



Zuidas Architecture

Amidst all the tower blocks and skyscrapers in Zuidas, OpZuid is refreshingly different. The small-scale complex with a handful of homes has an unusual, almost foreign flavour.

GREEN OASIS

Situated between Gershwinlaan and De Boelelaan, OpZuid is an expansive green oasis amidst the urban grid of Amsterdam's financial district. The two symmetrical blocks enclose a green courtyard garden, their terraced design opening out to the sun and to the Boelegracht running alongside. Connecting the two buildings are several extended balconies that interrupt the formal exterior shell of the north façade. The courtyard garden is a world unto itself. All the trees here are maples, while the planting of small shrubs beneath spans hues ranging from white to light yellow.

Along the courtyard's perimeter, you'll find private patios belonging to the ground-floor flats, set off by green hedges. The large planted patios and awnings around the enclosed garden create a pleasant, verdant residential environment

that seems miles away from the imposing office setting outside.

MEDITERRANEAN MOOD

OpZuid's 46 residences come in all shapes and sizes, from studios to city flats to spacious penthouses. With its symmetrical staggered blocks resembling a staircase, the building itself is not typically Dutch. The blocks are connected to each other by 'floating' balconies, and defining elements like the masonry relief in yellow stone, sand-coloured concrete edges, high ceilings, transparent entrances and a wealth of glass lend the building a Mediterranean aura. Integrated planters line all of the façade edges in the courtyard, creating a green wall that contrasts with the more formal Zuidas-facing façade. Green roofs (which are not accessible) have been created on the rooftops. Landscape architect Niek Roozen designed the spacious courtyard garden.



OPZUID

OpZuid is part of Amsterdam's municipal urban development masterplan as elaborated by Claus and Kaan Architecten. It was designed by 'diederendirrix architectuur & stedenbouw'. The project provides for a series of high, stepped buildings oriented towards the south. The staggered design theme is articulated fully on the building's south façade, which reinforces the urban structure and lends an exciting tension to the mass.

Project location: Amsterdam
Start date: November 2011
End date: August 2014
Client(s): Zuidschans
Client sector: Commercial
Size: 6,100 m²
Type: Apartments