

# THE STUDENT HOTEL

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## The Student Hotel: Property Fact Sheets

<b>AMSTERDAM CITY</b>	
<b>Official opening date</b>	15 April 2016.
<b>Location</b>	Wibautstraat 129, Amsterdam.
<b>Background</b>	The Student Hotel Amsterdam City is the second location in Holland's vibrant capital city. The former office and printing facilities of Trouw and Parool newspapers were converted into a flagship 574-room hotel, with a range of facilities including gym, four class rooms, offices, two restaurants, co-working spaces. The 24,000 m2 property is located five minutes from Amsterdam city centre, between the campuses of the University of Amsterdam and the Amsterdam University of Applied Sciences. The Pool restaurant, run by The Student Hotel, serves a modern Mediterranean cuisine and is located in the famous former Club Trouw.
<b>Size</b>	28,800 sq m.
<b>Total investment</b>	€60 million.
<b>Construction started</b>	September 2014 (renovations).
<b>Duration of renovation works</b>	12 months.
<b>Facilities</b>	The Pool café-restaurant, gym, study rooms, lounges, underground bike facilities, laundry, meeting rooms and co-working spaces.
<b>Companies involved</b>	Boelens de Gruyter, Stadgenoot.
<b>Interior design</b>	Staat Agency Amsterdam.

### Number of rooms and room types: 571 Total

Room Type Parool Building	Number of rooms	Room Type Trouw Building HOTEL	Number of rooms
St +	28	Dorm	1
Corner	12	M-Suite	14
Executive	54	L-Suite*	203
Panorama	68	XL-Suite	7
Panorama Corner	36	Twin	6
Panorama Executive	114	Superior Twin *	28
<b>Total</b>	<b>312</b>	<b>Total</b>	<b>259</b>

### Indicative room ratio

Student	Hotel:	Short Stay:
50%	35%	15%

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<b>AMSTERDAM WEST</b>	
<b>Opening date</b>	August 2013.
<b>Location</b>	Jan van Galenstraat 335, Amsterdam West.
<b>Background:</b>	Amsterdam West, the first Amsterdam location for The Student Hotel, opened in the heart of a redevelopment area in the struggling Garden City district. The location offered great assets to build a new community; sturdy, vacant 1960s offices (formerly home to the Elsevier Company), a new metro station and a regional hospital. The Student Hotel Amsterdam West is the largest hotel (by room count) in Benelux. The adjacent sites are currently under construction with hundreds of additional homes for students and young professionals.
<b>Size</b>	27,000 sq m.
<b>Total investment</b>	€60 million.
<b>Construction started</b>	Winter 2012.
<b>Construction time</b>	18 months.
<b>Facilities</b>	Café-restaurant, fitness, study rooms, lounges, underground bike facilities, laundry and public garden with basketball field.
<b>Developer and construction company</b>	BAM Utiliteitsbouw and Ursem/Ballast Nedam.
<b>Interior design</b>	Staat Agency Amsterdam.
<b>Architect</b>	A&E Architecten.

## Number of rooms and room types: 707 Total

Room Type	Number of rooms
Budget	4
Exec	62
STAN +	286
STAN	256
Suite	63
Superior	31
Sup Miva	4

## Indicative room ratio

Student:	Hotel:	Short Stay:
80%	10%	10%

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<b>ROTTERDAM I &amp; II</b>	
<b>Opening date</b>	September 2012 and August 2014.
<b>Location</b>	Willem Ruyslaan 225, Kralingen Rotterdam
<b>Background</b>	The Student Hotel Rotterdam opened in 2012 with 252 rooms in a derelict corner of the Kralingen district, in a building which had been vacant for 10 years. The building was one of the first designed by architect Maaskant to be built after WWII bombings destroyed the entire city centre. It was such a success that The Student Hotel acquired an adjacent property the following year, opening in 2014 with an additional 232 rooms and a new restaurant. The project won the Van de Leeuw Kring Award for its impact on public space
<b>Size</b>	Phase 1: 11.500 sq m & Phase 2: 9,000 sq m
<b>Total investment</b>	€40 million.
<b>Construction started</b>	Winter 2011.
<b>Construction time</b>	12-18 months.
<b>Facilities</b>	Café-restaurant, fitness, study rooms, class rooms & workshop space, lounges, library, bike park facility and public terrace.
<b>Developer and construction company</b>	Cordeel and Van Omme & De Groot.
<b>Interior design</b>	Staat Agency Amsterdam.
<b>Architect</b>	Phase 2: DSH Architecten and Karina Benraad.

## Number of rooms and room types: 484 Total

Room Type	Number of rooms	Room Type	Number of rooms
Standard	60	Standard +	170
Executive*	47	Superior	4
Junior Suite	66	Suite	86
Super Suite**	50	Penthouse	1
Studio	1		

## Indicative room ratio

Student:	Hotel:	Short Stay:
80%	10%	10%

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<b>THE HAGUE</b>	
<b>Opening date</b>	August 2014.
<b>Location</b>	Hoefkade 11, The Hague
<b>Background</b>	In 2014 The Student Hotel took a once derelict shopping centre and senior citizen residence in a former red light district and transformed it into a multi functioning 'Bazaar of Ideas' co-working centre and student sanctuary, equipped with 309 beautifully furnished rooms, public Winter Garden, a catwalk multi-media room and 4 classrooms.
<b>Size</b>	12,000 sq m.
<b>Total investment</b>	€25 million.
<b>Construction started</b>	Winter 2013.
<b>Construction time</b>	12 months.
<b>Facilities</b>	Café-restaurant, fitness, study rooms, classrooms, public winter garden, catwalk room, lounges, library, bike park facility and court-yard with basket ball.
<b>Developer and construction company</b>	BAM Utiliteitsbouw and Ursem/Ballast Nedam.
<b>Interior design</b>	Staat Agency Amsterdam and Kimmik (for Bazaar of Ideas).
<b>Architect</b>	HVE Architecten.

## Number of rooms and room types: 310 Total

Room Type	Number of rooms
Budget	3
Standard	113
Executive	131
Superior	7
Suite	56

## Indicative room ratio

Student:	Hotel:	Short Stay:
76%	13%	11%

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<b>EINDHOVEN</b>	
<b>Opening date</b>	February 2017.
<b>Location</b>	Stationsplein Eindhoven.
<b>Background</b>	Almost 80 metres tall, this newly-built tower rises from the site of the old post office right next to Central Station connecting the campus of Technical University Eindhoven, the famous Design Academy Eindhoven and the city centre. The site is part of the larger Lichthoven redevelopment district, a large mixed-use development plan which came to a halt during the financial crisis of 2008. Today The Student Hotel is the first investment to start and has already proven to be an accelerator for the City Centre district.
<b>Size</b>	13,500 sq metres.
<b>Total investment</b>	€30 million.
<b>Demolition</b>	November 2014.
<b>Construction started</b>	March 2015.
<b>Construction time</b>	17 months.
<b>Facilities</b>	Café-restaurant, fitness, study rooms, class rooms, workshop areas, lounges, an 80-seat auditorium.
<b>Developer and construction company</b>	BAM Utiliteitsbouw and AM Real Estate Development.
<b>Interior design</b>	Staat Agency Amsterdam.
<b>Architect</b>	Sarafopoulos Architects in collaboration with Architecten Cie, Amsterdam.

**Number of rooms and room types: 400 Total**

**Room ratio**

Student:	Hotel:	Short Stay:
67%	15%	18%

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<b>GRONINGEN</b>	
<b>Opening date</b>	1 September 2016.
<b>Location</b>	Ebbingekwartier Groningen.
<b>Background</b>	The Student Hotel Groningen is the first, and with almost 14,000 sq metres, one of the largest redevelopment projects in Groningen's Creative Quarter Ebbinge. Located between the city centre and the medical university campus this up and coming neighborhood will be home to a mix of international students, start-ups and new live and work communities. Since the 19th century the district has been home to a combination of industry and art and crafts companies, celebrated with a World Exhibition in 1903. The famous Groningen University RUG, with more than 6,000 international students per year, and Mendini's Groningen Museum are located within walking distance.
<b>Size</b>	14,000 sq metres.
<b>Total investment</b>	€26 million.
<b>Demolition</b>	Vacant site.
<b>Construction started</b>	June 2015.
<b>Construction time</b>	14 months.
<b>Facilities</b>	Café-restaurant, fitness, study rooms, 4 class rooms, workshop areas, lounges, library, bike park facility and court yard garden.
<b>Developer and construction company</b>	Plegt-Vos Bouwgroep & Mensenborgh.
<b>Interior design</b>	Staat Agency Amsterdam and Ninety-nine (Horeca).
<b>Architect</b>	AAS, Groningen.

**Number of rooms and room types: 365 Total**

## Room ratio

Student	Hotel:	Short Stay:
80%	10%	10%

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<b>MAASTRICHT</b>	
<b>Opening date</b>	Q4 2017.
<b>Location</b>	Boschstraat 24, Maastricht.
<b>Background</b>	The Student Hotel Maastricht is a signature project in the Belvedere Redevelopment District of the city of Maastricht in the Eiffel Building. It will be part one of the largest industrial landmarks of Maastricht. The city and The Student Hotel have agreed to restore and renovate the building preserving its impressive white façade and column structure. Together with the cinema it has a great potential to act as a catalyst for the upgrading of the industrial Sphinx Land. Home to TEFAF art fair and an exceptional historical centre, Maastricht attracts a growing number of international visitors. The Student Hotel will strengthen the city's position as one of the most international student cities of Europe; more than 40% of Maastricht University students come from abroad.
<b>Size</b>	18,750 sq metres (60% of the Eiffel Building).
<b>Total investment</b>	€23 million.
<b>Demolition</b>	Redevelopment of existing building.
<b>Construction started</b>	Summer 2016.
<b>Construction time</b>	14 months.
<b>Facilities</b>	Café-restaurant, roof top bar-restaurant, commercial spaces, fitness, study rooms, class rooms, workshop areas, lounges, library, bike park facility.
<b>Developer and construction company</b>	Plegt-Vos Bouwgroep & Mensenborgh.
<b>Interior design</b>	Staat Agency Amsterdam and Ninety-nine (Horeca).
<b>Architect</b>	OeverZaaijer (Oresti Sarafopoulos), Amsterdam.

**Number of rooms and room types: 378 Total**

## Room ratio

Student	Hotel:	Short Stay:
80%	10%	10%

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<b>FLORENCE</b>	
<b>Opening date</b>	Q4 2017.
<b>Location</b>	Viale Strozzi, Florence.
<b>Background</b>	The Student Hotel has purchased one of Florence's most iconic centrally located buildings. Known in Florence as the Palazzo del Sonno ("the sleepy building"), it overlooks Viale Strozzi in front of Fortezza Basso, and is bordered by Viale Lavagnini and Via Lorenzo il Magnifico. It is believed that the name originates from accusations of the slow pace preferred by diplomats and white-collar workers of the last century. Contemporary architecture will frame the hotel and students' rooms and studios, with a library, study areas, meeting and conference rooms, an incubator for start-ups, a games room, gym and bicycle fleet; every resident student is entitled to ride a VanMoof design bike for free.
<b>Size</b>	20,000 sq metres.
<b>Total investment</b>	€40 million.
<b>Demolition</b>	Redevelopment of existing building.
<b>Construction started</b>	Winter 2016.
<b>Construction time</b>	1( months.
<b>Facilities</b>	Library, study areas, meeting and conference rooms, an incubator for start-ups, a games room, gym and bicycle fleet, rooftop swimming pool and 180 seat auditorium. A courtyard will become a public plaza, with a café, a restaurant and other services.
<b>Developer and construction company</b>	Progenia and AEI Progetti.
<b>Interior design</b>	Staat Agency Amsterdam and Ninety-nine (Horeca).
<b>Architect</b>	Archea.

**Number of rooms and room types: 390 Total**

## Room ratio

Student	Hotel	Short Stay
80%	10%	10%



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<b>BARCELONA</b>	
<b>Opening date</b>	September 2007.
<b>Location</b>	Av. Parallel 101, 08004, Barcelona.
<b>Background</b>	A partnership between Melon District and The Student Hotel which will have a combined portfolio of more than 3,000 rooms in 2016.
<b>Size</b>	4,094 sq metres.
<b>Total investment</b>	€6.28 million.
<b>Demolition</b>	Redevelopment of existing building.
<b>Construction started</b>	April 2006.
<b>Construction time</b>	15 months.
<b>Facilities</b>	Reception, cooking lounge every 10 rooms, lounge with pool on the roof, meeting rooms, launderette.
<b>Developer and construction company</b>	Progenia and AEI Progetti.
<b>Interior design</b>	Gus Wustermann / Animal Design.
<b>Architect</b>	BCA Blanch & Conca.

## Number of rooms and room types: 97 Total

Room Type	Number of rooms
Single	85
Twin	9
Studio Standard	2
Triple	1

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<b>BARCELONA MARINA</b>	
<b>Opening date</b>	September 2009.
<b>Location</b>	Barcelona – Sancho de Àvila 22, 08018.
<b>Background</b>	Second project for Melon District and The Student Hotel in Barcelona, set in a residential district a 5-minute walk from a metro station, 1.4 km from the beach and 2.1 km from the cafes along Plaça de Catalunya.
<b>Size:</b>	21,200 sq metres.
<b>Total investment</b>	€34 million.
<b>Demolition</b>	
<b>Construction started</b>	April 2006.
<b>Construction time</b>	15 months.
<b>Facilities</b>	24hr reception, cooking lounge every 10 rooms, lounge with pool, meeting rooms (study room), launderette, Melon Café.
<b>Developer and construction company</b>	
<b>Interior design</b>	BCA Blanch & Conca.
<b>Architect</b>	BCA Blanch & Conca.

## Number of rooms and room types: 500 Total

Room Type	Number of rooms
Single	427
Twin	33
Studio Standard	40

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<b>PARIS</b>	
<b>Opening date</b>	September 2015.
<b>Location</b>	Paris 56 Rue Roque de Fillol, 92800 Puteaux.
<b>Background</b>	Situated in a Student area, this is the latest of the Melon District projects; student residence with modern and comfortable facilities..
<b>Size</b>	6,500 sq metres.
<b>Total investment</b>	€34 million.
<b>Demolition:</b>	
<b>Construction started</b>	September 2013.
<b>Construction time</b>	24 months.
<b>Facilities</b>	24hr reception, cooking lounge every 10 rooms, lounge with pool and terrace, gym, study room, games room, launderette, Melon Café.
<b>Developer and construction company</b>	
<b>Interior design</b>	Terence Mesguich Jacquemin.
<b>Architect</b>	SCI Troisjean / Bouygues Batiment ile de france.

## Number of rooms and room types: 191 Total

Room Type	Number of rooms
Single	154
Twin	21
Studio Standard	12
Four-bed	4