THE VILLA

OFFICES

Tesselschadestraat 4-12 - Amsterdam City Center

Chapter 1: Approx. 965 sq. m. LFA available from Q1 2027
Chapter 2: Approx. 828 sq. m. LFA available from Q1 2028



THEVILLA
OFFICES

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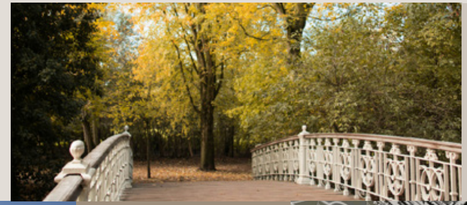

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A new chapter for an iconic villa

At the stately Tesselschadestraat, in the heart of the Vondelbuurt, The Villa offers a distinguished office environment defined by calm, character and prestige.

Originally designed by Pierre Cuypers, the building is being carefully restored and upgraded to a premium standard. A private courtyard garden, on-site parking and a gas-free energy system ensure comfort and sustainability, while the surrounding neighbourhood provides an elegant backdrop for business and daily life.

The Villa offers **Chapter 1**: approx. 965 sq. m. LFA divided over 4 floors available from Q1 2027. In consultation, the leased premises can be expanded by **Chapter 2**: approx. 828 sq. m. LFA from Q1 2028, distributed across three floors.

Chapter 1

Approx. 965 sq. m. LFA

Chapter 2

Approx. 828 sq. m. LFA



An icon of Dutch architecture, reimagined for a new generation of work

Availability

Chapter 1: approx. 965 sq. m. LFA, available from Q1 2027. In consultation, the leased premises can be expanded by **Chapter 2**: approx. 828 sq. m. LFA available from Q1 2028

Architectural Villa & Prime Location

Originally designed by Pierre Cuypers, located in the heart of Amsterdam

Exceptional Entrance

A newly designed entrance featuring an impressive sense of height and arrival

High-End Delivery Level

Premium delivery including lighting, climate installations and approx. 3.2 m floor-to-ceiling heights on the office floors

Sustainable & Gas-Free

Target Energy Label A++ and ambition to achieve BREEAM Excellent In-Use

Private Garden & Parking

Generous private courtyard garden with on-site parking for 15 cars

A neighbourhood of enduring prestige

The Villa is located in the prestigious Vondelbuurt, on a quiet side street just off Vondelstraat in the western part of Amsterdam. Just a short walk away, you'll find the green Vondelpark, the lively Leidseplein, and the exclusive shopping street P.C. Hooftstraat. This central location provides the perfect balance between work and relaxation, with plenty of options for lunch breaks or unwinding during the day.



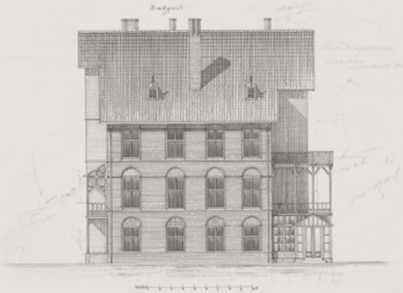

PARIS





Monumental yet intimate

Designed in 1876–1877 by Pierre Cuypers as Villa Boissevain, the building originally served as a private residence for a prominent Amsterdam banking family. Over time, adjoining townhouses were added and the complex evolved into office use. Successive transformations altered parts of the structure, yet its architectural essence remained intact. Today's renovation seeks to reveal that original grandeur while preparing the building for a new chapter as a contemporary workplace.



Contemporary comfort and exceptional quality

The Villa is designed to create a premium, future-ready office environment. At the same time, its rich heritage is being carefully restored.

This seamless blend of modern sustainability standards and authentic character ensures that The Villa not only meets the demands of today's workplace, but also preserves its elegant charm for years to come.



Third floor impression - Chapter 1



Unique amenities

Tranquil garden

The landscaped courtyard offers a tranquil outdoor setting for informal meetings, breaks, or focused work, enhancing well-being and productivity while providing a quiet escape from the city.

Dedicated On-Site Parking

Secure private parking on the premises ensures effortless access for tenants and visitors.
In a dense urban area where parking is scarce, this convenience significantly enhances daily operations and accessibility by car.



Sustainability at its core

The Villa is fully gas-free and equipped with advanced water-to-water heat pumps and ground energy loops. This future-proof system delivers efficient climate control, lower emissions, and a comfortable indoor environment year-round.





Effortlessly connected

Accessibility is one of The Villa's key strengths. Multiple tram and bus lines serve the immediate area, providing direct connections to Central Station, Zuid Station, and Schiphol Airport. Major roads are easily reached by car, and private on-site parking offers a rare advantage in central Amsterdam. This combination makes the location convenient for both local commuters and international visitors.

Travel times				
Amsterdam Central Station	20 min.	15 min.	10 min.	30 min.
Zuidas	15 min.	20 min.	10 min.	40 min.
Schiphol Airport	20 min.	30 min.	40 min.	-
The Hague	50 min.	60 min.	-	-
Rotterdam	55 min.	70 min.	-	-
Utrecht	45 min.	55 min.	-	-
Eindhoven	85 min.	90 min.	-	-

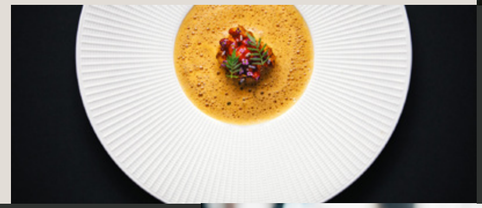
All within walking distance

The surrounding area offers excellent amenities, from renowned restaurants and boutique cafés to cultural venues and luxury shopping streets. Vondelpark provides space for relaxation, while nearby hotels accommodate international guests in a refined setting.



Theatre District

Leidseplein is Amsterdam's premier theatre district, home to renowned venues including Internationaal Theater Amsterdam and DeLaMar Theater, offering a vibrant year-round program of international productions, music, and dance.



Vinkeles**

Located in The Dylan Amsterdam, Michelin-starred Vinkeles offers refined fine dining in an intimate setting within a historic 18th-century bakery, attracting an international clientele seeking exceptional cuisine and atmosphere. vinkeles.com



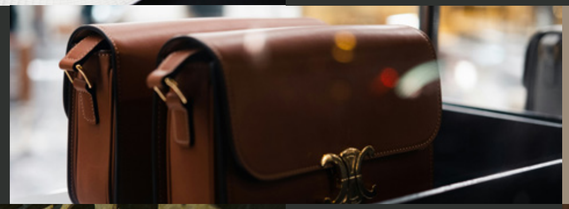
Marriott Hotel

Directly adjacent to The Villa, the Amsterdam Marriott Hotel offers high-quality accommodation and extensive business facilities in a prime central location.



Museum Quarter

Amsterdam's prestigious Museum Quarter forms the cultural heart of the city, home to world-renowned institutions including the Rijksmuseum, Van Gogh Museum, and Stedelijk Museum.



P.C. Hooftstraat

Just minutes from Leidseplein, P.C. Hooftstraat is Amsterdam's most prestigious luxury shopping street, home to flagship boutiques of leading international fashion houses.



Vondelpark

Just a short walk from The Villa, Vondelpark is Amsterdam's most iconic green space, offering a tranquil setting for walks, outdoor meetings, or a moment of respite during the workday.



RIJKS*

Located within the Rijksmuseum, Michelin-starred RIJKS offers a contemporary interpretation of Dutch cuisine. rijksrestaurant.nl



Conservatorium Hotel

Located in the Museum Quarter, the Conservatorium Hotel is one of Amsterdam's most exclusive luxury hotels, set within a beautifully restored historic building.

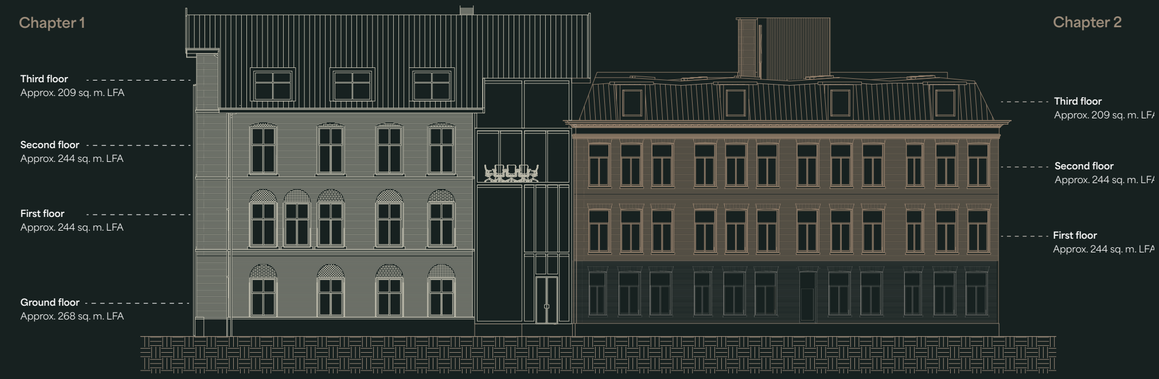




Ground floor impression - Chapter 1

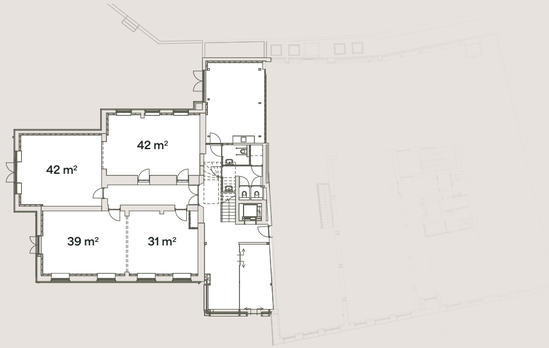
Floor plans

The Villa comprises two interconnected sections. Chapter 1 offers approximately 965 sq. m. LFA across four levels. In consultation, the leased premises can be expanded by Chapter 2: approximately 828 sq. m. LFA from Q1 2028, distributed across three floors.



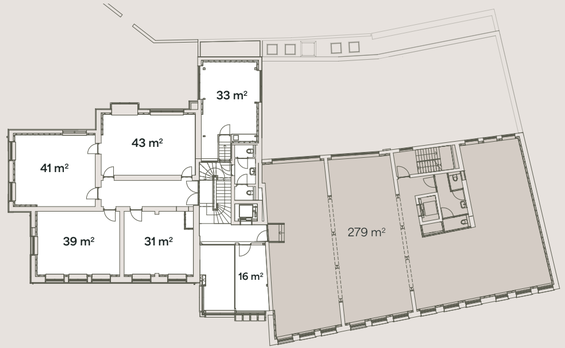
Ground floor

- **Chapter 1:** Approx. 268 sq. m. LFA available from Q1 2027
- **Chapter 2:** N/A



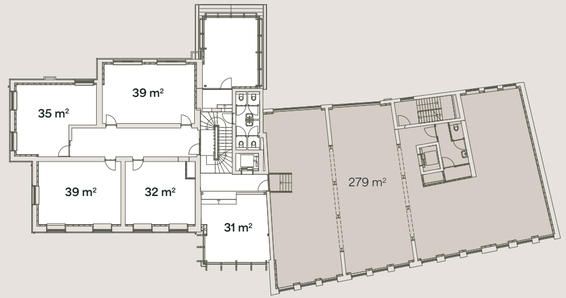
First floor

- **Chapter 1:** Approx. 244 sq. m. LFA available from Q1 2027
- **Chapter 2:** Approx. 279 sq. m. LFA available from Q1 2028



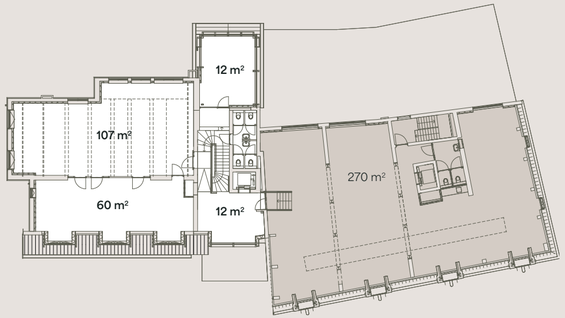
Second floor

- **Chapter 1:** Approx. 244 sq. m. LFA available from Q1 2027
- **Chapter 2:** Approx. 279 sq. m. LFA available from Q1 2028



Third floor

- **Chapter 1:** Approx. 209 sq. m. LFA available from Q1 2027
- **Chapter 2:** Approx. 270 sq. m. LFA available from Q1 2028



Technical specifications

Address:	Tesselschadestraat 4-12
City:	Amsterdam
Floors:	4 floors (ground floor, first, second and third floor)
Office space:	approx. 1,793 sq. m. LFA
Lettable areas:	
Chapter 1:	approx. 965 sq. m. LFA
Chapter 2:	approx. 828 sq. m. LFA

Sustainability

Energy label:	A++ (target)
Climate class:	A
BREEAM:	Excellent In-Use (target)
WELL:	n/a

Air Quality Principles / Ventilation

Minimum fresh air (m³/h.pp)

Office:	45 (m³/h.pp)
Meeting rooms:	50 (m³/h.pp)
Common areas:	35 (m³/h.pp)

Lighting

Type of lighting: LED

Lighting level in office area: 500 lux

Lighting level in common areas: 300-500 lux

Mechanical Installations

Operating hours: 07:00-19:00

Heat Generation

- Water-to-water heat pumps
- Ground energy storage (ATES)
- Cold Generation and Distribution
- Reversible heat pump system

Climate control

- Heating and cooling through integrated climate ceilings

Air Handling and Distribution

- Fully balanced mechanical ventilation with heat recovery

Electrical Installations

- Electrical cabling via ceiling cable trays
- Floor boxes in selected office areas

Access and Security

- Electronic access control system
- Video intercom at main entrance
- Provision for tenant-specific security systems

Vertical Transport

- Elevator capacity: 630 kg / 8 persons
- Main staircase present

Structural Specifications

- Ceiling height (ground floor): approx. 4,200 mm
- Ceiling height (office floors): approx. 3,200 mm
- Minimum occupancy ratio: approx. 8-10 sq. m. per person

Sanitary Facilities

- Toilets per floor
- Accessible toilet on ground floor

External Wall Finishes

- Windows: Partly openable
- Glazing: HR++ insulating glass
- Sun protection: Interior provisions by tenant

Internal Wall Finishes

Walls:	Finished plaster (class B)
Wet areas:	Ceramic tiling
Elevator shaft:	Glass and steel construction

Flooring

- Screed floor, ready for tenant fit-out
- Finished flooring by tenant (except sanitary areas)

Partition Walls

- Shell-related partition walls as lightweight acoustic walls
- Additional partitions by tenant in accordance with fit-out guidelines

Pantries

- Exclusive to tenant fit-out

Outdoor Areas

- Landscaped private courtyard garden
- Paved access areas for service and deliveries

Parking

- Private on-site parking on enclosed grounds
- Additional public parking in the vicinity

Contact

For more information,
please contact one of the agents:

Zadelhoff Vastgoedadviseurs
+31 (0)20 705 81 27
info@zadelhoffvastgoedadviseurs.nl

Disclaimer
The data in this brochure and appendices are of an informative nature. They are intended to introduce the reader to the project in question and to encourage negotiations. All details have been compiled with great care and come from what we consider reliable sources. However, we cannot accept any liability for their accuracy.

Concept and design: BGMW

A project by:
T. Ljungberg B.V.





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