

# REALES

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**CORPORATE PROFILE**

INDEPENDENT  
PRIZE WINNING  
**REAL ESTATE**  
DEVELOPMENT  
COMPANY  
SPECIALISED IN  
HIGH QUALITY  
RESIDENTIAL  
& COMMERCIAL  
PROJECTS &  
DEVELOPMENT

**INDEPENDENT REAL ESTATE  
DEVELOPMENT COMPANY**  
FOUNDED IN 2009

**RESIDENTIAL AND  
COMMERCIAL DEVELOPMENTS**  
DISTINCTIVE TRACK RECORD

**FOCUSSED ON  
MIXED USE PROJECTS**

## ABOUT **REALES**

Reales is an independent real estate development company with a proven track record in residential, commercial and mixed use projects.

We are a team of dedicated and experienced professionals with extensive experience in all aspects of complex and large scale property development and construction.

As a team we continually strive to add value through a combination of rigorous analysis, creativity, hands-on management and collaboration with local stakeholders and the public sector. Whether we are working on our own projects, in a joint venture or on behalf of investors, we develop with a clear long-term vision with the ability to add value. In doing so, our relentless pursuit is to develop high-end quality.

We pride ourselves on our trusted reputation and professionalism within the Dutch real estate market.

# OUR HISTORY

Founded in 2009, Reales is a real estate development company with a track record of leading and award-winning projects in the Netherlands and Belgium.

Reales has been involved with the redevelopment of the award-winning New Babylon complex in The Hague, the challenging redevelopment of the New Manhattan Center in Brussels and the magnificent New Atrium in Amsterdam, the latter being the the largest single- asset transaction realized in the Netherlands until 2022.

Besides delegated development projects, Reales has built up a significant portfolio of inner-city redevelopments with a focus on high-quality residential areas. This has been part of our DNA since the very start of the company. Since then, we scaled-up while keeping costs, risks and quality under control. The current minimum investment value of our projects is €30 million and at least 100 residential units.

Reales is independent. Its shares are held by its current board members. We structure our projects on a project basis, with a combination of equity, bank finance and private equity.

We have an excellent network of architects, contractors, investors and real estate agents with whom we work on a regular basis on exciting projects.

We are a complete developer, which means that we commit to a project from the acquisition phase until the handover of a project to its end-user.



# COMMERCIAL




BRUSSELS

MANHATTAN CENTER

Client: ICON Real Estate

- 46,200 sqm of Grade A office space
  - Landmark reception
- Generous cycle and car parking spaces
  - Four story winter garden
  - Three separate terraces
  - Three separate gyms
- Restaurants, sandwich shop and bar
  - Supermarket
- Metro access within the building






AMSTERDAM

THE NEW ATRIUM

Client: ICON Real Estate and G&S Vastgoed

- 35,000 sqm of existing building
- 25,000 sqm of new building
- 5,000 sqm of commercial property
  - 530 parking spaces






THE HAGUE

NEW BABYLON

Client: Fortress (2008-2014) and ICON Real Estate (2020)

- 60,000 sqm office and services
  - 8,000 sqm retail
  - 335 apartments
  - 292 parking spaces
- Business center and serviced offices
  - Conference center
- Variety of restaurants, cafes, and bars
  - Gym
  - Hotel









**RESIDENTIAL**



ALPHEN AAN DEN RIJN

## CONTEMPORARY RESIDENTIAL DEVELOPMENT

### UPP LIVING

Reales has acquired and transformed the site of the former L'Oréal office in Alphen aan den Rijn into a superb residential development comprising a total of 190 units. The property is located right in the city center of Alphen aan den Rijn with amenities within walking distance. The project consists of two separate buildings, with an underground parking facility. The development consists of a balanced mix of residential units in the social-, mid- and high rent sector. The development is characterized by the use of high-quality materials and ensures a high level of sustainability by the use of an underground thermal energy storage system.



# UPP LIVING

2

PHASES

190

APARTMENTS

13,790

SQM SURFACE AREA

SITUATED IN A PARK INCLUDING  
LANDMARK WITH 12 FLOORS &  
UNDERGROUND PARKING

APARTMENTS FOR SALE AND RENT

190 PARKING SPACES

UNDERGROUND  
THERMAL ENERGY STORAGE SYSTEM





# cosun PARK



BREDA

**6**  
BUILDINGS  
**265**  
APARTMENTS

**2**  
UNDERGROUND GARAGES  
**16,970**  
SQM SURFACE AREA

CAR-FREE ENVIRONMENT  
TRANSFORMATION OF  
OFFICE PARK  
SUSTAINABLE  
GREEN AND OPEN PARK  
MOBILITY SOLUTIONS  
UNDERGROUND THERMAL  
ENERGY STORAGE SYSTEM

## COSUN PARK

Reales acquired the former site of the Royal Dutch Sugar company (Royal Cosun) and initiated a high-end residential (re)development consisting of 264 luxury apartments in a completely new developed car-free green environment. The project consists of six apartment buildings, two underground parking garages and an underground thermal energy storage system. The (re)development plans have been elaborated in close consultation with the municipality. The development starts with Cosun 1, being the remarkable transformation of the 45-year-old headquarters of Royal Cosun designed by the award-winning architect Wim Quist followed by apartment buildings Cosun 2 to Cosun 6.





**DOCKSIDE I & 2**

The office building formerly known as the Kwakelhuis situated in the city center of Alkmaar has been acquired and redeveloped to make room for 190 top-notch apartments and 4 urban villas. The project provides a combination of privately owned- and lease apartments. The plan is characterized by superb architecture that truly enriches the project in the very heart of Alkmaar. At the same time, all efforts were made to meet the market requirements in terms of sustainability and social housing. This has led to the municipality of Alkmaar using this development as an example for the upcoming projects in the so called 'Canal Zone' of Alkmaar.



**2**  
PROJECT PHASES  
**191**  
APARTMENTS

**4**  
URBAN VILLAS  
**17,000**  
SQM SURFACE AREA

COMPLEX UNDERGROUND  
GARAGE ON WATER'S EDGE  
DIRECT CANAL ACCESS



ALKMAAR



**DOCK  
SIDE  
II**



## STATE-OF-THE-ART APARTMENT COMPLEX

**104**  
APARTMENTS

**10,500**  
SQM SURFACE AREA

UNDERGROUND PARKING  
WITH 140 PARKING PLACES

UNDERGROUND  
THERMAL ENERGY STORAGE SYSTEM

HIGH END RENTAL AND  
PRIVATELY OWNED APARTMENTS

*Beursplein*

HEERLIJK WONEN IN HET CENTRUM VAN TIEL

### BEURSPLEIN

Reales has redeveloped the former office of NUON owned by the city of Tiel to a state-of-the-art apartment complex in the center of the city. The large windows and high ceilings make these residential apartments wonderfully light and spacious with lots of character. The 104 residential units are situated above the underground parking garage with 125 parking spaces.





# ZUIDER HAVEN



ALKMAAR

## ZUIDERHAVEN

Zuiderhaven boosts an energetic new part of the city within Alkmaar with a minimum of 1,100 residential units and amenities. Reales is collaborating together with the municipality in order to create an ambitious urban development plan for the current Overdie business park. This is part of the so called 'Canal Zone' of Alkmaar, a vision of the municipality to develop 15,000 residential units along the canal of Alkmaar. Zuiderhaven is situated south of the city center of Alkmaar with direct access to the canal. A new waterfront including a harbor with restaurants, offices and amenities is part of the development.

## NEW CITY DISTRICT OF ALKMAAR







Zuiderhaven seeks to ensure a varied housing program of 1,100 up to 1,400 residential units. A home for each and everyone. In addition to the common and well-known housing types, new options like city houses, duplex units and lofts are being added as well. This creates space for first-time buyers, families, and empty nesters. The project also consists of care apartments specifically suited for senior citizens. At least 30% of the housing program is geared towards the social sector, the other residential units will be subdivided into the mid and high price segments.

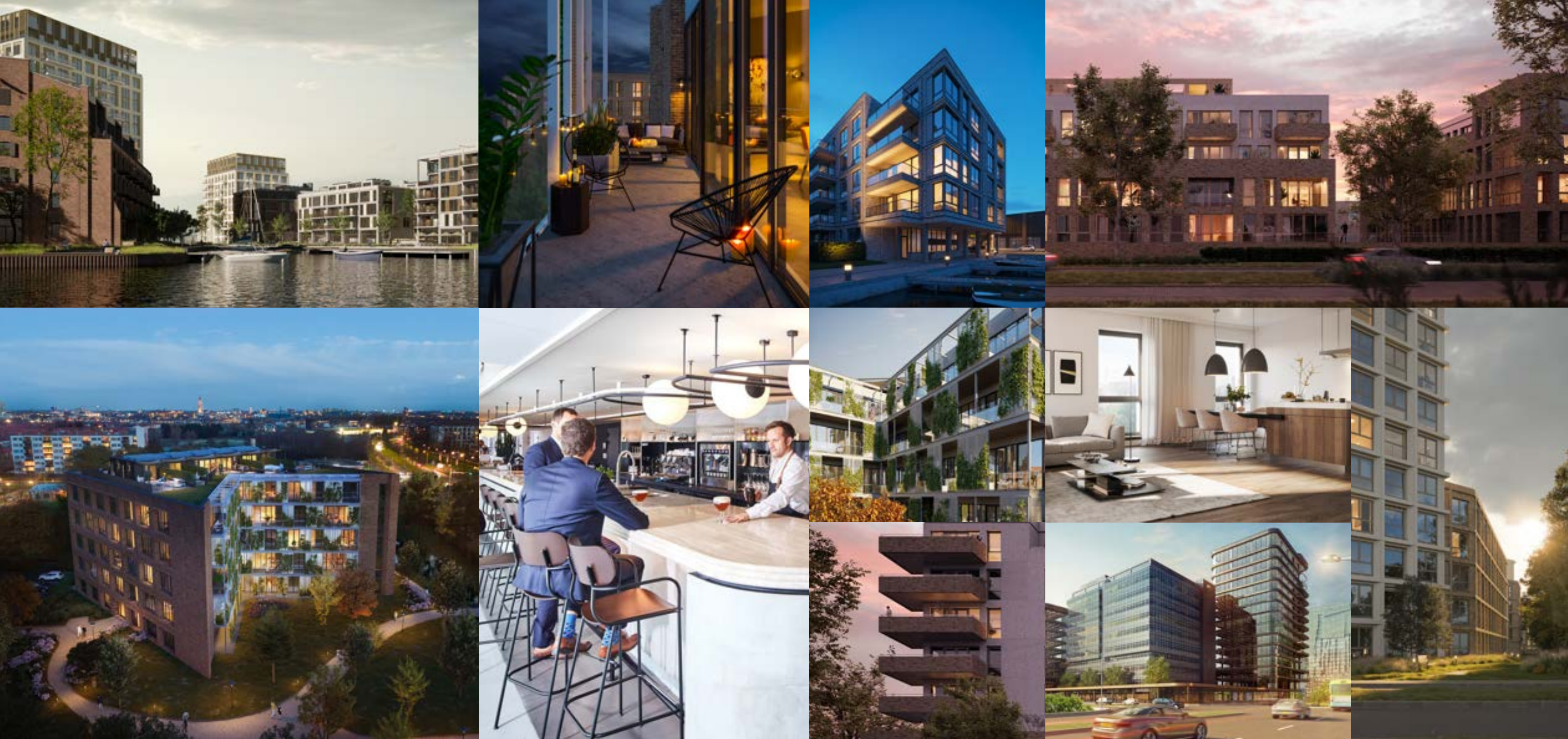
A mixed use commercial program of approximately 10,000 sqm will also be part of the development consisting of shops and restaurants, gyms as well as creative workplaces bearing the future in mind.

|                                |                                       |                                      |
|--------------------------------|---------------------------------------|--------------------------------------|
| <b>18</b><br>BUILDINGS         | <b>4</b><br>UNDERGROUND GARAGES       | <b>10,000</b><br>SQM COMMERCIAL AREA |
| <b>+/- 1,400</b><br>APARTMENTS | <b>96,600</b><br>SQM RESIDENTIAL AREA |                                      |

3 HEIGHT ACCENTS  
UP TO 16 FLOORS,  
PRIVATE HARBOR  
MIXED USE PROGRAMME  
SERVICES, GYM,  
SHOPS ETC.  
UNDERGROUND PARKING







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REALES

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