

Sluishuis, an iconic, sustainable, and stylish landmark where reality surpasses fiction

In 2022, BESIX RED’s iconic project Sluishuis was delivered. Sluishuis is a 39,500 m² zero-energy residential building located on the IJ-lake, known as Amsterdam’s waterfront. Commissioned by the Municipality of Amsterdam as part of a tender process, Sluishuis has been co-developed by BESIX RED and Dutch partner VORM and designed by the Danish Architects Bjarke Ingels Group and Dutch BARCODE Architects. The complex construction was entrusted to BESIX Nederland and VORM Bouw. A one-of-a-kind living experience.

Project details

Sluishuis

Category
New development

Project type
Residential

Location
Amsterdam (The Netherlands)

Total area
39,500 m² residential + 1,000 m² of catering facilities + 112 m² of retail space

Client
Municipality of Amsterdam

Investors
Bouwinvest and private owners

Developers
BESIX RED and VORM

Contractors
BESIX Nederland and VORM Bouw

Architects
Bjarke Ingels Group and BARCODE Architects



Sluishuis offers Amsterdam a new sustainable living experience, completely built on water. Sluishuis comprises 442 energy-neutral owner-occupied and rental apartments, 34 houseboat lots, 54 berths for pleasure crafts, and 1,112 m² of retail and catering facilities. The residential scheme is complemented by a fully integrated water landscape programme including a 400-metre long promenade and an archipelago of four islands for recreation, water sports, fauna and flora, as well as power generation. The project is publicly accessible: residents and visitors can benefit from the inner harbour, the scenic walk on the rooftop of the building and the islands.

Leading architecture

The remarkable architecture of Sluishuis is designed by Bjarke Ingels Group and Barcode Architects. From all angles, the building seems to incline towards a different side, which translates in exceptional residential units. The architectural design of the development includes one increased angle creating a large gateway – as if opening sluice gates – from the IJ-lake towards the inner harbour of the project. On the side of the embankment, a wide, publicly accessible walkway between the greenery of the apartment terraces gradually rises towards the rooftop.

Multidisciplinary expertise and Group synergy

With BESIX RED as the developer and BESIX Nederland as the contractor of the complex, Sluishuis is a prime example of BESIX Group’s synergy and multidisciplinary expertise. The result of their shared vision is an iconic development in which sustainability and the well-being of both residents and visitors are rooted.

The building’s iconic architecture also came with technical challenges. Sluishuis is built in the water on piles down to 60-metre depth, while its cantilever construction spans 50 metre in length on each side. Its two-storey underground car park is located below water level. “The synergy within BESIX Group and the multidisciplinary expertise of the teams involved, allowed us to turn our vision into reality. Leveraging on our extensive in-house knowhow from our different entities - for instance, the experience of our engineering and maritime departments - enabled us to propose the Municipality of Amsterdam, residents as well as visitors an architecturally and technically challenging strong concept”, explains Thomas Veys, Country Director Netherlands, BESIX RED.



Sustainability at its best

Sluishuis is a prime example in terms of sustainability. A zero-energy building scoring -0,02 in terms of Energy Performance, it generates more energy than it consumes. The building’s heating requirements are minimised by combining high-performance insulation techniques, triple glazing, and heat recovery on the ventilation systems and wastewater. Energy consumption is further reduced by a heat and cold storage (CHS) system in the ground for heat and cooling in combination with a connection to the district heating system for peak times. The remaining energy consumption for heating, heat pumps, ventilation, and LED lighting is fully compensated by approximately 2,200 m² of solar panels, to which an entire floating island adjacent to the project is dedicated. The development team of Sluishuis paid particular attention to green space and water collection.

On top of the building’s environmental features, Sluishuis aims to stimulate and strengthen social connections and encounters.

Success among investors and residents

“In addition to the ambitious architecture conceived by BIG and Barcode Architects, BESIX RED was convinced by the ESG commitment of the project, entirely in line with our values. This formula proved to be successful and attracted the investor, Bouwinvest, as well as individual buyers looking for a unique living experience and a solid ESG investment”, adds Gabriel Uzgen, CEO of BESIX Real Estate Development. Bouwinvest, specialised in managing real estate portfolios for institutional investors, bought a major part of the project, intending to rent the apartments.

Today, the project is almost completely sold out. Awarded ‘Residential Building of the Year’ by architectenweb and ‘Best Architecture Multiple Residence’ at the European Property Awards 2022, Sluishuis has also won a MIPIM Award in the category ‘Best Residential Project’. These awards celebrate the most useful, sustainable, and innovative projects in the real estate sector worldwide.

442
residential units

234
carpark spaces

34
houseboat lots

54
berths for pleasure crafts