

apartment	type	m ² (approx.)	number of rooms	outdoor space	Purchase price (notarial deed, tax for property transfer and sales tax included) with all luxury finishes	affordable occupier-owned
0.01	A Downtown	73 m ²	2	City garden 3,7 m ²	€ 499.000,-	No
0.02	A Downtown	78 m ²	2	City garden 3,7 m ²	€ 525.000,-	No
0.03	A Downtown	78 m ²	2	City garden 3,7 m ²	€ 525.000,-	No
0.04	A Downtown	73 m ²	2	City garden 3,7 m ²	€ 495.000,-	No
1.01	B Downtown	48 m ²	1		€ 370.000,-	Yes
1.02	B Downtown	49 m ²	1-2*		€ 374.000,-	Yes
1.03	B Downtown	49 m ²	1-2*		€ 374.000,-	Yes
1.04	B Downtown	49 m ²	1-2*		€ 374.000,-	Yes
1.05	C Downtown	49 m ²	1-2*		€ 369.000,-	Yes
1.06	D Downtown	44 m ²	2		€ 350.000,-	Yes
1.07	E Downtown	55 m ²	2-3*		€ 435.000,-	No
1.08	F Downtown	45 m ²	2		€ 361.000,-	Yes
1.09	G Downtown	49 m ²	1-2*		€ 368.000,-	Yes
1.10	H Downtown	76 m ²	2-3*		€ 545.000,-	No
1.11	I Downtown	62 m ²	2	City garden 6 m ²	€ 437.000,-	No
2.01	B Downtown	48 m ²	1		€ 362.000,-	Yes
2.02	B Downtown	49 m ²	1-2*		€ 366.000,-	Yes
2.03	B Downtown	49 m ²	1-2*		€ 366.000,-	Yes
2.04	B Downtown	49 m ²	1-2*		€ 366.000,-	Yes
2.05	C Downtown	49 m ²	1-2*		€ 363.000,-	Yes
2.06	D Downtown	44 m ²	2		€ 350.000,-	Yes
2.07	E Downtown	55 m ²	2-3*		€ 435.000,-	No
2.08	F Downtown	45 m ²	2		€ 356.000,-	Yes
2.09	G Downtown	49 m ²	1-2*		€ 368.000,-	Yes
2.10	H Downtown	76 m ²	2-3*		€ 547.000,-	No
2.11	I Downtown	62 m ²	1-2*	City garden 6 m ²	€ 456.000,-	No
2.12	J Downtown	50 m ²	1-2*	City garden 3,5 m ²	€ 371.000,-	Yes
2.13	J Downtown	50 m ²	1-2*	City garden 3,5 m ²	€ 371.000,-	Yes
2.14	J Downtown	50 m ²	1-2*	City garden 3,5 m ²	€ 371.000,-	Yes
2.15	J Downtown	53 m ²	1-2*	City garden 3,5 m ²	€ 391.000,-	No
3.01	B Downtown	48 m ²	1		€ 363.000,-	Yes
3.02	B Downtown	49 m ²	1-2*		€ 367.000,-	Yes
3.03	B Downtown	49 m ²	1-2*		€ 367.000,-	No
3.04	B Downtown	49 m ²	1-2*		€ 367.000,-	No
3.05	C Downtown	49 m ²	1-2*		€ 359.000,-	Yes
3.06	D Downtown	44 m ²	2		€ 350.000,-	Yes
3.07	E Downtown	55 m ²	2-3*		€ 440.000,-	No
3.08	F Downtown	45 m ²	2		€ 360.000,-	Yes
3.09	G Downtown	49 m ²	1-2*		€ 372.000,-	Yes
3.10	H Downtown	76 m ²	2-3*		€ 552.000,-	No
3.11	I Downtown	62 m ²	1-2*	City garden 6 m ²	€ 456.000,-	No
3.12	J Downtown	50 m ²	1-2*	City garden 3,5 m ²	€ 375.000,-	Yes
3.13	J Downtown	50 m ²	1-2*	City garden 3,5 m ²	€ 375.000,-	Yes
3.14	J Downtown	50 m ²	1-2*	City garden 3,5 m ²	€ 375.000,-	Yes
3.15	J Downtown	53 m ²	1-2*	City garden 3,5 m ²	€ 391.000,-	No

apartment	type	m ² (approx.)	number of rooms	outdoor space	Purchase price (notarial deed, tax for property transfer and sales tax included) with all luxury finishes	affordable occupier-owned
4.01	B Midtown	48 m ²	1		€ 370.000,-	No
4.02	B Midtown	49 m ²	1-2*		€ 375.000,-	No
4.03	B Midtown	49 m ²	1-2*		€ 375.000,-	No
4.04	B Midtown	49 m ²	1-2*		€ 375.000,-	No
4.05	C Midtown	49 m ²	1-2*		€ 365.000,-	No
4.06	D Midtown	44 m ²	2		€ 356.000,-	Yes
4.07	E Midtown	55 m ²	2-3*		€ 447.000,-	No
4.08	F Midtown	45 m ²	2		€ 372.000,-	Yes
4.09	G Midtown	42 m ²	1-2*	balcony 6,8 m ²	€ 361.000,-	Yes
4.10	H Midtown	69 m ²	2-3*	balcony 6,8 m ²	€ 554.000,-	No
4.11	I Midtown	62 m ²	1-2*	City garden 6 m ²	€ 465.000,-	No
4.12	J Midtown	50 m ²	1-2*	City garden 3,5 m ²	€ 383.000,-	Yes
4.13	J Midtown	50 m ²	1-2*	City garden 3,5 m ²	€ 383.000,-	Yes
4.14	J Midtown	50 m ²	1-2*	City garden 3,5 m ²	€ 383.000,-	Yes
4.15	J Midtown	53 m ²	1-2*	City garden 3,5 m ²	€ 407.000,-	No
5.01	B Midtown	48 m ²	1		€ 370.000,-	No
5.02	B Midtown	49 m ²	1-2*		€ 375.000,-	No
5.03	B Midtown	49 m ²	1-2*		€ 375.000,-	No
5.04	B Midtown	49 m ²	1-2*		€ 375.000,-	No
5.05	C Midtown	49 m ²	1-2*		€ 360.000,-	No
5.06	D Midtown	44 m ²	2		€ 358.000,-	Yes
5.07	E Midtown	55 m ²	2-3*		€ 452.000,-	No
5.08	K Midtown	53 m ²	2	roof terrace 31,8 m ²	€ 465.000,-	No
5.09	I Midtown	61 m ²	1-2*	City garden 6 m ²	€ 455.000,-	No
5.10	J Midtown	50 m ²	1-2*	City garden 3,5 m ²	€ 387.000,-	No
5.11	J Midtown	50 m ²	1-2*	City garden 3,5 m ²	€ 387.000,-	No
5.12	J Midtown	50 m ²	1-2*	City garden 3,5 m ²	€ 387.000,-	No
5.13	J Midtown	53 m ²	1-2*	City garden 3,5 m ²	€ 407.000,-	No

Included in the v.o.n. (costs borne by seller) purchase price (Downtown, Midtown and Uptown):

- land and (re)building costs, cost of current structures
- luxury interior finish Downtown, Midtown and Uptown (kitchen, bathroom, floor and wall finishes)
- fee for architects, structural engineers and other consultants
- costs of notarial deed of transfer and land registry fees
- one-off connection costs for cable television, water, electricity and sewerage
- estate agent's commission and selling costs
- document fees and Woningborg guarantee certificate
- sales tax (21%) related to the building contract and transfer tax (rate depending on situation) related to the purchase contract

Not included in the v.o.n. (costs borne by seller) purchase price (Downtown, Midtown and Uptown):

- all costs related to taking out any mortgage
- any construction interest
- subscription costs for telephone, cable television, data etc.

Completely turnkey - to the buyer's taste

The purchase prices of the apartments include luxury interior finishes such as a kitchen, bathroom, floor and wall finishes. These can be selected to your own taste at the THUIS showroom. An amount has been included for each apartment for interior finishes in accordance with the proposed home styles Downtown (floors 1, 2 and 3), Midtown (floors 4 and 5) and Uptown (floors 6, 7 and 8).

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6.01	L Uptown	40 m ²	1	balcony 7,8 m ²	€ 350.000,-	Yes
6.02	B Uptown	41 m ²	1-2*	balcony 7,4 m ²	€ 350.000,-	Yes
6.03	B Uptown	41 m ²	1-2*	balcony 7,4 m ²	€ 355.000,-	Yes
6.04	B Uptown	41 m ²	1-2*	balcony 7,4 m ²	€ 355.000,-	Yes
6.05	M Uptown	72 m ²	2-3*	balcony 23,4 m ²	€ 595.000,-	No
6.06	N Uptown	72 m ²	2-3*	balcony 35,2 m ²	€ 600.000,-	No
6.07	I Uptown	61 m ²	1-2*	City garden 6 m ²	€ 465.000,-	No
6.08	J Uptown	50 m ²	1-2*	City garden 3,5 m ²	€ 395.000,-	No
6.09	J Uptown	50 m ²	1-2*	City garden 3,5 m ²	€ 395.000,-	No
6.10	J Uptown	50 m ²	1-2*	City garden 3,5 m ²	€ 395.000,-	No
6.11	J Uptown	53 m ²	1-2*	City garden 3,5 m ²	€ 418.000,-	No
7.01	O Uptown	54 m ²	1		€ 440.000,-	No
7.02	P Uptown	56 m ²	2		€ 450.000,-	No
7.03	P Uptown	58 m ²	2		€ 463.000,-	No
7.04	P Uptown	58 m ²	2		€ 463.000,-	No
7.05	Q Uptown	66 m ²	2		€ 531.000,-	No
7.06	R Uptown	53 m ²	2		€ 440.000,-	No
7.07	S Uptown	78 m ²	2-3*	roof terrace 26,2 m ²	€ 650.000,-	No
8.01	O Uptown	54 m ²	1		€ 446.000,-	No
8.02	P Uptown	56 m ²	2		€ 456.000,-	No
8.03	P Uptown	58 m ²	2		€ 469.000,-	No
8.04	P Uptown	58 m ²	2		€ 469.000,-	No
8.05	Q Uptown	66 m ²	2		€ 538.000,-	No
8.06	R Uptown	53 m ²	2		€ 450.000,-	No
8.07	S Uptown	78 m ²	2-3*		€ 630.000,-	No

Storage rooms

The storage rooms in the basement of the building will be sold separately.

type	M ²	Purchase price	status
Storage room large	1,6 m ² or larger	€ 10.000,-	Purchase option
Storage room normal	0,9 m ² - 1,5 m ²	€ 5.000,-	Purchase option

Affordable owner-occupied homes

Rotterdam City Council wants to encourage the creation of affordable owner-occupied homes. 39 homes in The West Blake with a purchase price below € 390,000 have been designated as affordable homes by us in consultation with the City Council.

There are a number of rules attached to buying these apartments.

1. There is a self-occupancy obligation for the property: the intention is that you yourself (or first-degree relatives of yours as the buyer, by blood or marriage, e.g. your child) will occupy the apartment as their main residence
2. The property can only be sold with the permission of the City Council within the first five years after you become the owner. Permission will be given for the following reasons:

- a. change of buyer's employment on the basis of which relocation is reasonably required;
- b. death of buyer or buyer's spouse;
- c. dissolution of the marriage by divorce or dissolution of the buyer's registered partnership;

- d. relocation necessitated by the health of the buyer or one of the buyer's family members;
 - e. finding a work or training place outside a radius of fifty kilometres or an hour's travel from the place of residence;
 - f. bankruptcy or otherwise demonstrable reduction in income, e.g. due to reduction in working hours for (one of) the buyer(s);
 - g. other special circumstances for which the buyer has been granted written permission by the City Council.
3. If you sell without permission, the City Council can impose a fine on you of 10% of the purchase value
 4. As the developer, we are only allowed to sell one affordable owner-occupied home per person/household