

# De Zalmhaven

## Location

Gedempte Zalmhaven,  
Houtlaan, Rotterdam,  
Netherlands

## Client

Zalmhaven CV (AM, Amvest)

## Initiated

2015

## Completion

2021

## Size

49.000 sqm

## Project Team

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Scipio, Katarzyna Seweryn,  
Floris Sikkel, Maria  
Stamati, Aldo Trim, Yiannis  
Tsoskounoglou, Niels  
Vernooij

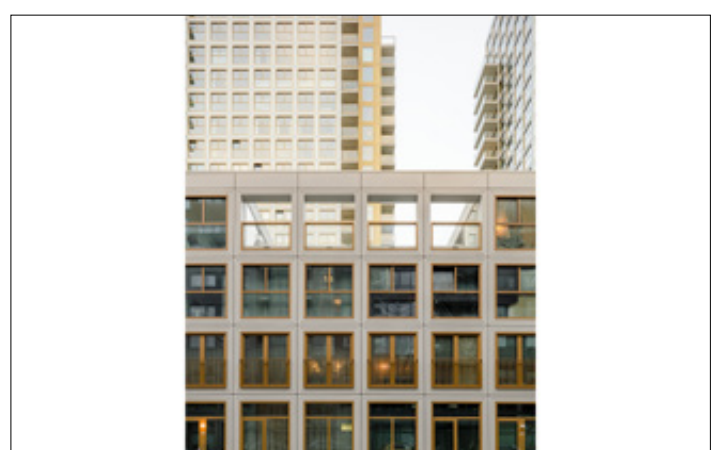
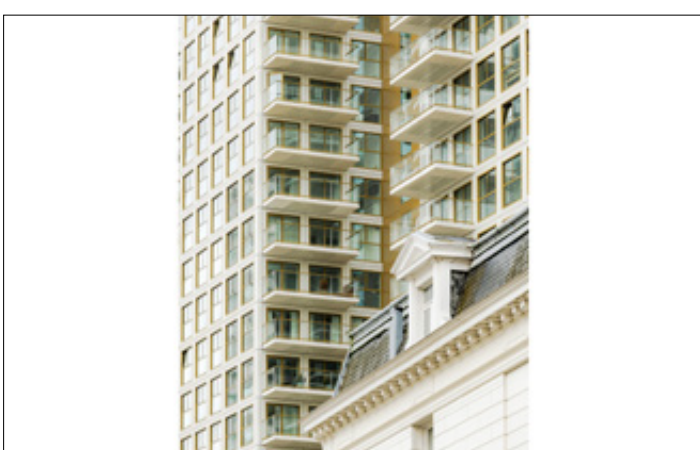
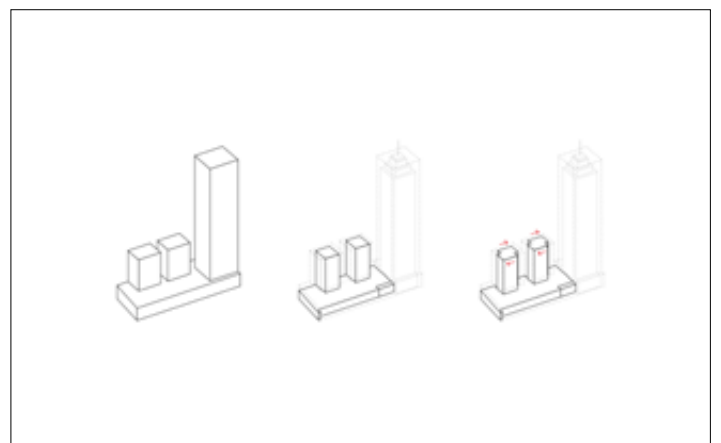
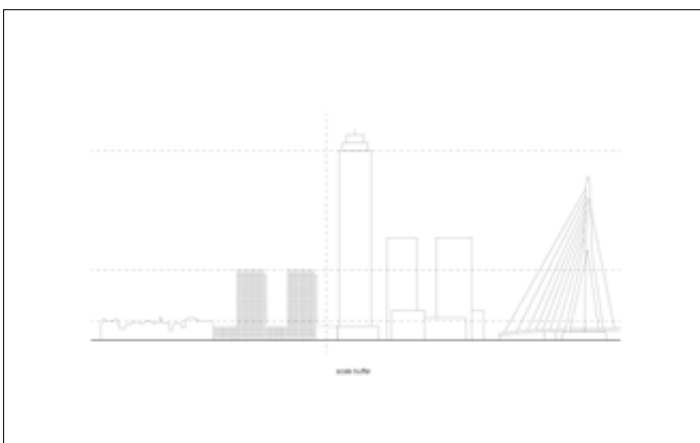
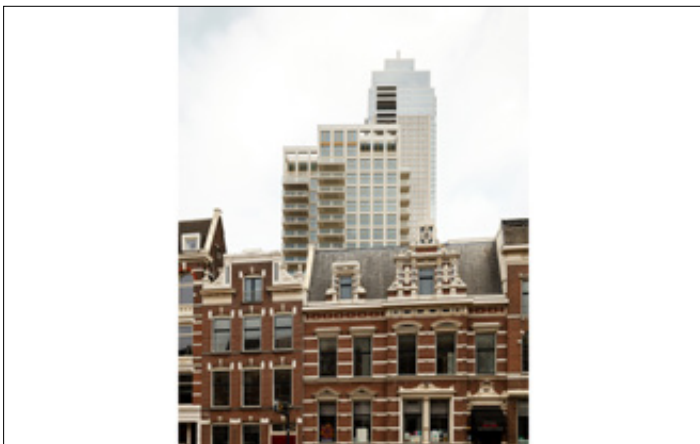
## Collaborators:

Koninklijke BAM Groep,  
Zonneveld Ingenieurs, BAM  
Advies & Engineering,  
Techniplan Adviseurs,  
Peutz, IGG Bointon de  
Groot, Mostert de Winter,  
Steboma Ventilatietechniek,  
Bectro Installatietechniek,  
Giesbers Installatiegroep

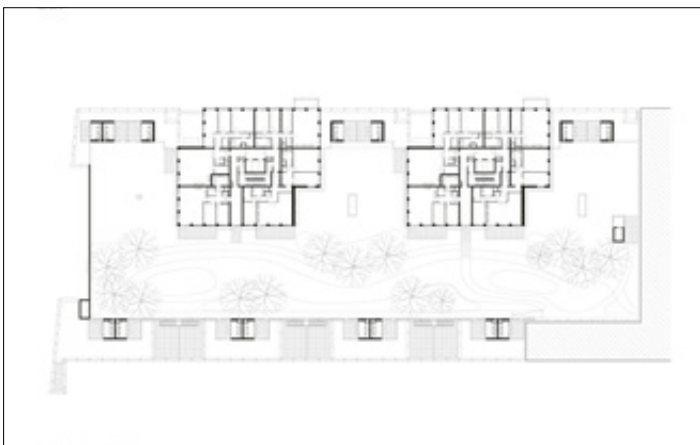
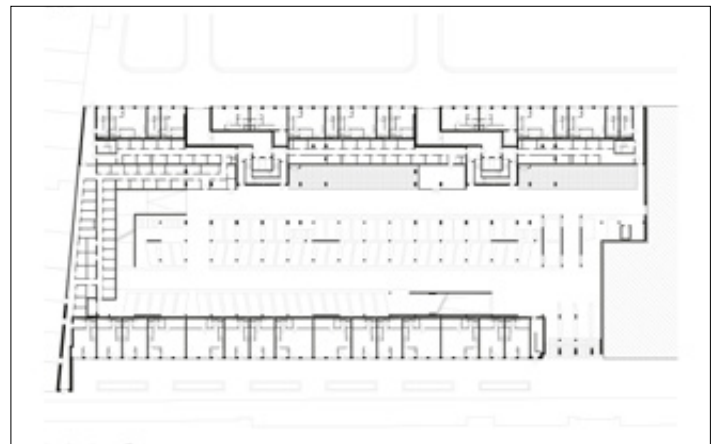
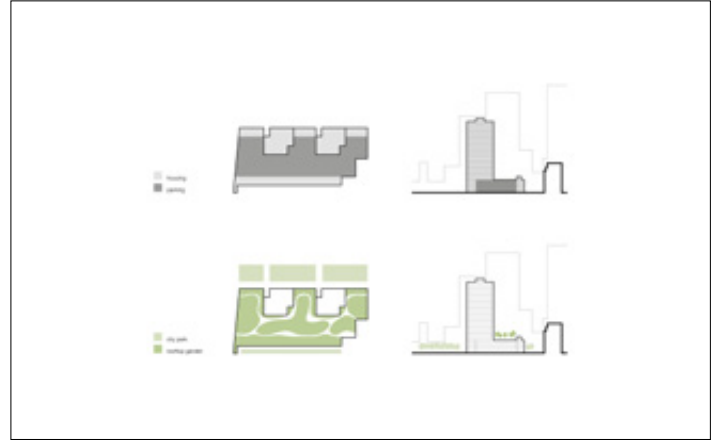


De Zalmhaven is a high-quality residential complex developed on a site adjacent to the former eponymous port in the centre of Rotterdam. It comprises one high-rise (by Dam & Partners Architecten) and two mid-rise towers sprouting from a sturdy plinth (by KAAAN Architecten). The four-story base spans the length of the site, its outer edges lined with townhouses which preserve the liveliness of the street. A parking garage for the entire complex is hidden at the core of the plinth and topped off on the fourth floor by a garden accessible to all residents as a respite from the dense urban area in the city centre. The two 70-meter-high towers rise from the plinth with a shift along the centreline of the floor plan giving them a slender angularity and enabling various apartment layouts with impressive views. A uniform light colour palette and a recognizable façade pattern ensure the overall unity of the ensemble. The grid-like facade draws from the ornately trimmed openings of the area's neo-classical buildings but gives them a contemporary reinterpretation.

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