

General

Ceci has been developed with a strong focus on sustainability. Key features include high insulation values, underfloor heating and cooling, triple glazing, integrated solar panels, and an innovative construction method using timber and recycled concrete. The apartments are virtually energy neutral and, according to current calculations, achieve an A+++ energy label.

Living Area

The stated floor areas of the apartments and outdoor spaces (m²) are indicative and based on design drawings, measured in accordance with the Dutch measurement standard for real estate (NEN 2580). Dimensions shown on sales drawings may differ from the final situation upon completion. No rights may be derived from the stated measurements.

Storage and Bicycles

A secure bicycle storage facility is located in the basement, equipped with charging points for e-bikes and space for cargo bikes. A number of apartments also include a private external storage unit in the basement of the building.

Parking

Ceci does not include a private parking garage. Residents may rent one or more parking spaces in the nearby Q-Park garage on Gustav Mahlerlaan. Current subscription rates are available upon request.

Purchase Price and Level of Finish

The purchase price of the apartment is V.O.N. (vrij op naam), meaning that construction costs, VAT, notary fees for the deed of transfer and the Woningborg guarantee are included. The level of finish of both the building and the apartments is described in detail in the Technical Description, which forms part of the comprehensive project documentation.

Ground Lease (Erfpacht)

The purchase price excludes the annual ground rent (erfpachtcanon). The applicable ground rent per apartment can be found in the apartment selector. The ground rent percentage upon issue in 2026 is 2.39%. The canon is indexed annually by the municipality. It is possible to redeem the ground rent in perpetuity. Further information is available via Broersma Nieuwbouw.

Owners' Association (VvE) Contribution

A professional property manager has prepared a multi-year budget for the Owners' Association (VvE). Ceci anticipates that service charges will amount to approximately €4 per m² per month. This is an indicative estimate based on current insights. The final monthly contribution will be determined by the VvE.

Woningborg Guarantee

Construction of the apartments will be carried out by Vink Bouw under the Woningborg guarantee. The Woningborg Certificate provides protection against various risks associated with the purchase of a newly built home, including compliance with quality standards and protection in the event of contractor insolvency.

Notary

The project notary is Hemwood Notariaat B.V., located at Keizersgracht 477, 1017 DL Amsterdam. Legal transfer of ownership will take place through this notary.

Owner-Occupancy Obligation / Rental Restrict

An owner-occupancy obligation applies to Ceci in accordance with the regulations of the Municipality of Amsterdam. Letting is generally not permitted and is only allowed in limited cases subject to prior approval by the municipality. More information can be found on the municipal website:

<https://www.amsterdam.nl/leefomgeving/vastgoedprofessionals/woningbouw-transformatie/verhuurverbod-zelfbewoningsplicht/>

Interest

If you are interested in one of the apartments, please contact Broersma Nieuwbouw to schedule an appointment and receive additional information.

Disclaimer

No rights may be derived from the information contained in this document. Further details are included in the comprehensive project documentation, such as the Technical Description, contract drawings, deed of division, and the VvE budget. These documents are available upon request via Broersma Nieuwbouw: nieuwbouw@broersma.nl | +31 (0)20 305 97 88