

ENGLISH BACKGROUND INFORMATION

Luxury apartments on the River Maas in Rotterdam. In June 2002 sales has started of the apartments in Montevideo, a trend-setting concept for living, working and leisure at the pier head called the Wilhelminapier. Montevideo is a development of ING Real Estate, a company renowned in Rotterdam for the high-rise buildings of the Hoge Erasmus and the Waterstadtorens currently under construction. Montevideo was designed by Francine Houben from Mecanoo architects. The level of outfitting of this multifunctional building is high by Dutch standards. This is emphasised through the use of materials, its generous proportions, electronic innovations and the building's welcoming lobby. Montevideo boasts a caretaker and future residents can take advantage of cleaning, catering and shopping services. In addition, the ING Optimal Living® concept, a specific feature of the 'sky apartments', offers residents the utmost freedom in designing the layout of their apartments. Working, living, relaxing and nightlife are all possible in the same building: this is the first of its kind in our country. The motto for the comfortable life provided within Montevideo is short and sweet: 'Dressed for Living'.



The tip of the island called Kop van Zuid, and the Wilhelminapier in particular, is developing into one of the up-market, trend setting locations of Rotterdam. The Luxor Theatre, the KPN Building, the World Port Centre, Las Palmas and the Cruise Terminal are already well known throughout the country. So are hotel and catering facilities such as hotel New York and Café Rotterdam, all established in this special

part of the city called Maasstad. Something exceptional is soon to enrich the Wilhelminapier. Rising 150 metres above the south side is Montevideo, a unique concept



uniting living, working, leisure and nightlife. In addition to 192 exclusive apartments, Montevideo offers space for offices (6,000 m²), commercial facilities (1,900m²) and its very own health club.

The transparent design, the playful, varied facades and the use of materials allow the onlooker to see at a glance that this is not ordinary architecture. The name Montevideo is a reference to the past, when this area housed numerous warehouses, one of which bore the name of this South-American city. Today Montevideo will be the nucleus of an attractive and inspiring twenty-first century area. The lower floors of the building offer shops and catering facilities. Outdoor cafés will be located along the waterfront. Montevideo offers a great variety of apartment types, bearing the names *sky*, *loft*, *city* and

water. A number of unique characteristics distinguish each of these apartments. The loft is more than 3 meters high and is very spaciouly laid out. The city and water apartments have 2, 3 or 4 rooms, all widely varied in orientation and surface area. If residents wish, a service team will assist them in deciding on the layout of the sky apartments. Residents can also have *domotica* installed: an electronic home computer that regulates facilities such as heating, lighting and sunblinds by remote control. All the apartments have a magnificent view: over the river and the Erasmusbrug, over the city centre or the Rijnhaven. The most distinguishing feature is the spaciousness of Montevideo. Besides the open feeling afforded by the height between each storey, the dimensions of the building's surface areas and the outside conservatories, balconies and loggias are very generous in size. The health club in Montevideo boasts a gym, a swimming pool, a sauna and a sun terrace. All this makes Montevideo the ultimate of residences, and 'Dressed for Living' a fitting motto.

A substantial number of requests for information on the project confirm that there is great interest in living in Montevideo. Well over 1,200 prospective buyers have submitted their names to the Rotterdam estate agents Ooms and Atta. The great number of people

interested in purchasing an apartment in Montevideo can be attributed to the spacious layout of the apartments, luxury finishings, numerous



amenities, and, without a doubt, the building's unique location on the River Maas.

Montevideo is receiving a great deal of attention, brought on not only by the number of parties interested in the building, but also by its exceptional design. Once again, the celebrated architect Francine Houben of Mecanoo Architects demonstrates her talent at designing architecture that exudes international elegance. Those interested in the apartments are invited to visit the Montevideo information centre as of 4 June. Opening hours are Tuesday through Saturday from 12:00 to 5:00



PM. Telephone: +31-10 -439-0343. The Montevideo information centre is located in the Kop van Zuid information centre on 21 Stieltjesstraat in Rotterdam.

LOFT APARTMENTS

(levels 3 – 7)

The *loft apartments* are extremely exclusive, each with an exceptionally spacious feel afforded by high ceilings. These apartments are intended for those wishing to reflect their individual lifestyle in their home. Always a panoramic view over the River Maas leading both over the city and out to the sea.



- Number: 20
- Number of Types: 7
- Average floor space: approx. 145 m² (from 102 m² to 163 m²)
- Gross ceiling height: approx. 3.45 metres
- Apartments with loft layout
- Certain apartments furnished with balconies, others with sunrooms
- Each includes 1 private parking space (for purchase), 2nd optional for rent
- Unique outlook over Hotel New York

Prices from € 312.000,- to € 474.000,- parking space included

CITY APARTMENTS

(levels 8 – 27)

Living above the city, right near the city centre. Restaurants, theatres, nightlife – everything is within easy reach. Montevideo features its own health club, swimming pool and sauna. The city apartments are intended for urban professionals – for fast movers.

- Number: 94
- Number of types: 16
- Average floor space: approx. 122 m² (from 99 m² to 192 m²)
- Gross ceiling height: approx. 2.90 metres
- Great diversity of styles
- Great number with 3 bedrooms/studies and 2 bathrooms
- Spacious sunrooms, or (up to 27th storey) large balcony
- Each includes 1 private parking space (for purchase), 2nd optional for rent
- Unique outlook over River Maas



Prices from € 317.000,- to € 677.500,- parking space included

SKY APARTMENTS

(levels 28 – 41)

The *sky apartments* offer an unequalled view over city, river and land. The impressive size of these apartments is accentuated by their 3.20 metre-high ceilings. Each apartment is luxuriously designed, including striking sliding doors and spacious loggias.

Montevideo's steel construction starting at the 28th floor allows for remarkable variation in residential types. One storey alone can comprise one, two or a maximum of three residences. In addition, the ING Optimal Living® concept, a specific feature of the sky apartments, offers residents the utmost freedom in designing the layout of their apartments with the help of a service team.



- Number: 32
- Number of types: 7 (including penthouse with private swimming pool)
- Average floor space: approx. 230m2 (from 144 m2 to 460 m2)
- Gross ceiling height: approx. 3.20 metres
- Greatest freedom in layout design, due to unique steel construction
- Possible individual parking garage
- Possibility to make use of service team and personal interior architect
- Panoramic view all the way to Hoek van Holland

Prices from € 594.300,- to € 2.250.000,- parking space(s) included

WATER APARTMENTS

(levels 3 – 11)

The *water apartments* are situated in Montevideo's low-rise tower extending out over the wharf, making water a permanent feature for residents here. Whether it be the landing stage for Hotel New York's water taxis, the River Maas with its Rhine barges moving to and fro, or the striking view of the Erasmus Bridge and the city, these apartments offer a feeling of intimacy and a direct link with the surrounding area.

- Number: 46
- Number of types: 13 (including 2 luxurious penthouses)
- Average floor space: approx. 127 m2 (from 87 m2 to 265 m2)
- Gross ceiling height: approx. 2.90 metres
- Great diversity of styles
- Many apartments with 2 bedrooms and 2 bathrooms
- Spacious terraces
- Each includes 1 private parking space (for purchase) , 2nd optional for rent
- Unique outlook over Rhine Harbour



Prices from € 253.000,- tot € 765.000,- parking space included