Technical specifications
Offices

December, 2025

The Ensemble

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In the heart of Zuidoost stands The Ensemble — a towering beacon of unity.

Welcome to The Ensemble — the premier new destination in Amsterdam Zuidoost for business, leisure, and living. Opening in Q2 2026, this state-of-the-art mixed-use development offers approximately 19,000 SQM LFA of prime office space, perfectly designed for companies eager to connect, grow, and innovate. With a full range of amenities and a vibrant community atmosphere, it’s set to become the leading hub for collaboration in the region. The Ensemble is not just an office; it’s a destination.

Building key metrics

- Total offices: 20.598 sqm GFA
- Floor heights:
  - Ground floor : 3.00m floor-to-ceiling height
  - 1st & 6th floor : 2.90m floor-to-ceiling height
  - 2nd-5th floor: 2.70m floor-to-ceiling height
- Cat 'A' Fitout
- 1:10 Base occupancy (person / sq m)
- Raised computer floor throughout office
- Localised climate control
- Energy efficient LED Lighting and power-driven Dimm
- Integrated lighting control (Dali)
- Fully electronic BMS
- Smart Building technology using multi sensors and forecasting modeling
- 6 x 21 person passenger elevators
- 4.0 (+1 partitions) kN officefloor loading
- 1000 kVA power connection for office
- 239 car parking spaces (all electrified)
- 467 bicycle parking spaces
- 118 scooter parking spaces
- E-bike and scooter charging facilities
- Separate changing rooms with showers on level -2
- BREEAM score : Excellent
- EPC : Energylabel A++++
  - BENG 1 : 62,21 kWh/m²/a
  - BENG 2 : 26,94 kWh/m²/a
  - BENG 3 : 51,20%
- 809 photovoltaic cells (445 Wp)
- ATES system onsite (ETECK)
- 2,700 m² of green roof
- HR++ windows with solar control coatings
- Redundant dark fiber connection to DC's Nikhef and Equinix AM5

Sustainable design standards

- The building will comply with the Nearly Zero Energy Building Standard 'BENG' ensuring that the operation will minimise the primary energy consumption and also include an onsite renewable energy source contributor
- The building will achieve a BREEAM rating that exceeds 'Excellent'
- 51.2% Renewable energy for office
- Aquifer thermal energy storage system (ATES) on site
  1.1MW of heating and 1.3MW of cooling contracted for office
- To ensure optimum efficiency, energy saving and achieve comfort levels, a fully computerised energy model of the proposed building was undertaken, including weather forecasting models and preemptive heating/cooling techniques maximizing on site energy production.
- Modern high efficiency simultaneous heating and cooling energy generators are used to facilitate the buildings centralised energy plant and contribute towards renewable contribution requirements
- Highly efficient LED Lighting modules are included in installation and fit out
- A fully integrated lighting management system is fitted on all floors
- An automatic car park ventilation system is installed in the car park areas to maintain quality environmental air standards in response to occupancy in accordance with NEN2443.
- A fully certified sprinkler fire-fighting system including on site water storage and UPS-backed electric pumping facilities. In compliance with life safety standards, zone and monitored valves are installed throughout the development
- Utilisation of low water usage sanitary fittings and rainwater harvesting for rooftop greenery

Mobility metrics

- Schiphol International Airport:
  17 minutes by car
  13 minutes via nearby train station (800m)
- City centre access: 28m by bike
  Approx. 19 minutes by car
  Approx. 17 minutes by metro (50m)
- Secure cyclist parking, shower facilities promoting sustainable transport
- Bijlmer ArenA train station at <800m of the building
- Metro station at <50m of the building (lines 54 and 52)
- HORECA facilities present in building
- Bike repair shop on site

Occupancy
• Means of escape: 1 person per 10 sq m
• Internal climate: 1 person per 8 sq m
• Lift provision: 1 person per 8 sq m
• Sanitary provision: 1 person per 13 sq m
• Toilet Ratio: 69 cabinets (F), 29 cabinets (M), 10 accssible cabinets, and 35 urinoirs.

Planning module
• 1.35m planning grid generally throughout.
• Standard zones of 5.40m by 7.4m
• Structural grid : 8.10m x 8.10m or 8.10 x 6.75 generally.

Floor loadings
• Concrete slabs: 4.0 kN per sq m
• Computer floor: 2.0kN per sq m
• Lift Lobby + WC Areas: 4.0kN per sq m
• External Terraces: 4kN per sq m
• Car Park: 3-5kN per sq m
• Bicycle Storage + Shower Area: 4-5kN per sq m.

Floor heights
• Reception floor to ceiling: 3.55m to SSL and 2.90m to suspended ceiling
• Office slab-to-slab: 3.60m
• Office floor to ceiling F1 : 2.90m
• Office floor-to-ceiling F2-F5: 2.70m
• Office floor to ceiling F6 : 2.80m
• Raised access floor zone: Net free height ranging from 40-65mm generally.
• Ceiling zone: 650mm (underside of ceiling to soffit of structural slab above)
• Structure generally: 260mm solid concrete reinforced slabs.

Structure
• The structure is an in situ concrete framed solution with flat slabs throughout. Lateral stability provided by the concrete core. and steel beams throught levels -2 until 6 Perimeter columns and internal columns are generally on a 8m module. The office floor plates are set back at the 6th floor to provide generous tenant terraces area.

External finishes
• The building was designed to stand out as a landmark in a thriving new neighbourhood under development. With its unique architectural qualities and attention for balance with the environment as well as nature, a lot of thought was put into materials and design.
• The commercial plint is composed of prefab concrete slabs, treated with hydrofuge. Where there is overlap with Tower 2, there is a brick façade, in a neatly stacked paving pattern. All window frames are fitted out with with anodised aluminium window frames. There is abundant use of transparent glass windows, maximizing the inlet of natural daylight throughout the entire office. The windows are composed of large bronze anodized aluminium framed glazed screens.
• The main office entrance has a double height ceiling entrance portal, predominantly in glass, with a wide staircase to the central office lobby, which is located on the first floor. Direct access to 3 elevators by each entrance allows for smooth entry and exit, even at peak hours. The entrances to the office lobby are composed of a double set of sliding doors with a draft lock.
• The amenities at ground level are a unified design of bronze aluminium framed and ‘frameless’ glazed screens and doors.

External landscaping
• At street level concrete tile paving will extend from existing street kerb to new building line forming a continuous high quality pavement surface. Generous stone paved roof terraces at 6th floor with a total area of 140 sq m

Internal office finishes
• Walls: combination of unpolished concrete, paint-ready metal stud walls and paint-ready sand-limestone walls
• Floors: 600x600mm access flooring, medium duty (Lindner)
• Ceiling: Climate ceiling on all floors; 1st and 6th floor InterAlu SAPP ceiling, 2nd through 5th floor HC KP ceiling.

1st floor reception area
• Lobby bar and reception area centrally positioned on the 1st floor in between the lift lobbies to the office floors
• Adjacent to the reception area is a meeting center with a co-working area, various meeting and board rooms, accessible for all building users.

An unparalleled environment tailored to elevate your organization to new heights, big or small.

Lift lobby

• The groundfloor lift lobby will be fitted out with concrete tile floors.
• The lift doors are encased in unpolished stainless steel frames.
• Ceiling finishes are in passive ceiling (to be confirmed)
• The lift lobbies on the different levels will be finished with paint-ready concrete and metal stud walls.

Toilets

• Walls: Tégl Chiave tile glossy (60x240mm)
• Floors: Tégl porto Mood tile (200x200mm)
• Ceilings: Systemic ceiling InterAlu CL
• Doors: Timber with solid hardwood frame (painted)
• Sanitary Ware: High quality white vitreous china sanitaryware
Chrome plated stainless steel, water-saving taps and matching soap dispensers.
Concealed dual flush cisterns incorporated into sanitaryware wall hanging frames from Geberit - BREEAM WAT 1a
Closet toilet roll holder Geesa 5144A or similar
• All cabinets are provisioned with sound insulation sets

Showers

• 4 showers: 2 male, 2 female, separate changing rooms
• Shower cubicle Bette 900x900x30mm in plated steel n5930
• Sanitary ware : Grohe 1000-Cosmopolitan in chrome. Soap dispenser by Geesa type Econom
• Floors: Tégl floor tile (white/anthracite) with slip-resistant finish and antibacterial and antifungicidal flexible grout.
• Walls: Tégl tiles 60x240mm
• Ceiling: Open ceiling with visible installations, coated.

Lift specifications

• Manufacturer: Schindler
• Provision: 6 x 21 person passenger lifts providing direct access from the service yard to all office floors.
One of the six main core passenger lifts performs as a fire fighting lift.Lifts calculations are made according to
NTA-4614-4
• Lift Speed: 1.6m-1,75m per second
• Internal lift finish: The passengerlift cars will include stainless steel doors, Luzern brushed(AISI304) back painted stainless steel wall panels, full height mirror on right wall, and partially on left wall panel. Floor finishes to match the lobby, metal ceiling with feature lighting and stainless steel control panel and handrail type: Airline
• Waiting Time: Passenger lift peak average
interval is less than 24 seconds Destination Control included

Mechnical installations

• Fresh air provided by 4 No. Air Handling Units located in plant area on Roof, with 4 separate feeders per floor.
• Full run around Heat Recovery facilities are included in the Air Handling Units.
• Two stage High efficiency air filtration is provided in climate ceiling plenum.
• Temperature conditioning of internal environment is provided by ceiling mounted Climate Ceiling with localised waterside control and temperature sensoring.
InterAlu ceiling on floors 1 and 6, HCKP ceiling on floors 2 to 5.
• Supply and Exhaust air is delivered and
extracted by ceiling mounted diffusers

Photovoltaic installation

• 809 photovoltaic cells on roofs of T1, T2 and 6th Floor roof (*for the entire building)*
• 445Wp per panel
• 10y warranty, 95% return guarantee for 10y, and 90% for 25y
• Panels to be divided between office and residential, split between building installations and office power consumption

Water services

• Water consumption in accordance with
BRL2014.2 WAT 1 to 4
• Rainwater Harvesting for roof greenery irrigation

Design parameter

Winter Temperature
• Outside Conditions:
-10°C 50% absolute humidity 1,5g/kg dry air
• Internal Office: 21°C ±2°C
• Toilets: 18°C ±2°C
• Reception: 21°C ±2°C.

Summer Temperature
• Outside Conditions:
30°C relative humidity 50%
• InternalOffice: 24°C ±2°C.
• Toilets: 22°C ±2°C
• Reception: 24°C ±2°C.

Fresh air supply

• Offices: 40m³ / hr / p at 6sq m per person
• Meeting rooms: 96m³ /hr / p at 80% concurrency
• Toilets: 50m³ / hr / toilet extracted

Acoustic levels

• Reverberation time 0,5s
- W≥ 0,85
- Maximum contact sound level LnTA = 59 dB
- Sound level difference between floors
DnTA ≤ 48 dB
• Office sound level max 35dB
• Toilet sound level max 45dB
• Lobby sound level max 40 dB

Automatic control system
• All mechanical plant and pumps are controlled and monitored by a centralised BEMS control system that is interfaced with local control zones and systems

Energy metering
• All primary services and main energy distribution is provided with localised meter monitoring fed back to centralised BEMS.

Electric installations
• The building is facilitated by several Liander MV as well as LV connections.
• Dedicated Electrical MV transformer room and Liander substations are located at the ground level of the building
• The building has a 1MVA dedicated connection for office
• All centralised landlord plant is fed by the substation allowing for benefits of MV metering cost rates and reduced operating costs
• The availability of MV facilities allow consideration for single tenant occupancy and reduced MV Metering Rates
• Extra capacity for additional power is available on demand via an extra transformer, 2000kVA contracted, 1500kVA Available.
• MV switching and metering is located on ground floor in separate MV rooms with unit subconfiguration
• There is a comprehensive system of power distribution consisting of 4 sub distribution panels on floors 2 to 6
• All landlord items and equipment are connected to landlord designated infrastructure and separately metered.

Design criteria
• Lighting plan is designed according to NEN12464-1
• Lighting: 5w per sq m
• General Services and Small Power:
26.94w per sq m

Lighting systems
• Offices: Energy efficient LED Modular Recessed Dimmable Luminaires Selection to comply with the Design Intent of NEN3087 at 3000K
• Reception: Bespoke Lighting Design to reflect high quality Reception Area
• Toilets: Low Energy LED Lighting Scheme provided.
• Light intensity levels: Office - 500LUX Reception area - 500LUX Toilet area - 200LUX Other areas - 100 to 250LUX

Lighting control
• The main tenant lighting installation and main landlord car park areas control system will utilise lighting control modules interfaced with a lighting management system
• This system will be programmable for
any reasonable future fit-out requirement. Smaller landlord areas will be provided with standalone presence / lighting control sensors
• Emergency Lighting installation to NEN3011

Building management system
• A complete Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems.

Fire safety installations
• Fire alarm and evacuation system according to NEN2535, NEN2575-1, NEN 2575-2, NEN2576, 2654-1 and NEN2654-2
• Evacuation protocol according to evacuation concept C

Sprinkler and dry riser installation
• The Office areas and core areas are protected by an automatic sprinkler system designed to comply with the fire certificate requirements
• Dry risers will be installed indesignated shafts to meet requirements of the fire certificate

Secuity systems
• No security system is provided by the landlord
• Vacant structural ducts are incorporated in the building design to allow for orderly implementation of future systems

Telecom facilities
• A telecommunication rooms, located at ground level, will be served by two different Telecom duct networks to allow diverse connections to the building. Redundant Dark fiber to Datacenters Equinix AM5 as well as Nikhef (sciencepark) will serve the main internet connection in the building. Cable tray distribution will be provided from these telecommunication rooms to IT risers which serve the office floors
At least 90 pre-installed optic fiber cables are available for rent/ purchase from two street-level manholes into the MER room.
• Public wifi will be available throughout the lobby area with 30 minute UPS powered wifi points in case of calamity.

Accessibility
• Step-free access is provided to the office accommodation from the internal circulation spaces
• Accessible WC’s are provided on each floor, including on the lobby floor
• An accessible changing room is provided at basement level -2, adjoining the motorcycle parking

Car & bicycle parking
• Car parking spaces: 239 located at level -1 and -2 (including 7 accessible spaces)
• Bicycle spaces: 437 secure spaces located at level -1 and 30 spaces on ground floor.
• Scooter spaces : 117 secure scooter spaces located at level -2

Service charges

• Service charges are invoiced via advance payment system on a quarterly basis, with annual billing based on actual consumption. A 5% admin and management fee is charged over all billable service costs.
• Current estimation of SC level is at €68 per sq m (excl. admin fee)
• For a full overview of included services and costs, please consult the Service Charges brochure.

Get in touch

We hope to welcome you at your new office The Ensemble.

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