



**WINGERDWEG 38**  
**AMSTERDAM**  
VOLUMESTUDIE 14.07.2022

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# LOCATIE

1500m

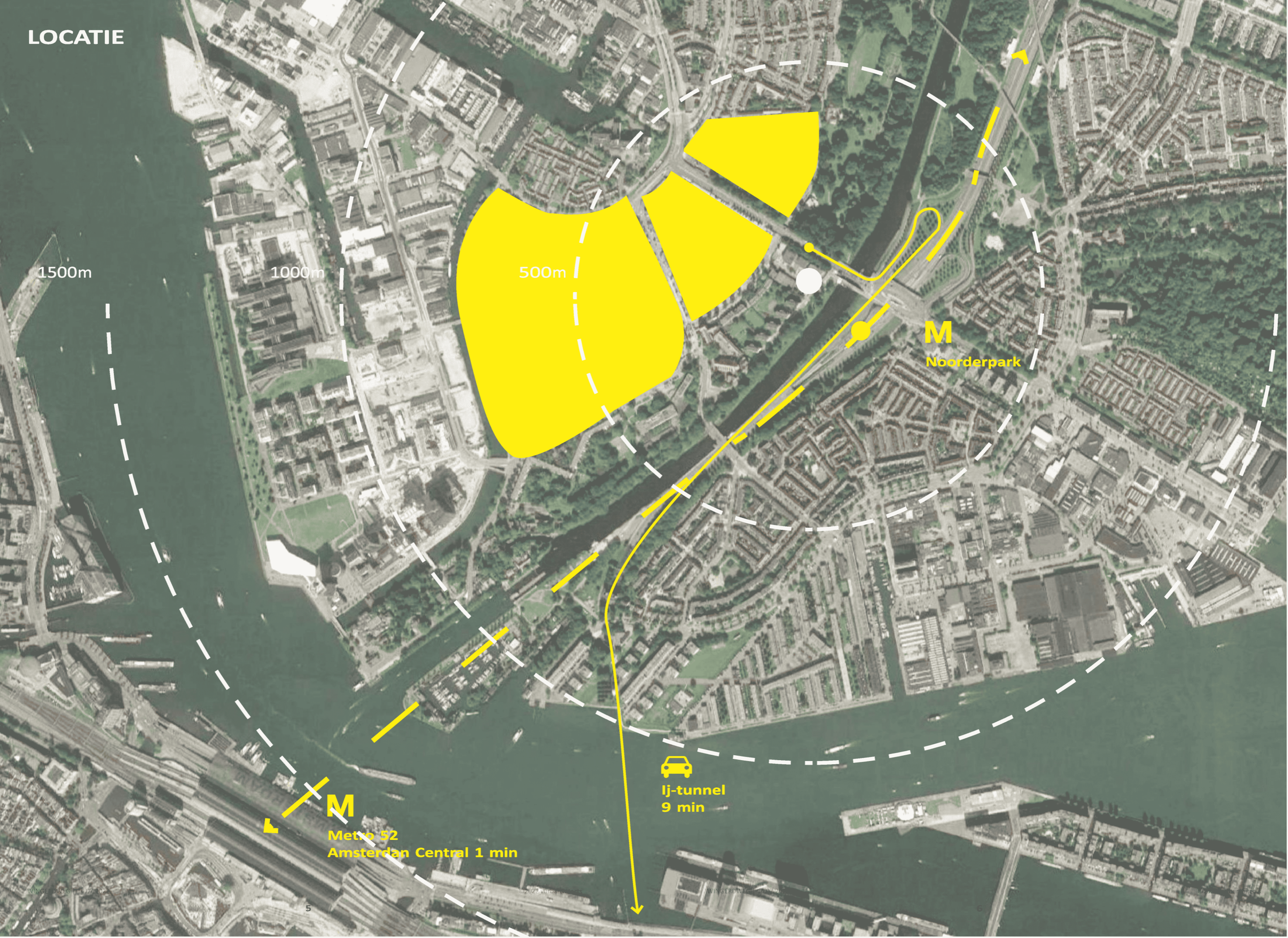
1000m

500m

**M**  
Noorderpark

**M**  
Metro 52  
Amsterdam Central 1 min

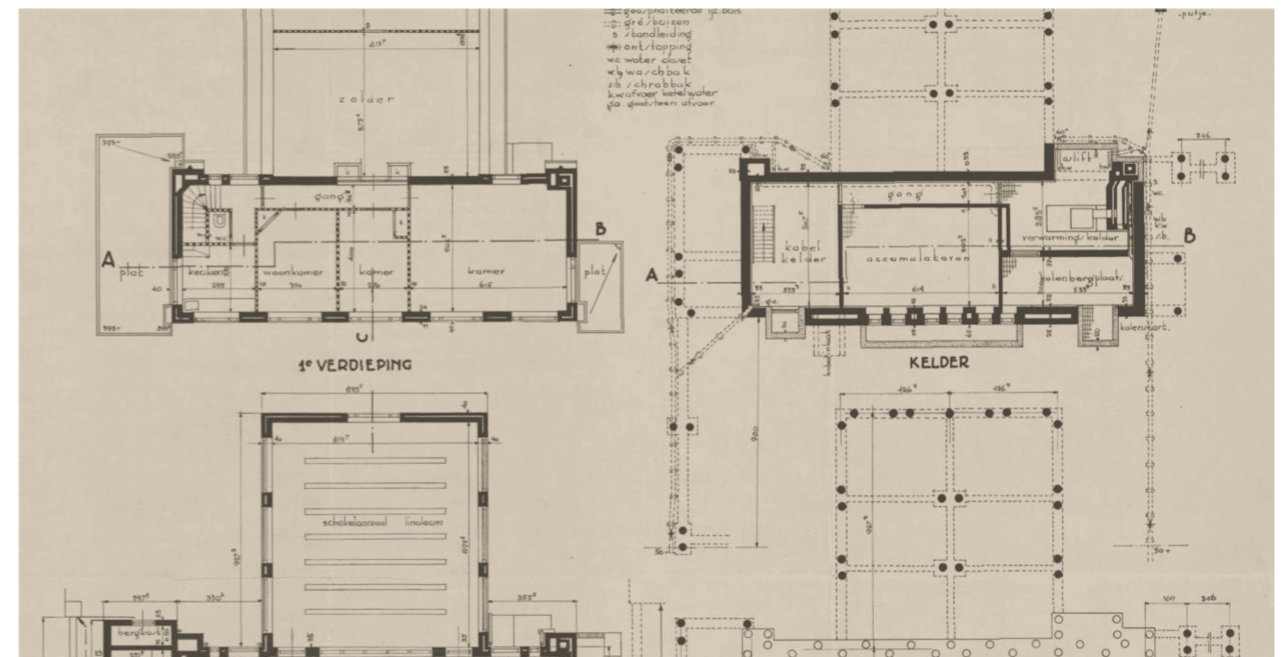
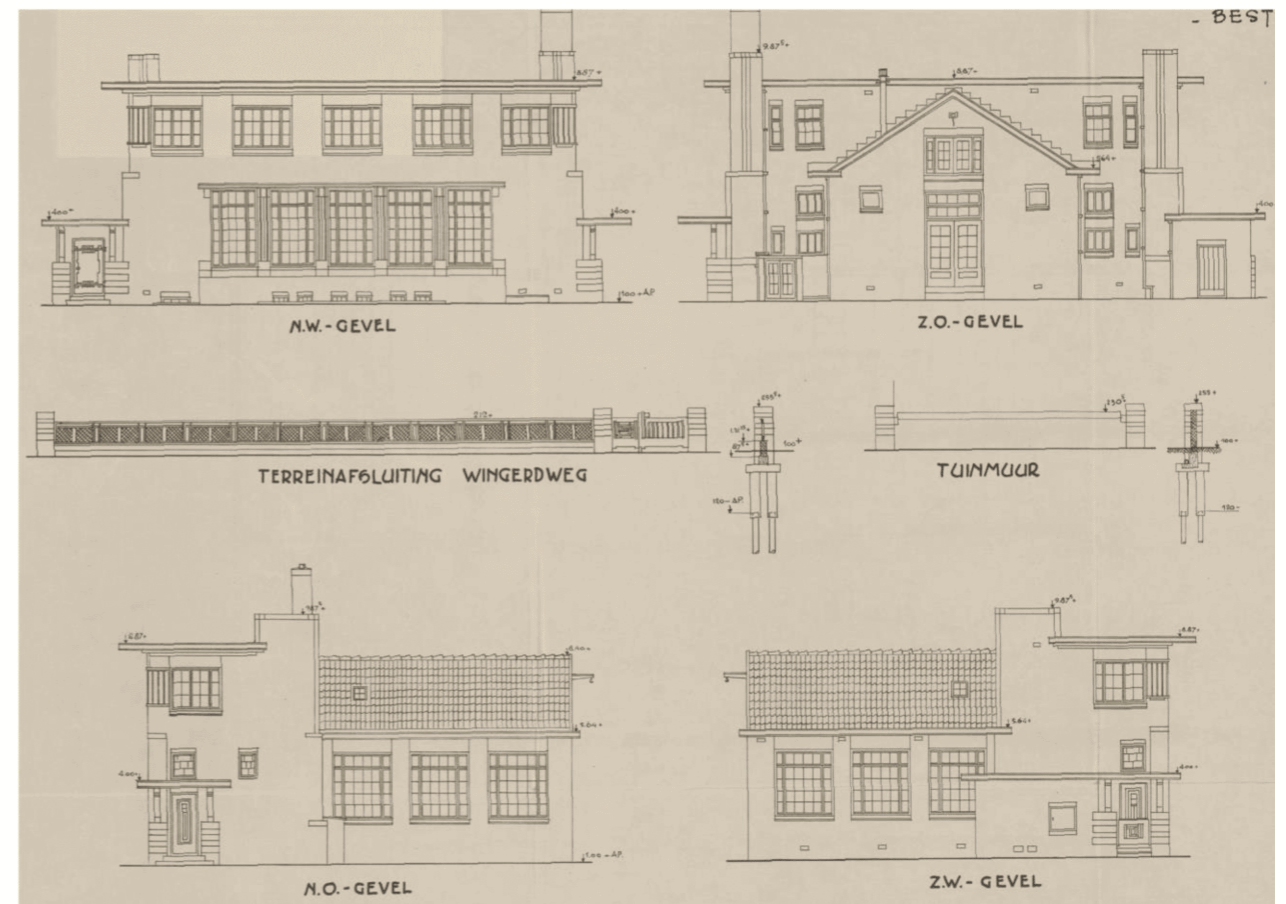
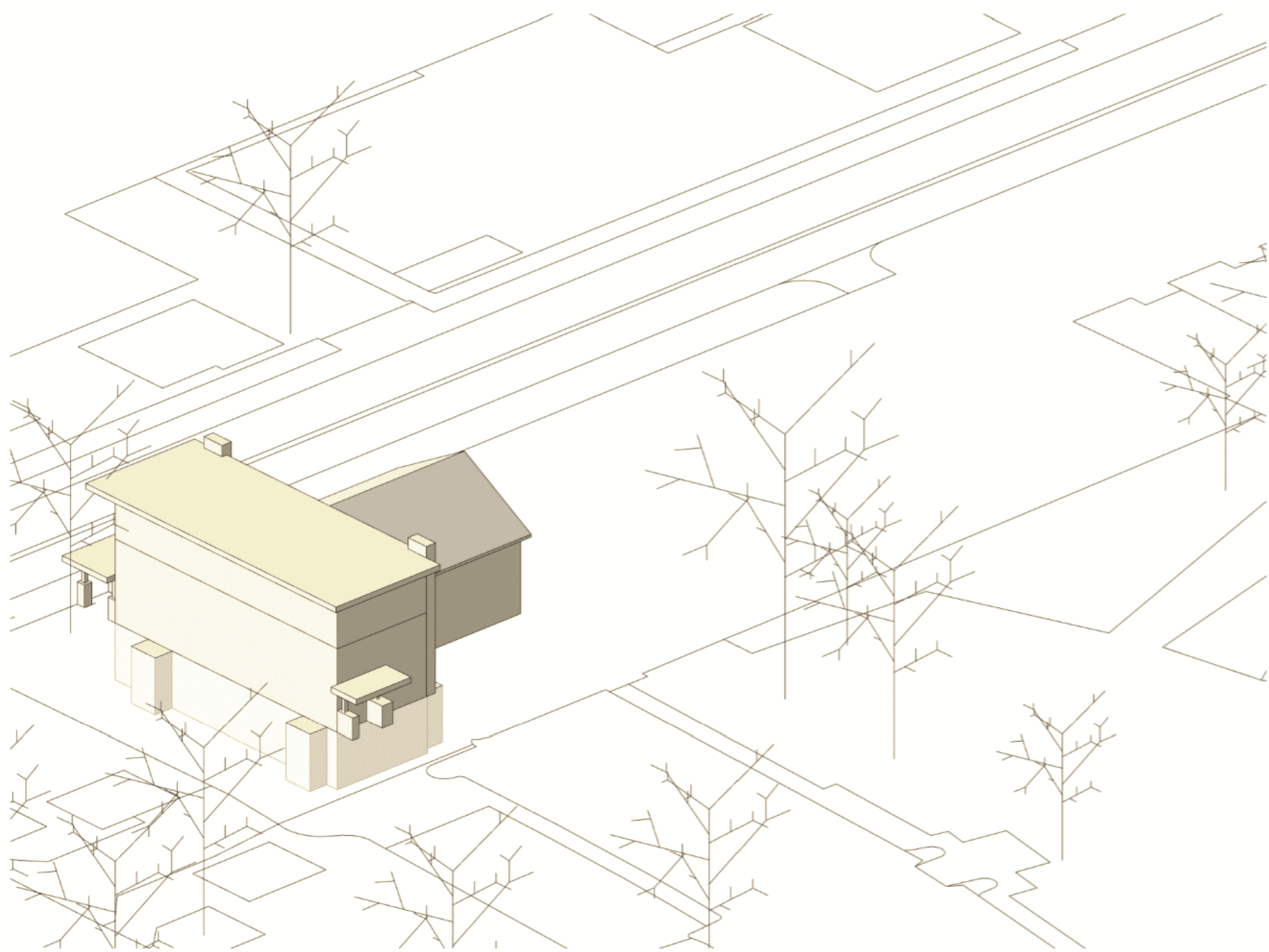
  
Ij-tunnel  
9 min





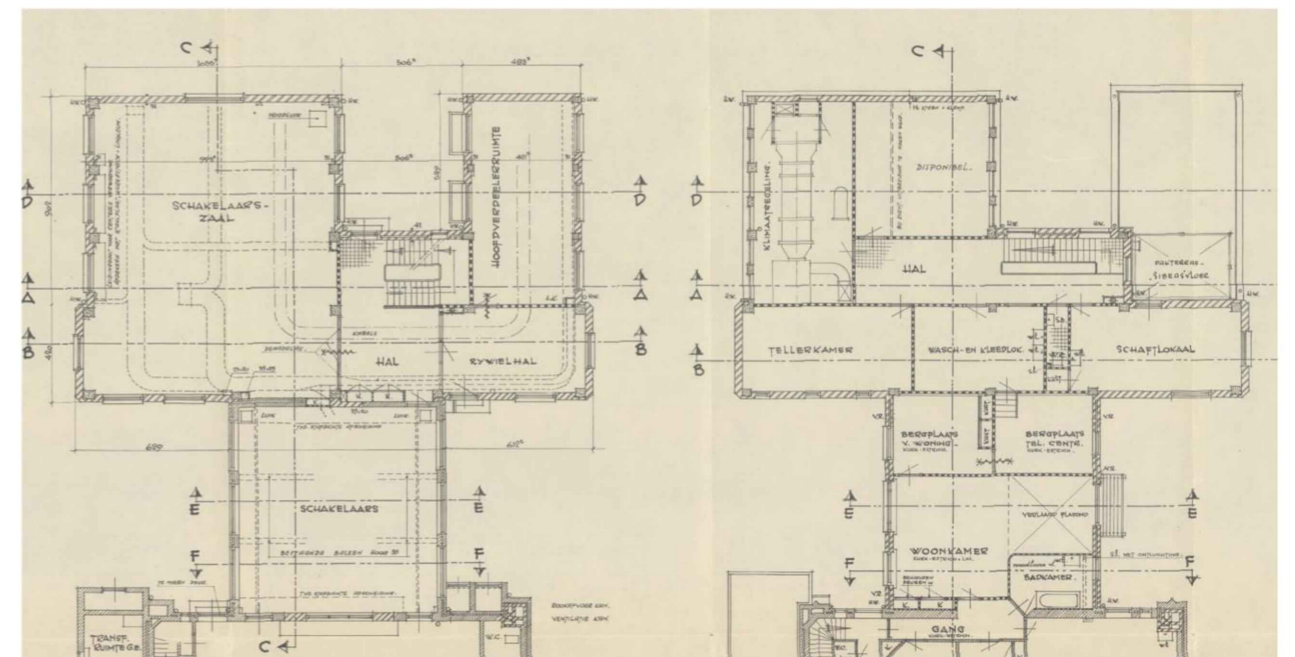
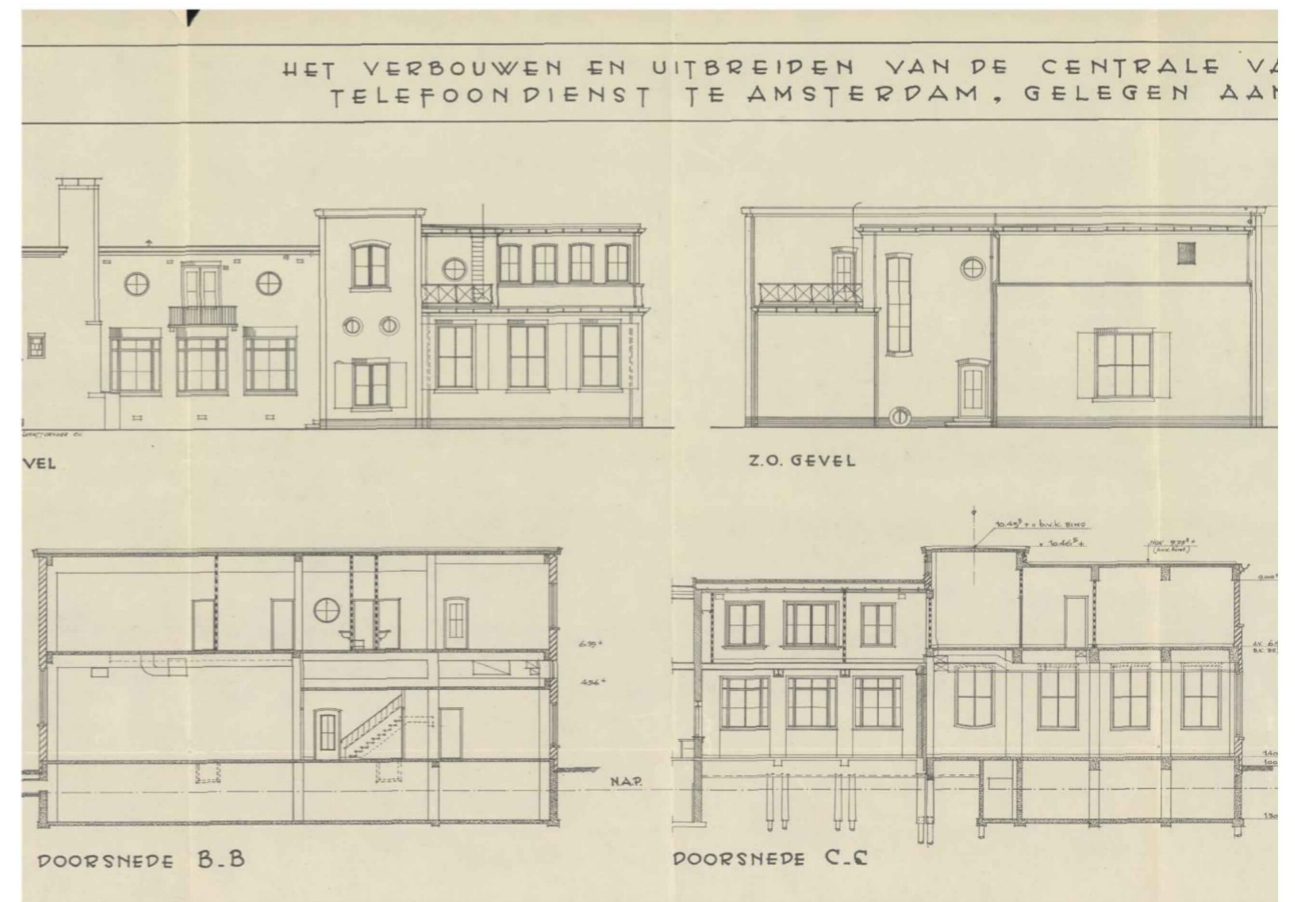
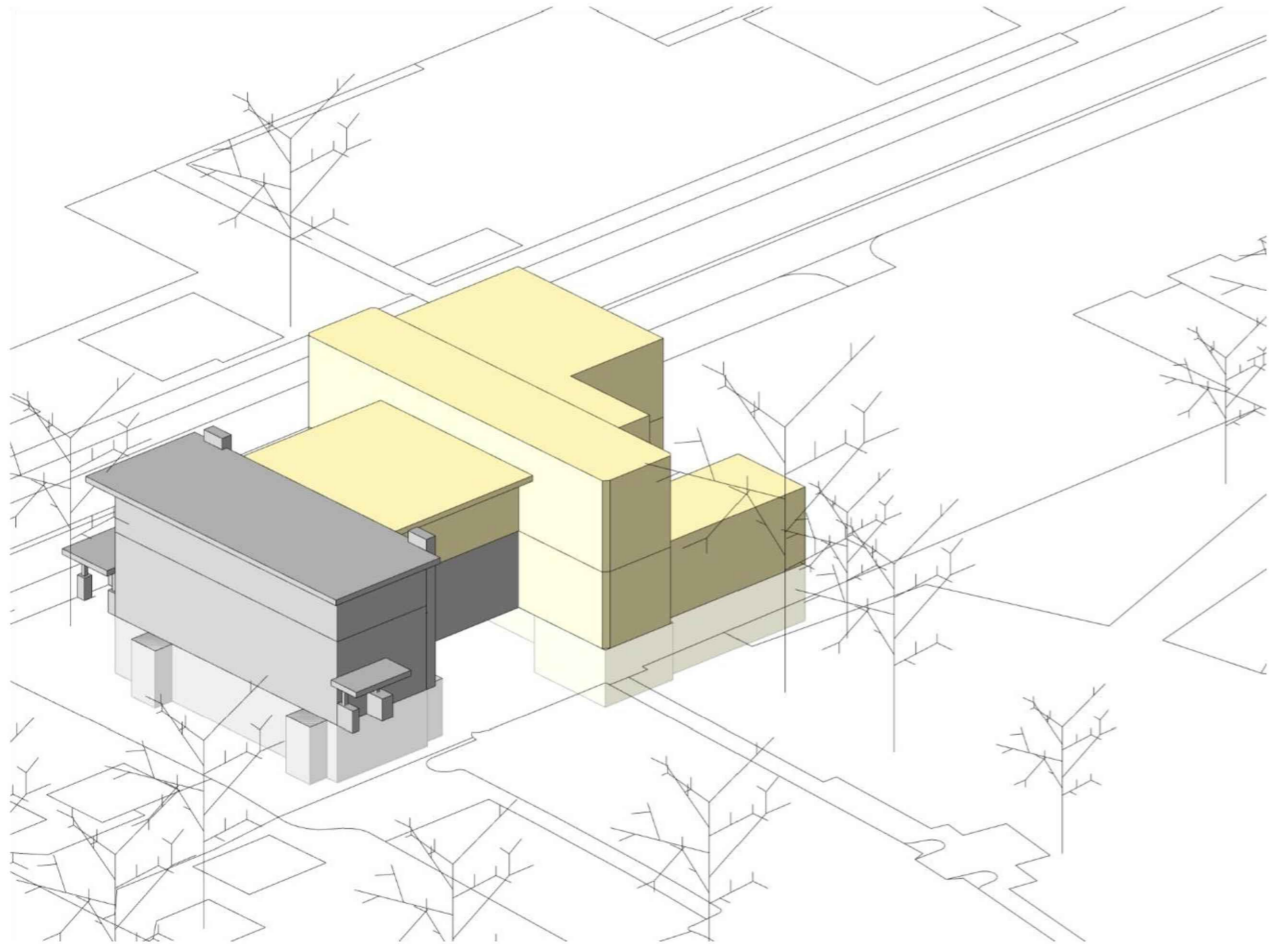


# ARCHIEF - HISTORISCHE BOUWPLANNEN 1923

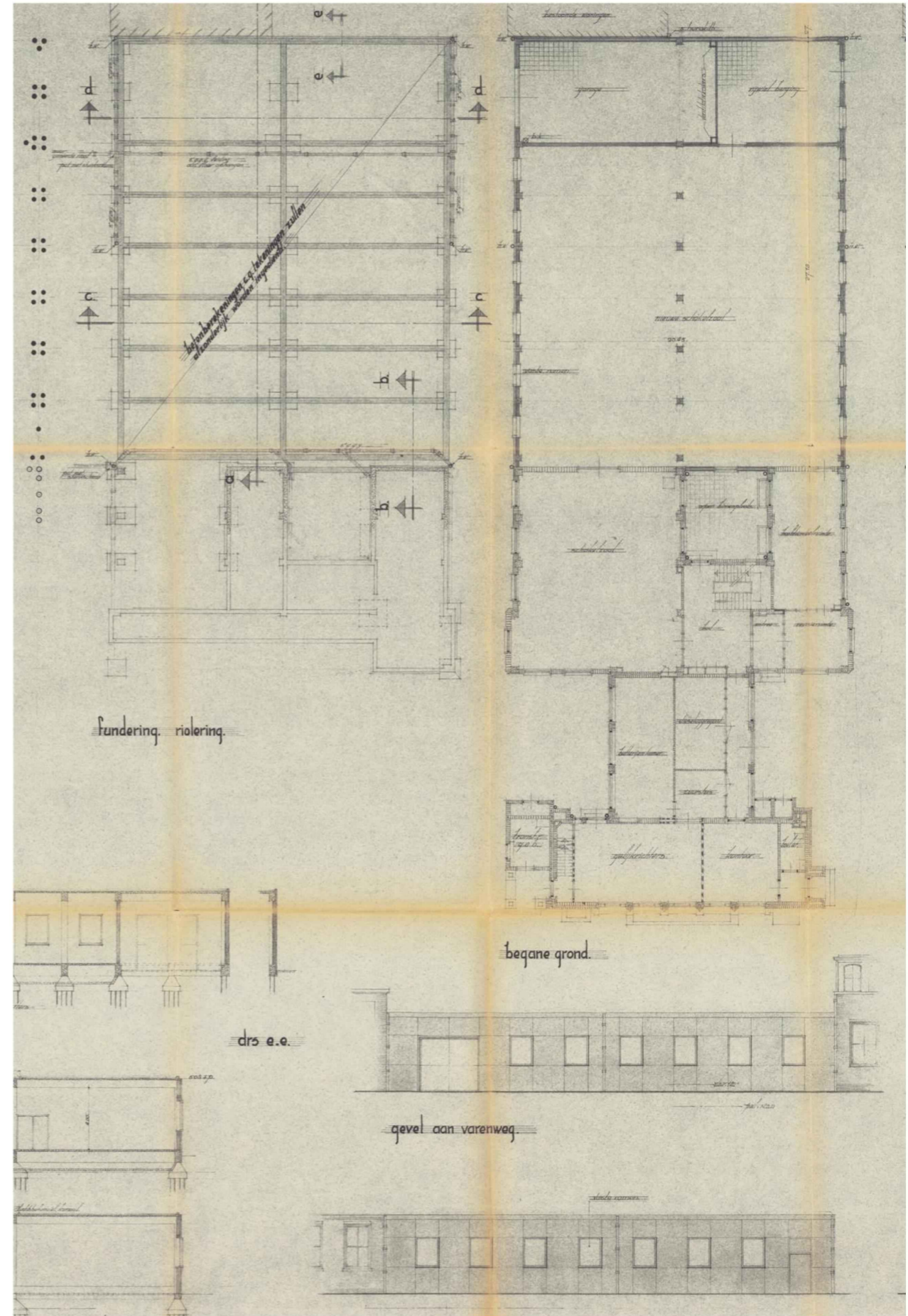
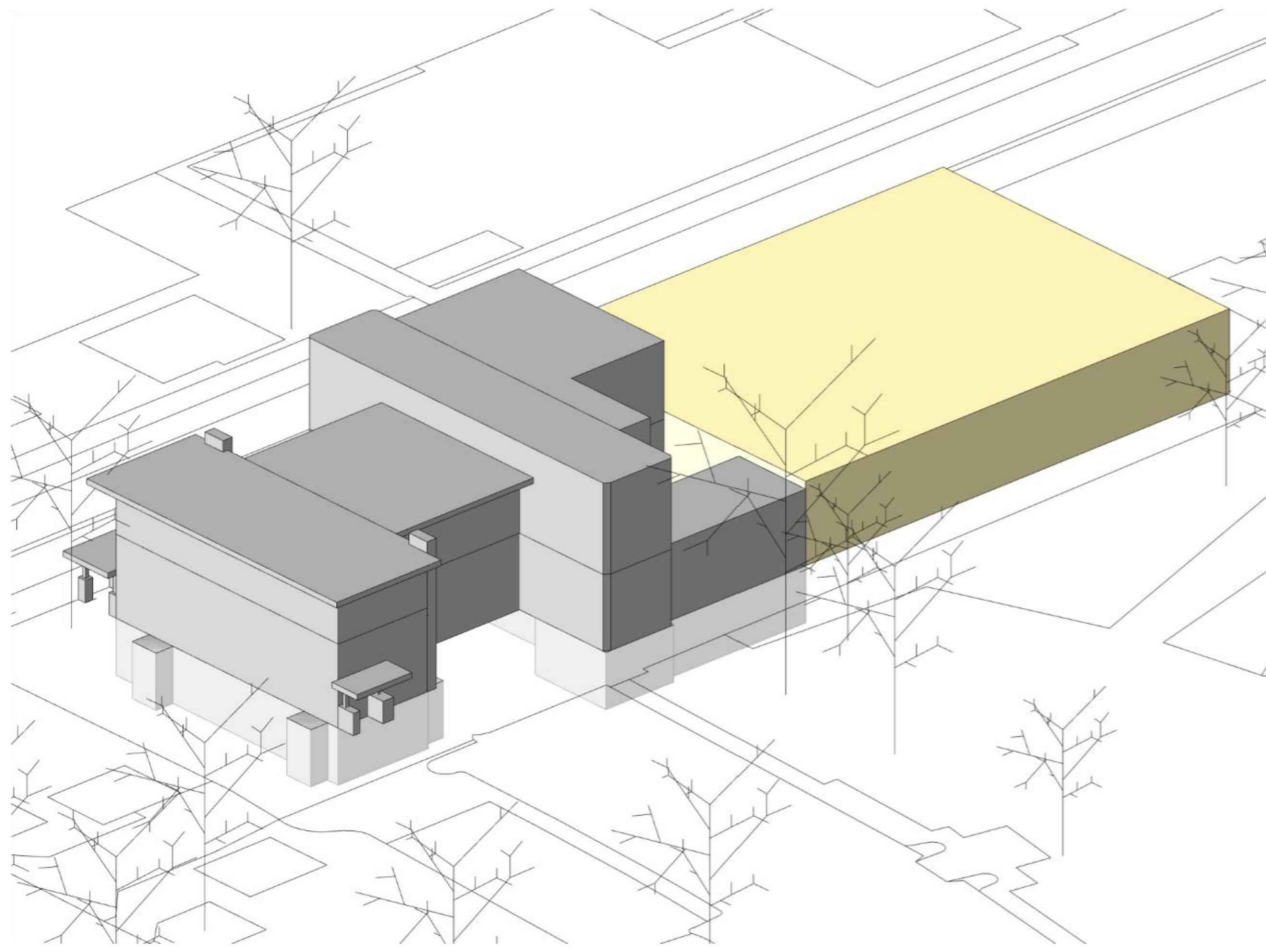




# ARCHIEF - HISTORISCHE BOUWPLANNEN 1941

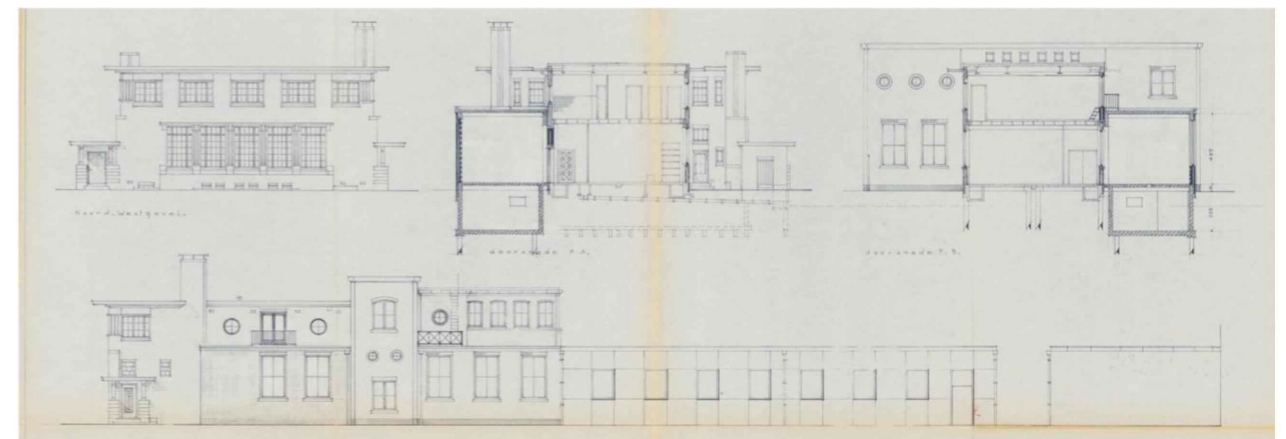
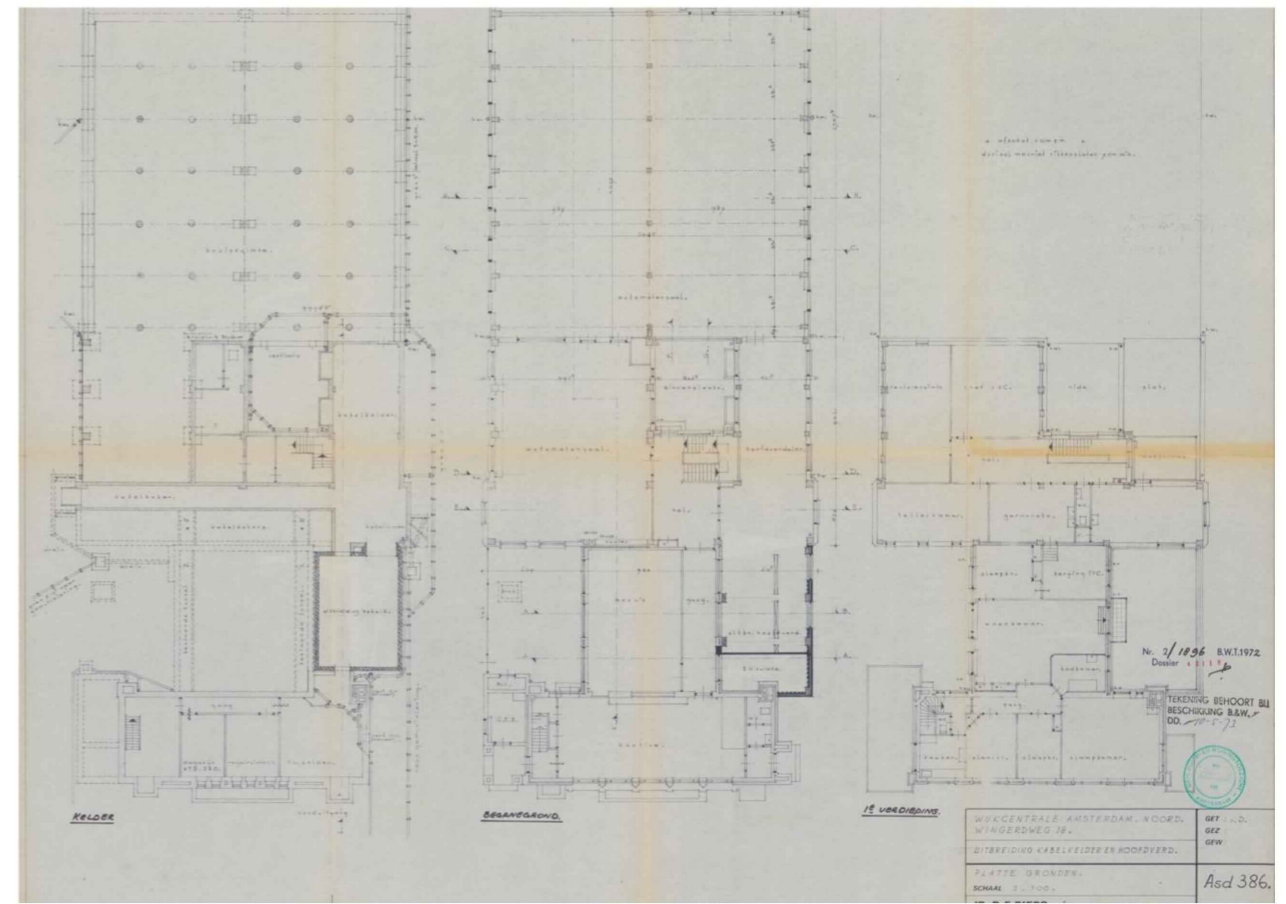
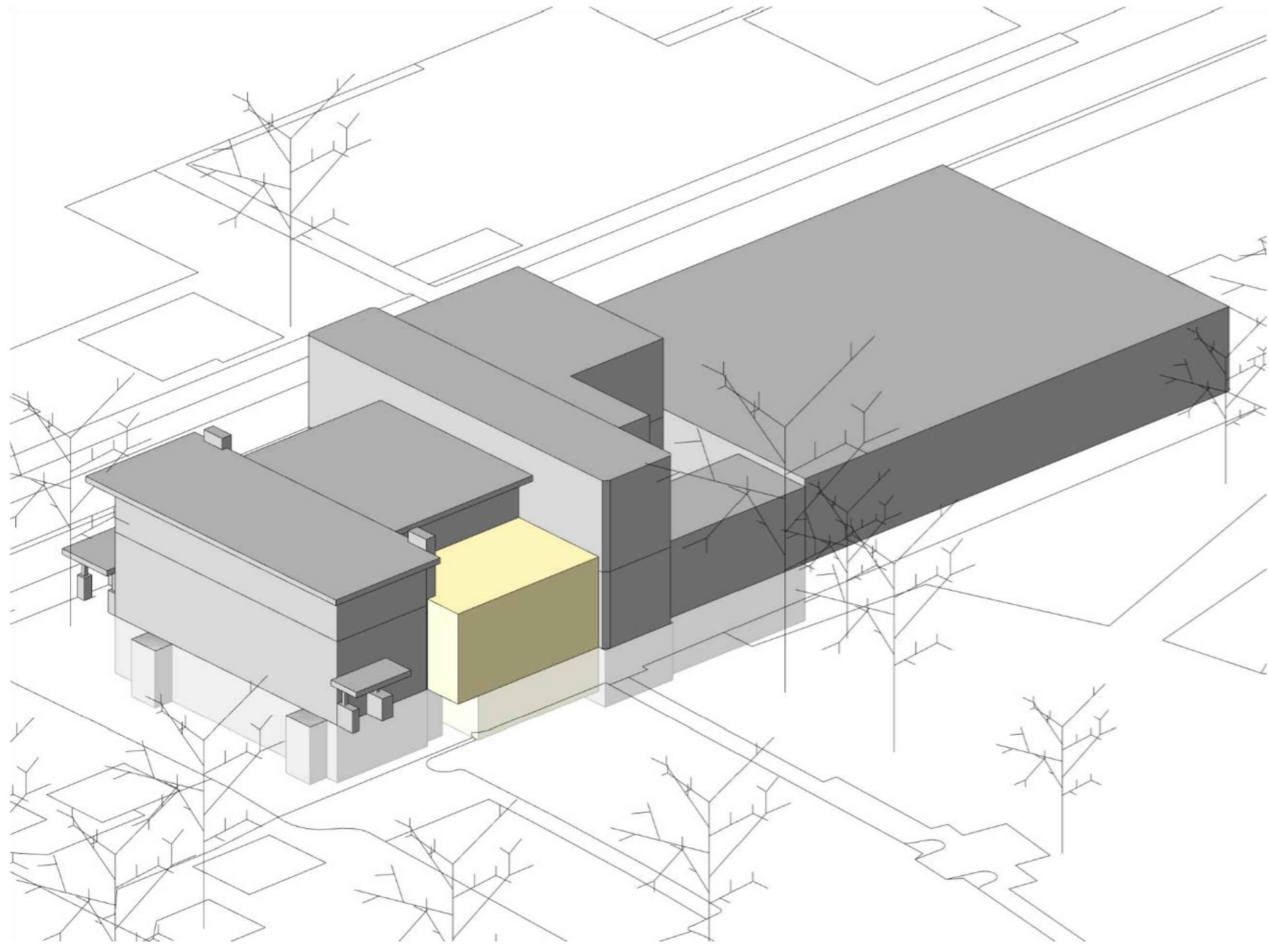






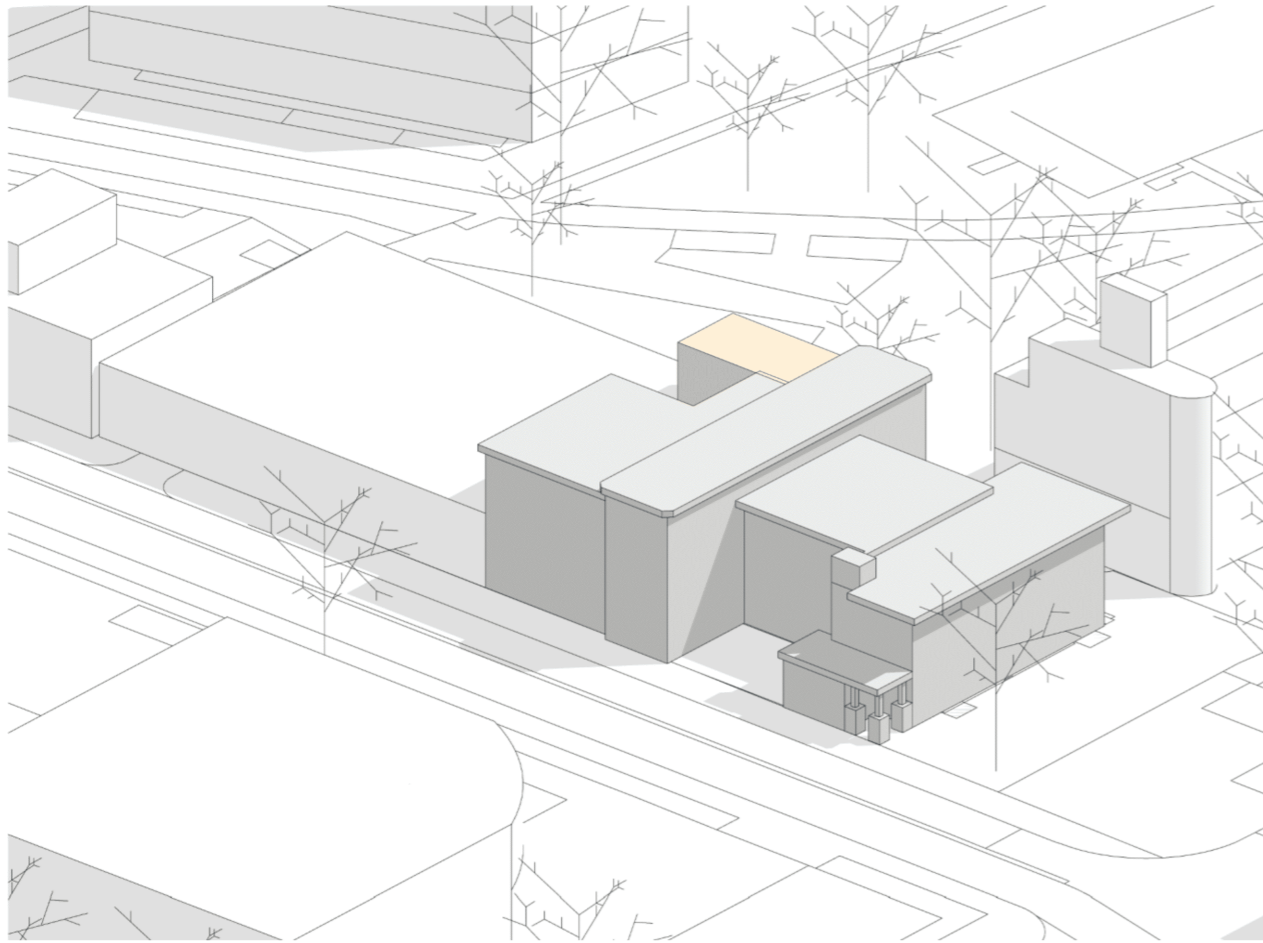


# ARCHIEF - HISTORISCHE BOUWPLANNEN 1973



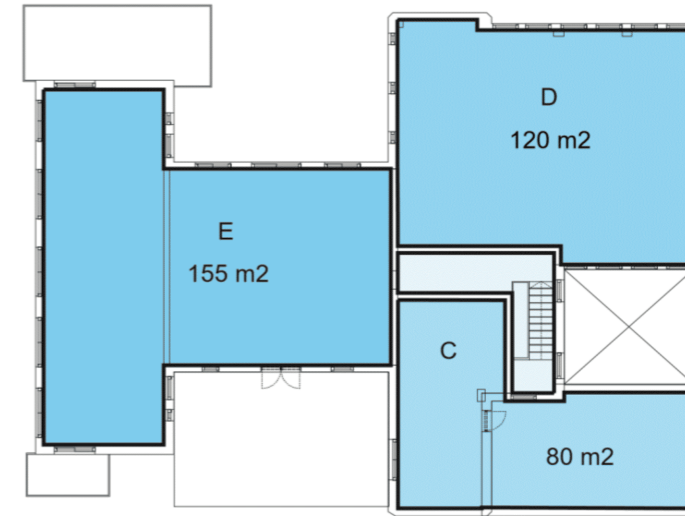
# OPTIE A1

BEHOUD VAN BESTAAND MET KLEINE TOEVOEGINGEN VOOR wonen  
WOONPROGRAMMA restaurant

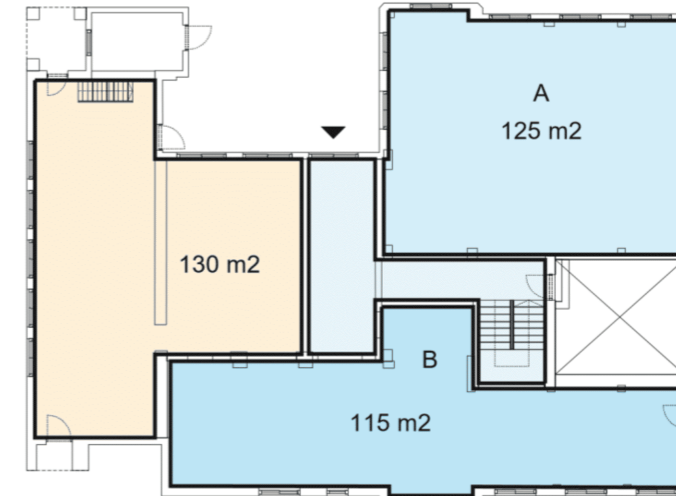


BVO kelder ca. 290 m<sup>2</sup>  
 BVO bovengronds ca. 930 m<sup>2</sup>  
 BVO totaal ca. 1.220 m<sup>2</sup>

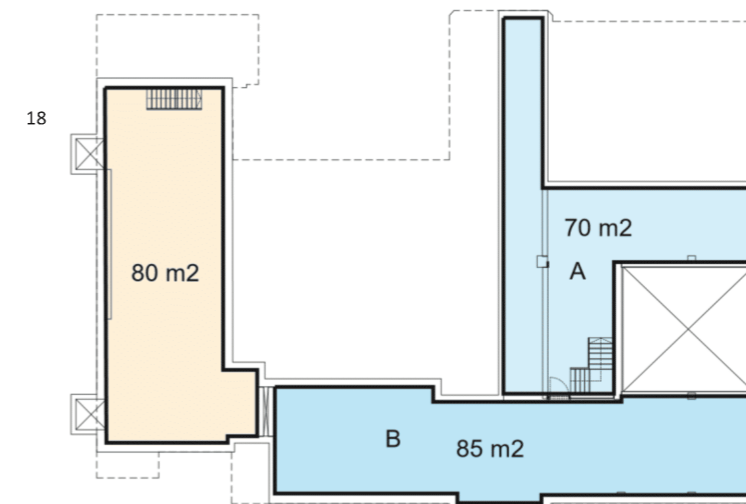
schaal 1:300



1E VERDIEPING



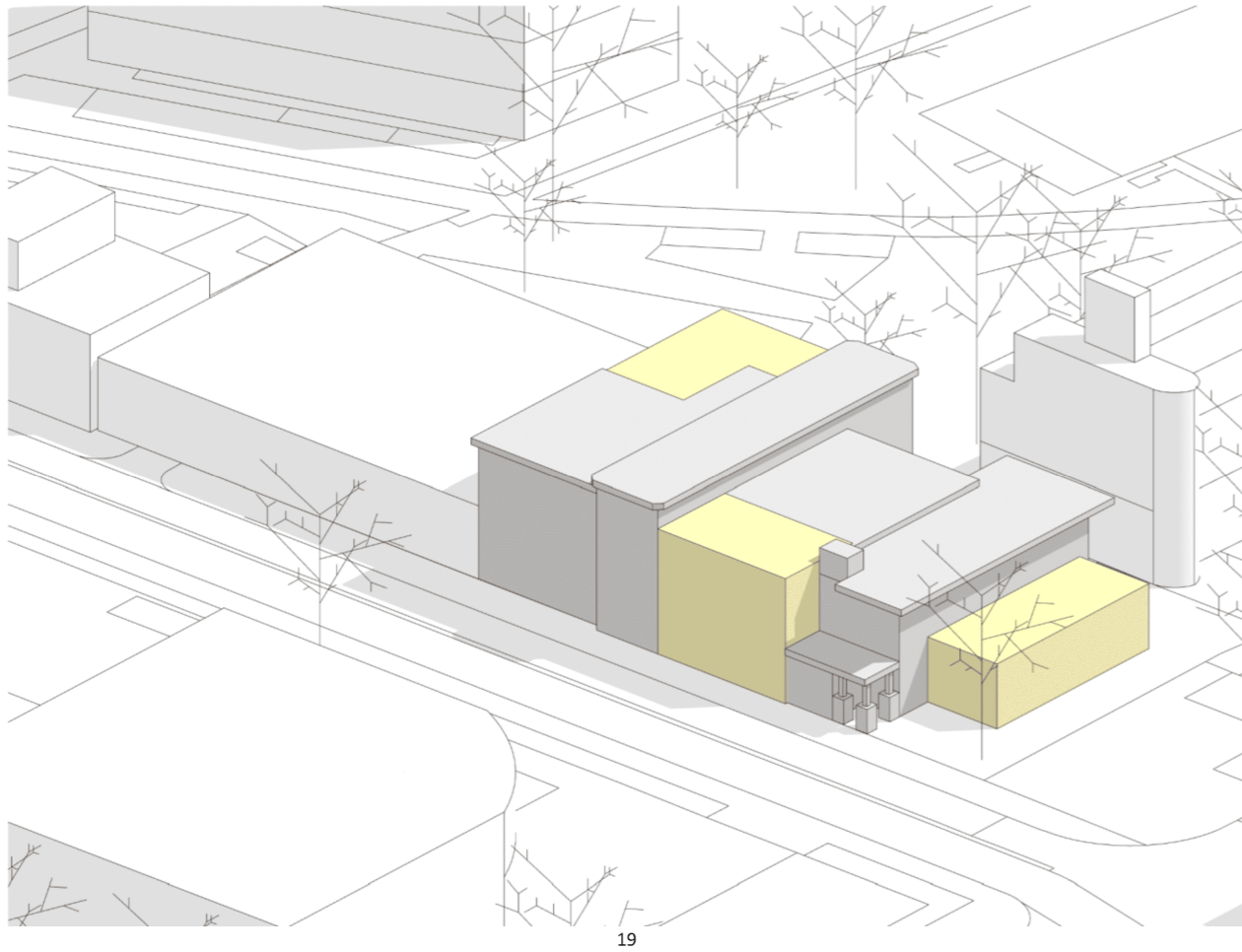
BEGANE GROND



KELDER

## OPTIE A2

BEHOUD VAN BESTAAND MET KLEINE TOEVOEGINGEN VOOR  
BEDRIJVEN



## OPTIE B1

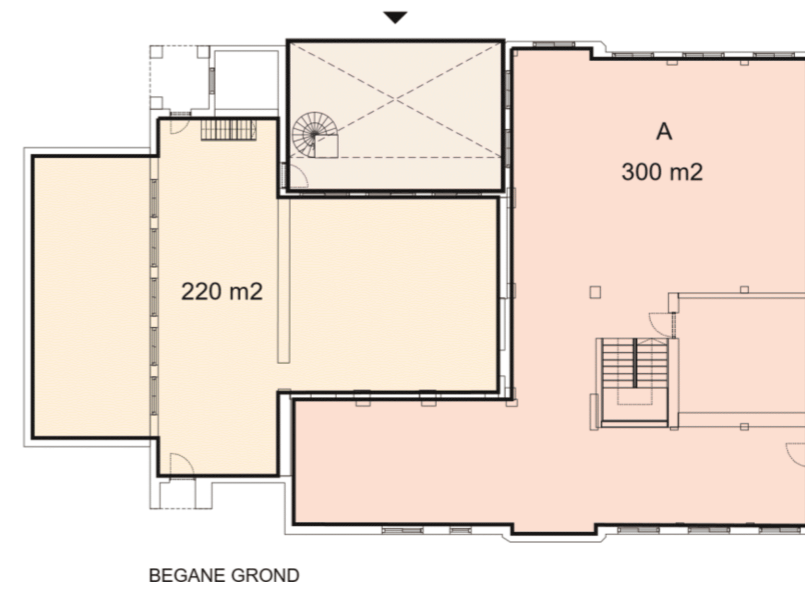
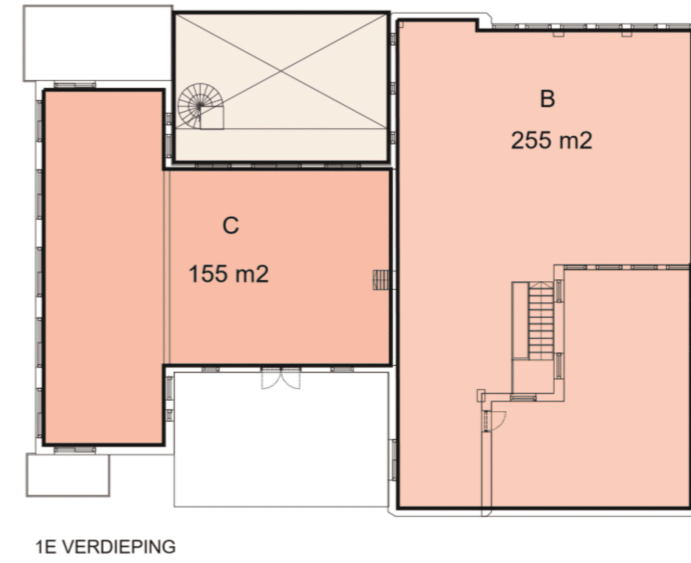
TOEVOEGING VAN 1 VERDIEPING BOVEN BESTAAND VOLUME

## OPTIE B2

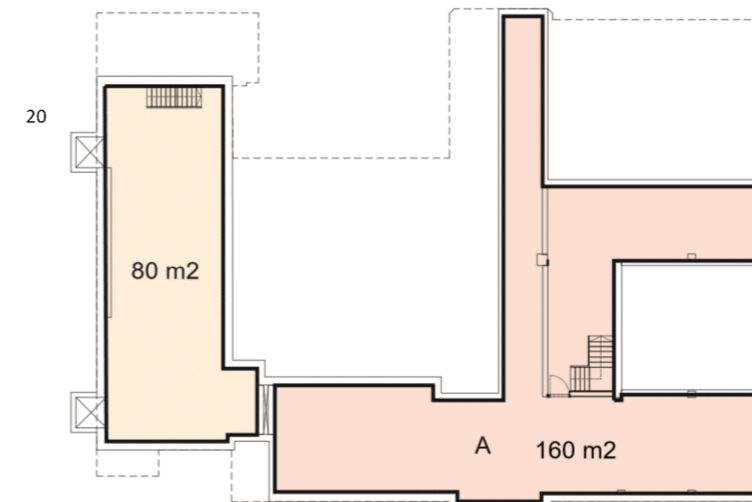
TOEVOEGING VAN 2 VERDIEPINGEN BOVEN BESTAAND

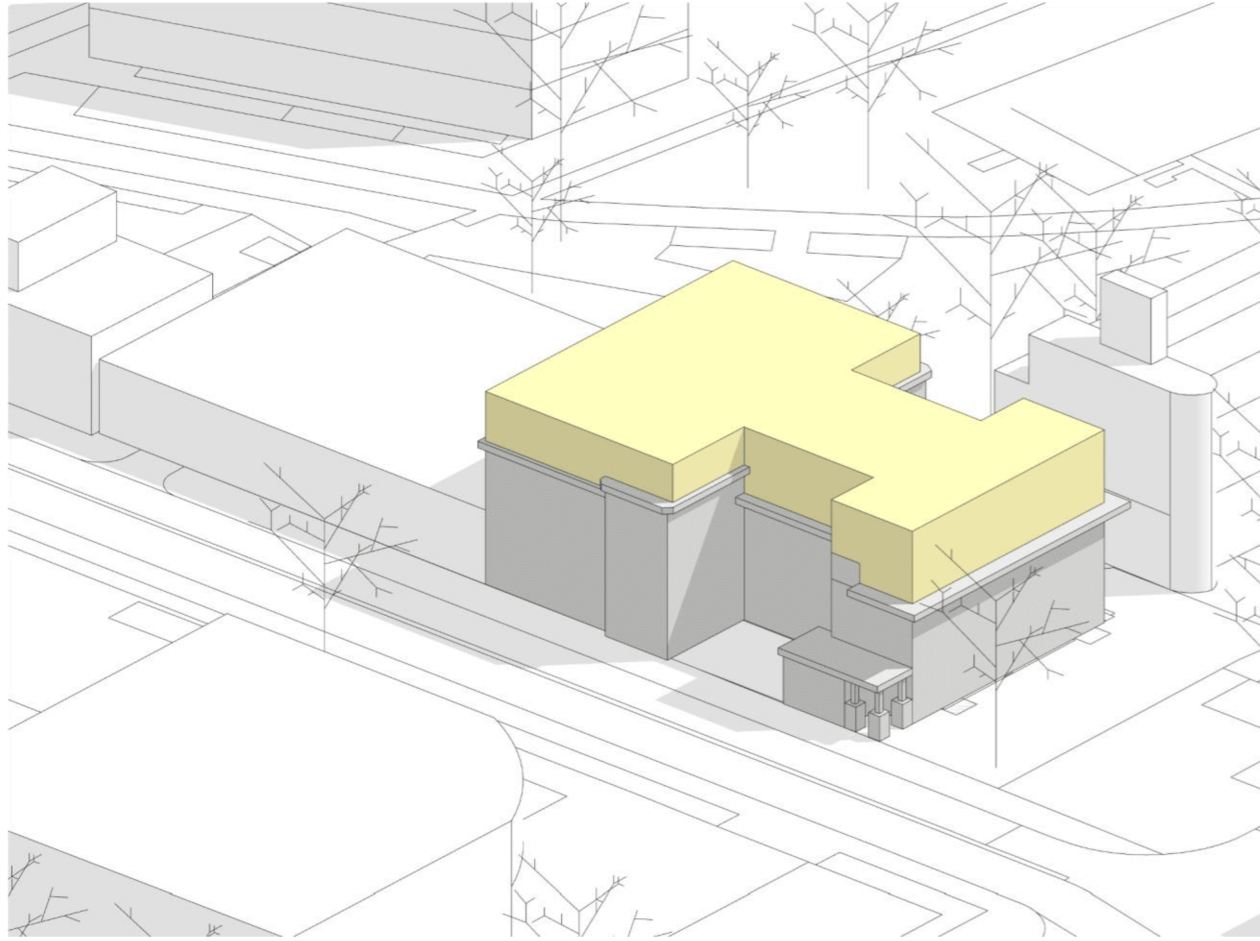
- bedrijven
- restaurant

BVO kelder  
ca. 290 m<sup>2</sup>  
BVO bovengronds ca.  
1.115 m<sup>2</sup>  
BVO totaal ca.  
1.405 m<sup>2</sup>



schaal 1:300  
KELDER

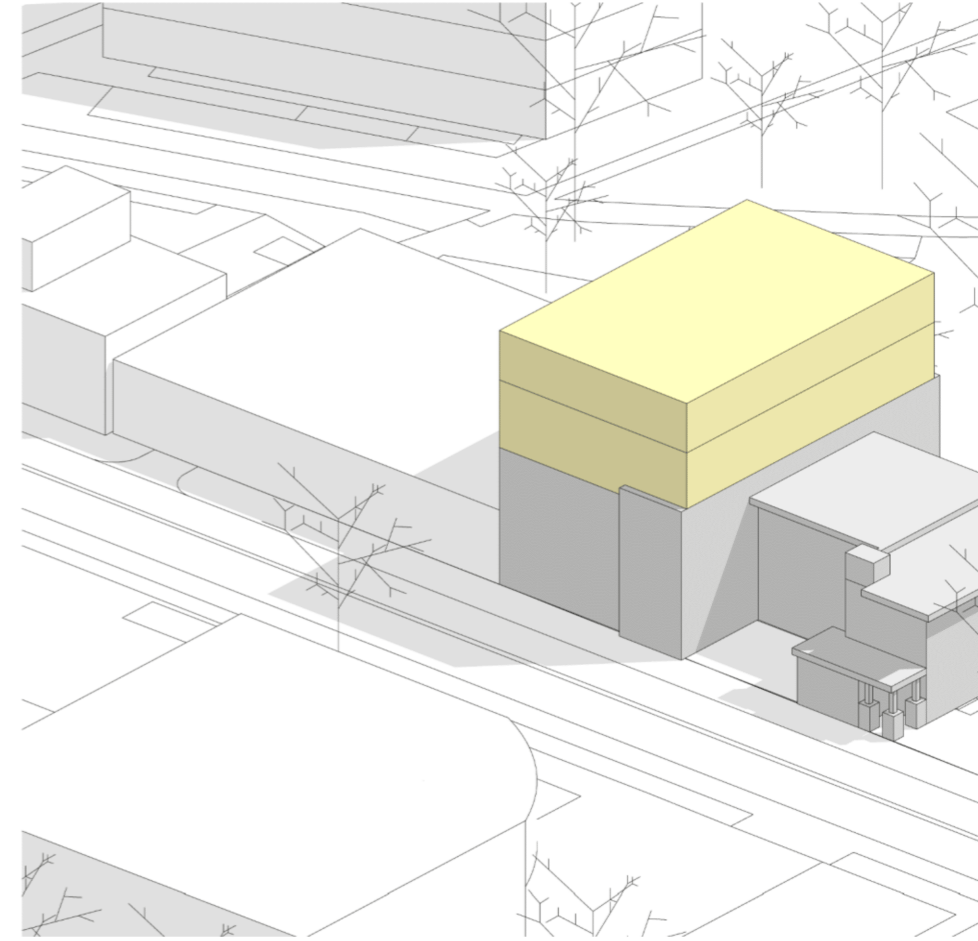




**BVO kelder** ca. 290 m<sup>2</sup>  
**BVO bovengronds** ca. 1.330 m<sup>2</sup> **BVO totaal** ca.  
**1.620 m<sup>2</sup> VOLUME**

21

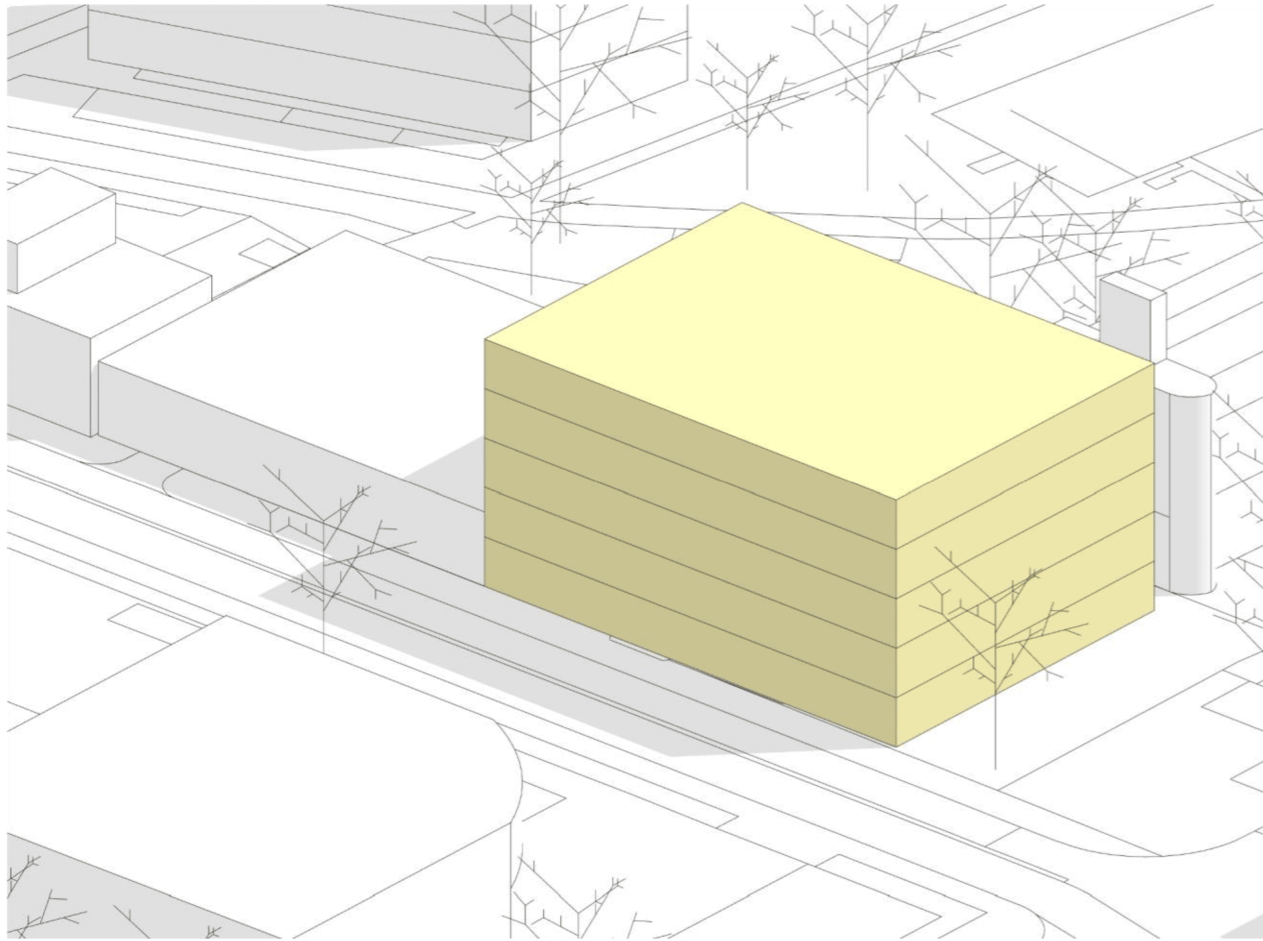
**OPTIE B3**  
**NIEUW VOLUME MET 5 VERDIEPINGEN**



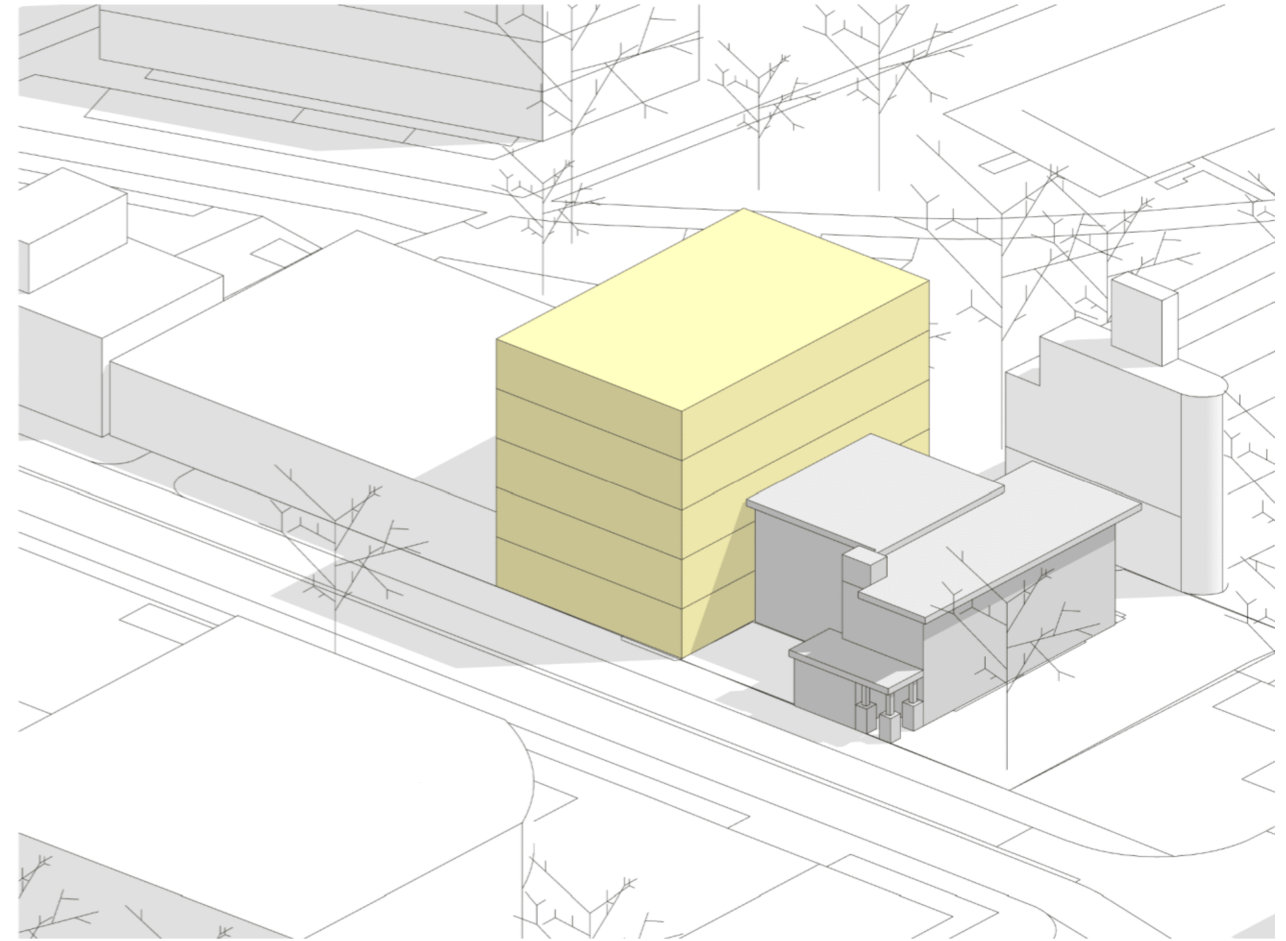
**BVO kelder** ca. 290 m<sup>2</sup>  
**BVO bovengronds** ca.  
**1.430 m<sup>2</sup> BVO totaal**  
**ca. 1.720 m<sup>2</sup>**

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**OPTIE B4**  
**NIEUW VOLUME MET 5 VERDIEPINGEN EN BEHOUD VAN**  
**BESTAAND HOEKPAND**



**BVO totaal ca. 3.125 m<sup>2</sup>**



**BVO kelder**

**ca. 155 m<sup>2</sup>**

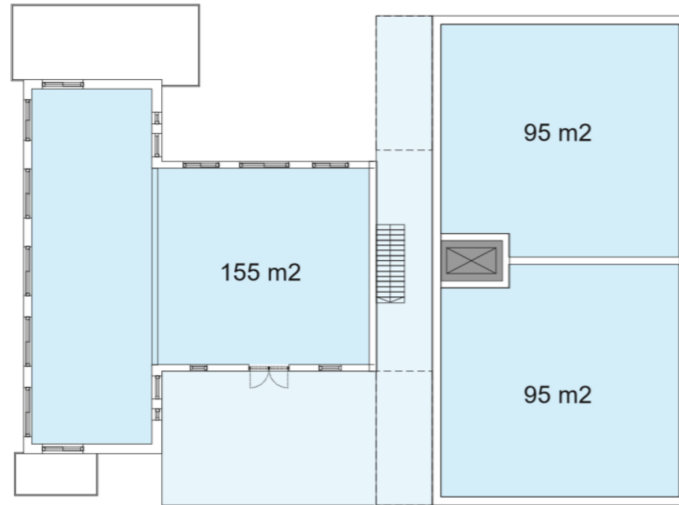
**BVO bovengronds (incl. parkeren) ca. 1.540 m<sup>2</sup>**

**BVO totaal**

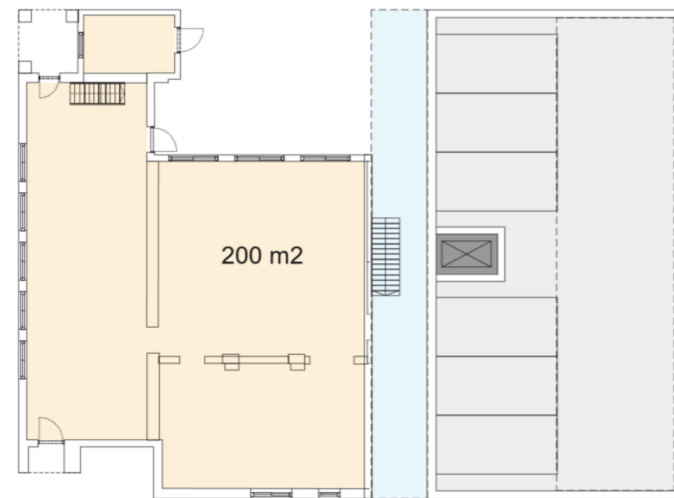
**ca. 1.695 m<sup>2</sup>**

# OPTIE B4\_9 APPARTEMENTEN + RESTAURANT

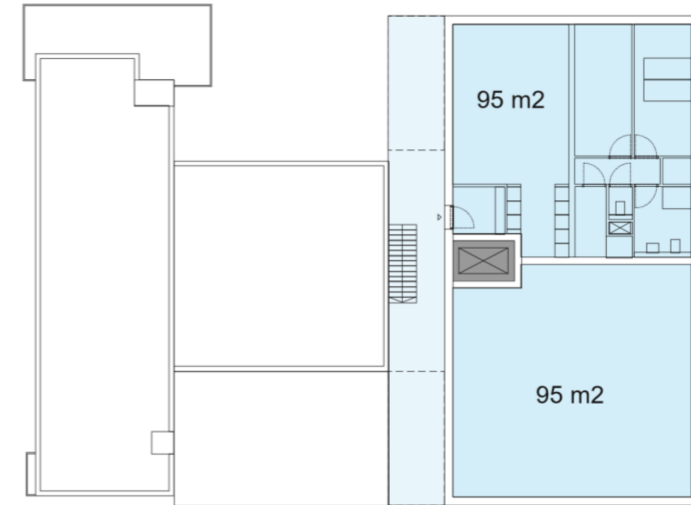
- wonen
- restaurant parkeren
- 



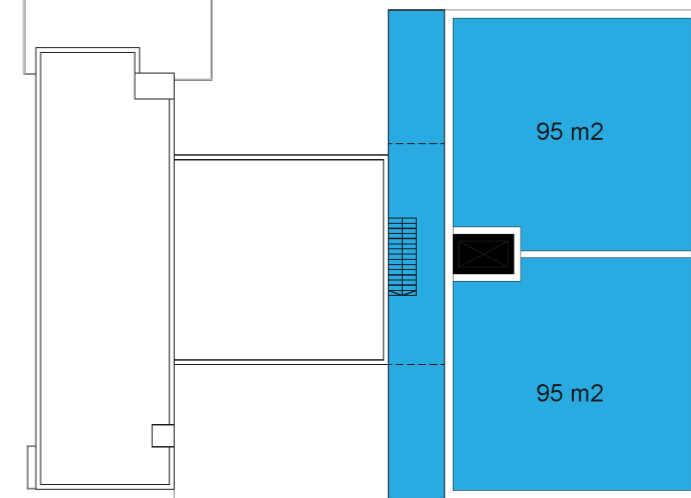
1E VERDIEPING - BVO 400 m2



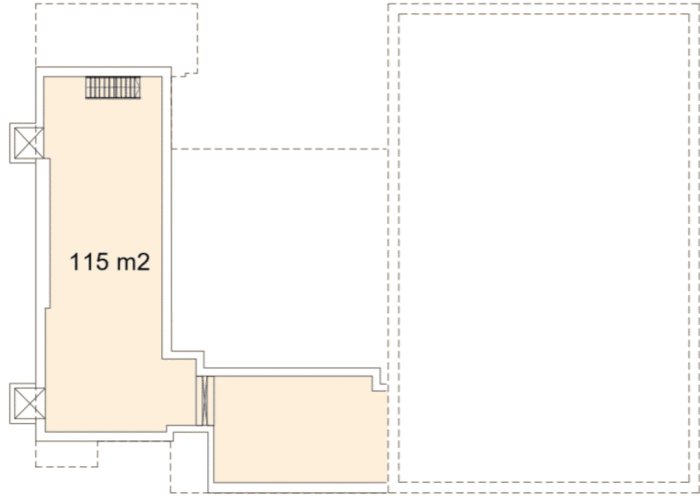
BEGANE GROND - BVO 465 m2



4E VERDIEPING - BVO 225 m2



3E VERDIEPING - BVO 225 m2

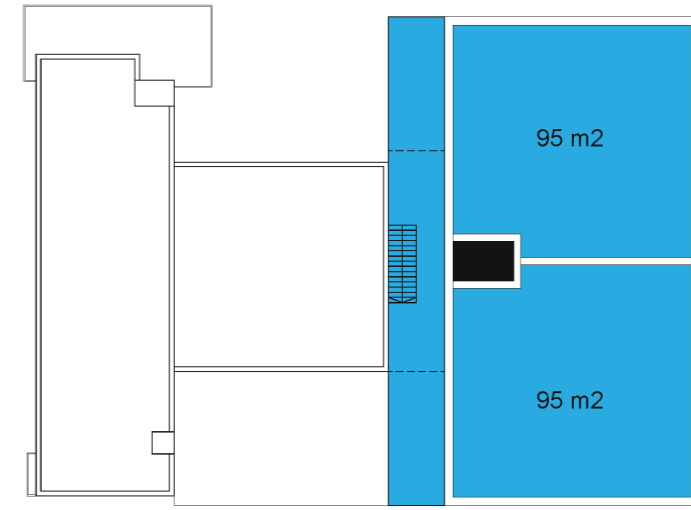


KELDER - BVO 155 m<sup>2</sup>

25



schaal 1:300



2E VERDIEPING - BVO 225 m<sup>2</sup>

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# IMPRESSIE VOGELVLUCHT

