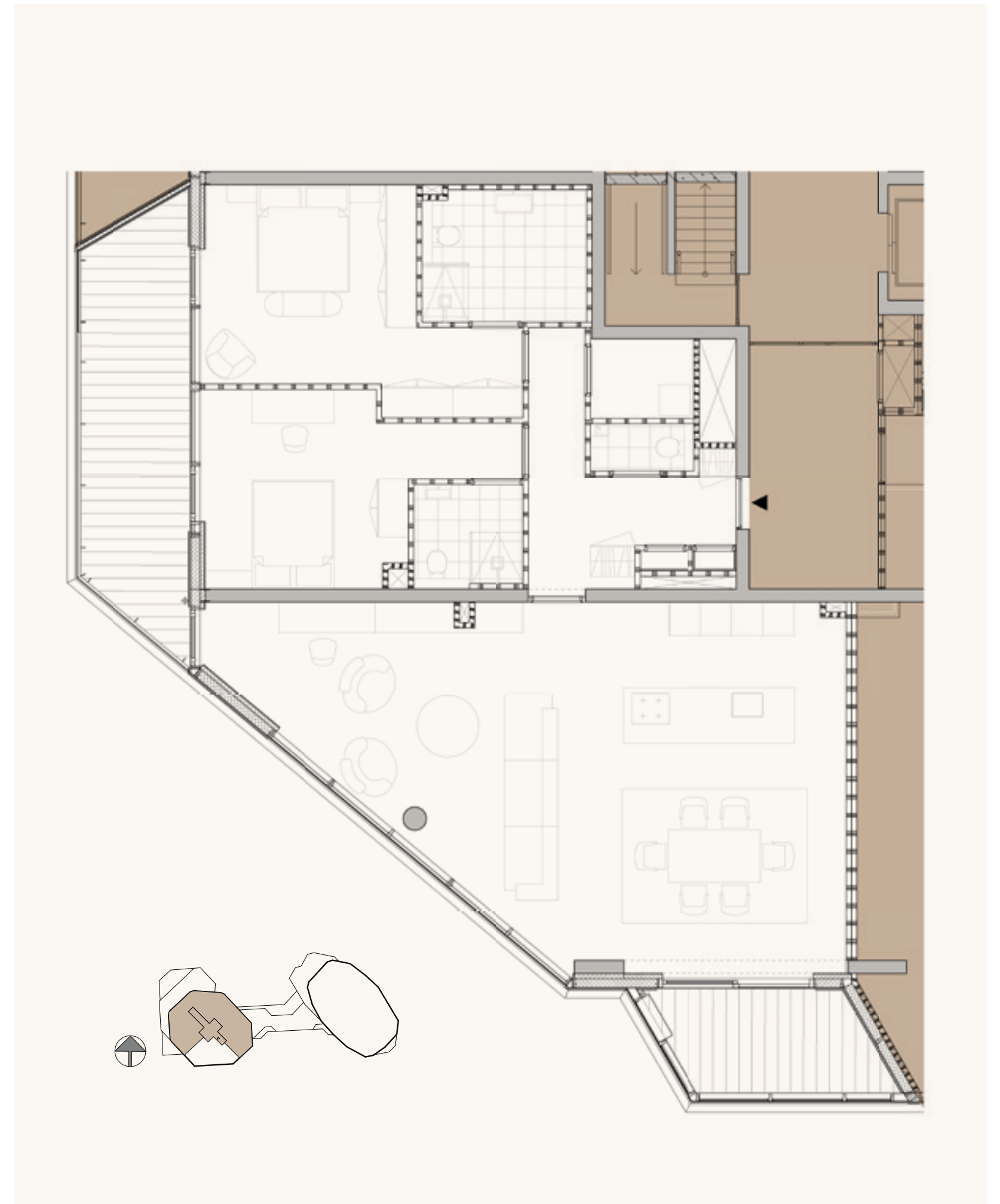
Type E

**140 SQM** LIVING SPACE

**24-27 SQM** OUTDOOR SPACE

## SPECIFICATIONS

- Beautiful living area with open kitchen and a loggia
- Master bedroom with en-suite bathroom and terrace
- Bedroom with en-suite bathroom, one of which can also function as an office
- Separate toilet
- Private internal storage space



## KAWE

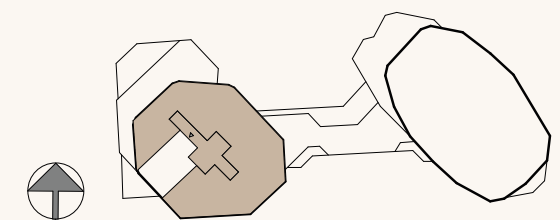
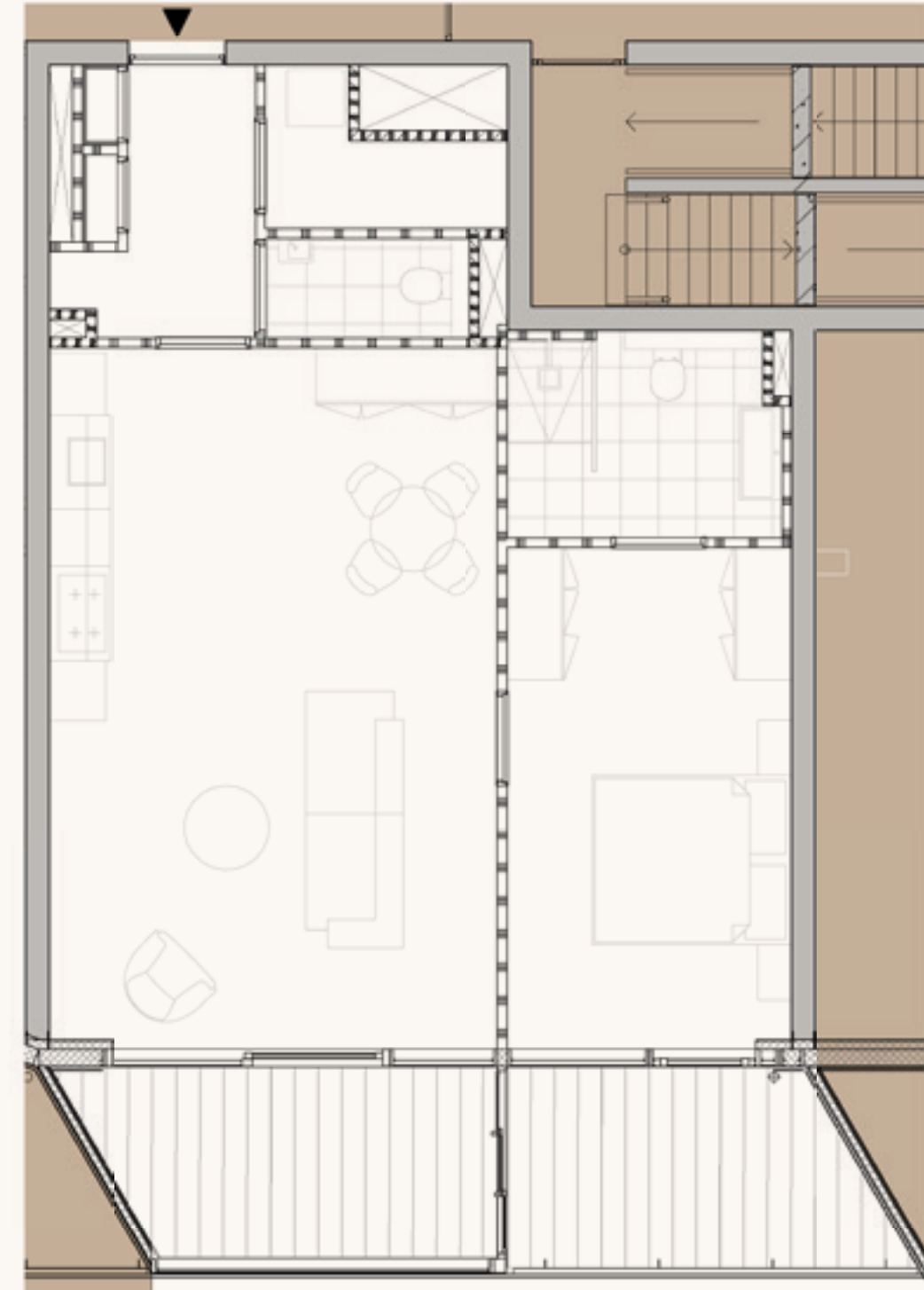
Type F

71 SQM LIVING SPACE

14-17 SQM OUTDOOR SPACE

## SPECIFICATIONS

- Beautiful living area with open kitchen with a 90 degree view
- Master bedroom with en-suite bathroom
- Separate toilet
- Private storage room
- Private outdoor terrace and loggia, accessible from living- and bedroom





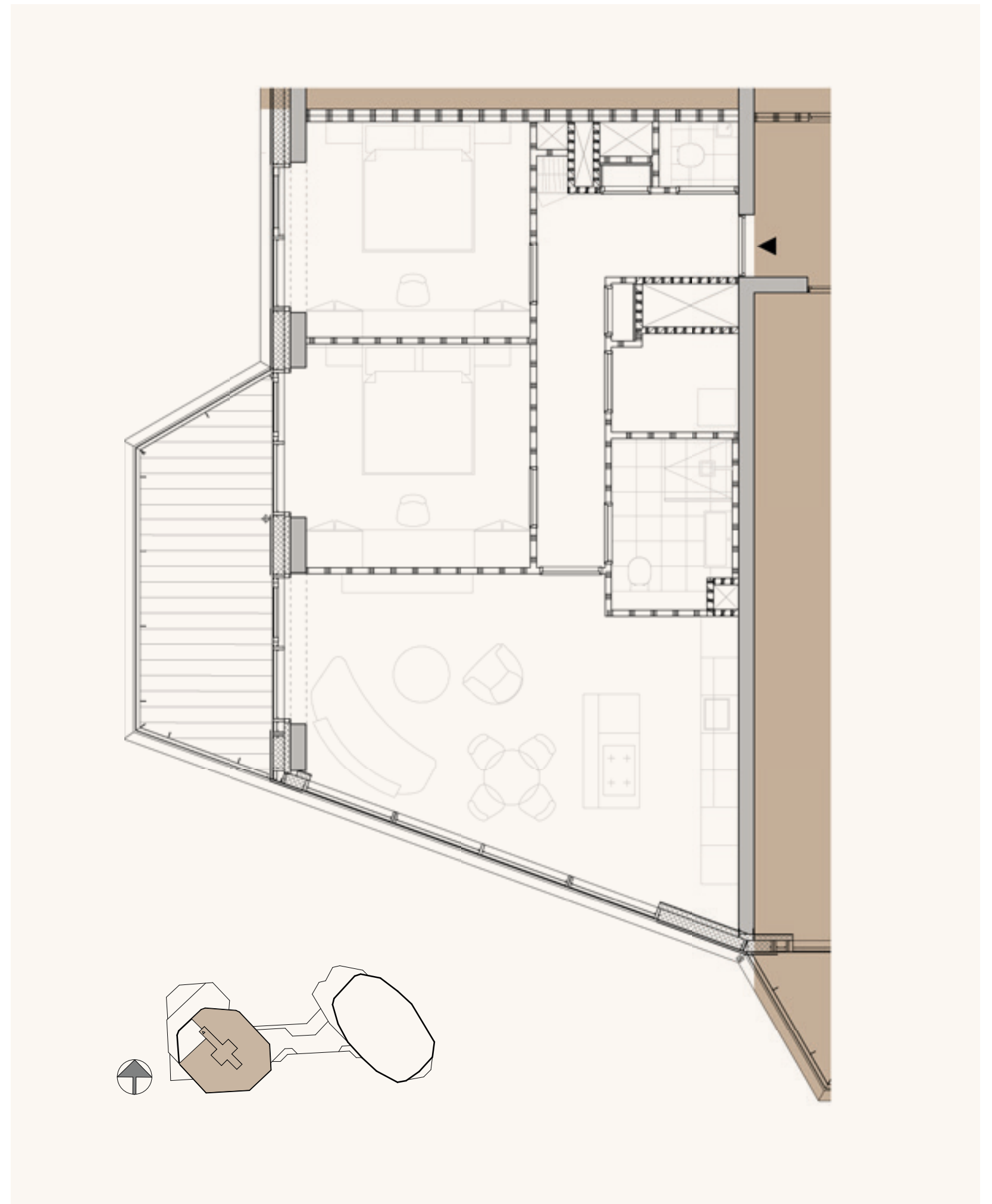
**MOMIJI**

Type G

**83 SQM** LIVING SPACE  
**12 SQM** OUTDOOR SPACE

**SPECIFICATIONS**

- Beautiful living area with open kitchen
- Two bedrooms, one of which can also function as an office or children room
- Separate toilet
- Private storage room
- One private outdoor terrace



## HAKONE

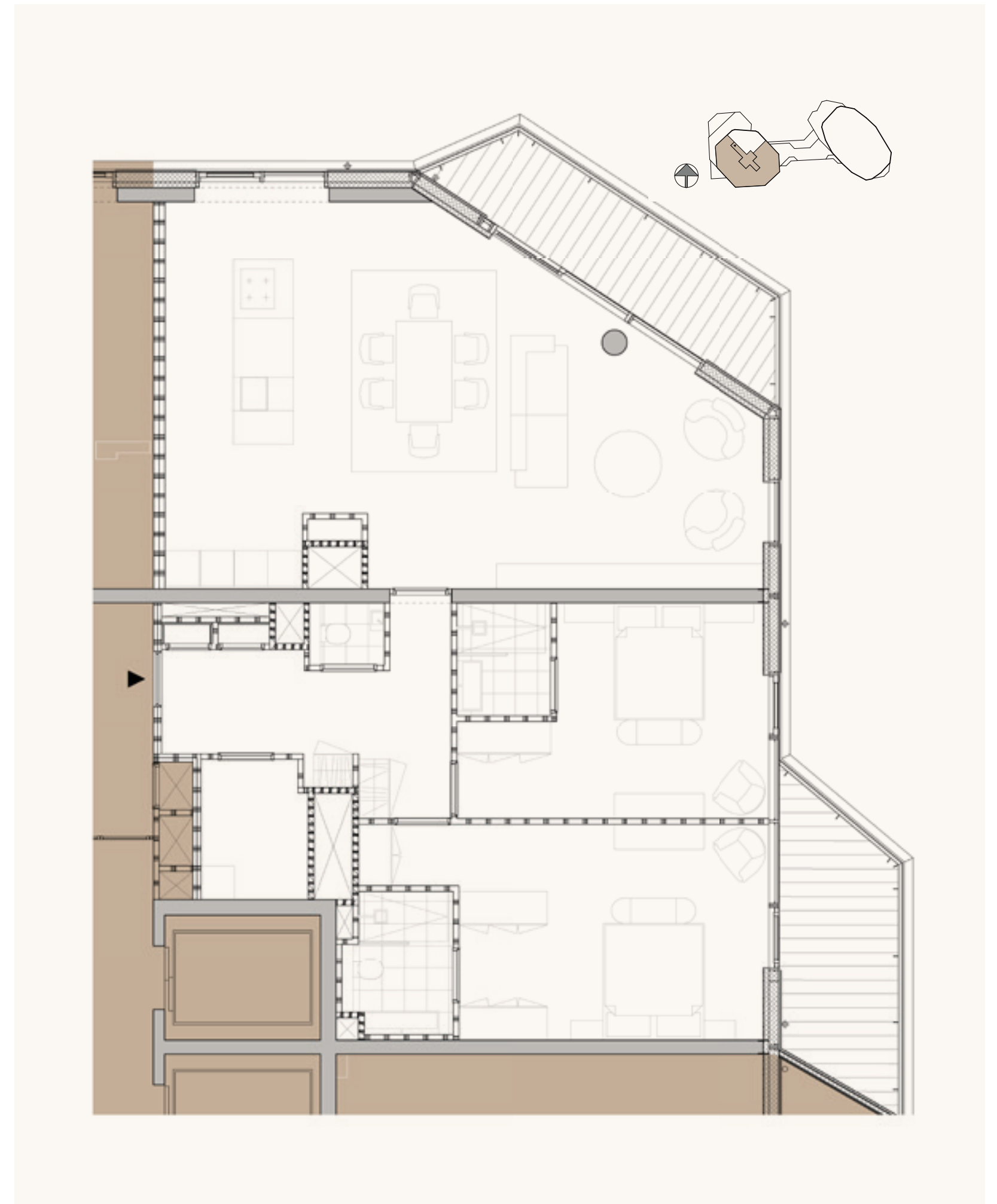
Type H

**136 SQM** LIVING SPACE

**21 SQM** OUTDOOR SPACE

## SPECIFICATIONS

- Beautiful living area with open kitchen and private terrace
- Master bedroom with en-suite bathroom and terrace
- Bedroom with en-suite bathroom, room can also function as an office
- Separate toilet
- Private internal storage space
- Two private outdoor terraces







# Project Partners

## KITCHEN - LEICHT

A LEICHT kitchen represents the lifestyle and architectural style of a home and the people who live in it. The materials, colours as well as the overall aesthetic impression also leave their mark on adjoining living areas. The aim: to create a holistic overall look in interior design with a homogeneous composition of materials.

## KITCHEN - BULTHAUP

bulthaup kitchens and living spaces are places where people come together to connect, relax and feel at home. They allow people to be creative and experience making things with their own two hands. To create such places, people, and their needs and customs, must be at the heart of all our considerations.

## BATHROOM - VAN MUNSTER

Van Munster Badkamers is the specialist in high-quality bathroom solutions. With years of experience and a passion for craftsmanship, Van Munster offers custom-designed bathrooms that perfectly align with your needs and lifestyle.

## DOORS - DOORS ORANGE

Since time immemorial, “doors” have held great significance in various architectural styles and designs. They provide us with privacy, sometimes serving purely functional purposes, and at other times offering the desired level of security.

We have drawn inspiration from the past while delving into contemporary needs and possibilities. Our aim is to meet the expectations of architects and fulfill the creative desires of homeowners.

## BATHROOM - INTERCODAM

Intercodam in Amsterdam is located along the Amstel River, next to the Royal Theatre Carré. Covering an impressive 2,000 square meters, this is Intercodam’s largest location, where you can explore, feel, and experience our extensive collection. Discover our wide range of bathrooms, from sleek sanitary designs to bold creations with colourful accents—Intercodam is the perfect place to find inspiration.





This is a development by  
Park North Development B.V.  
under the management of  
Breevast B.V.

<b>ARTIST IMPRESSIONS</b>	CIID & SHH
<b>DESIGN &amp; BRANDING</b>	REDDSTONE
<b>COPY BY</b>	AIMEE SCHUURMANS
<b>PHOTOGRAPHY</b>	PAUL STARINK

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