Coolhaven Waterfront Rotterdam master plan development

Project data
- Location: Center of Rotterdam, NL
- Site: 2 ha
- Program: mixed use community:
  - 25,000 m² business
  - 200 dwelling units
  - Public waterfront park
- Developer: ERA contour / JP van Eesteren / TBI
- Status: masterplan, ongoing development
- Timeframe: start construction 2015
- Master planning consultant: CULD Complex Urban Landscape Design BV

Key themes
- Creation of a centrally located, new vibrant working and living community
- Attractive environment for start-ups
- Spin-off of large medical complex adjacent to development
- Revitalization of existing waterfront
- The new waterfront reconnects existing qualities and developments
- Legibility, access, wayfinding and connectivity are improved by a simple, yet effective crosssection
- Interaction between public space and buildings
- Outspoken architecture, humane and communicative architecture

Coolhaven Waterfront is a development by:

era contour | jp van eesteren | TBI

Master planning consultant:

CULD
In the center of the city, next to Rotterdam University and the Erasmus Medical Center, a unique neighborhood for living and working is taking shape—Coolhaven Waterfront! This characteristic location is just large enough to develop an identity of its own, but firmly rooted in the historical style and class of Rotterdam. Plus Coolhaven marries an intimate inner area with a green park area right at the water’s edge.

Surprising
You’ll be amazed at the combination of Coolhaven’s small-scale with the abundance of street-level stimuli. Its park right on the water, unprecedented for Rotterdam, lends itself perfectly for sports events, a food market or outdoor theater. In the intimate inner area you’ll marvel at the high quality of the public space and buildings, the variety in approaches to living and working, and unexpected new work and hospitality concepts.

Relaxed
Coolhaven offers the carefree feeling of a village, right in the middle of Rotterdam. Its effortless combination of soft public space, its pleasant and small-scale setting, and its distinctive utilities make it an exceptional neighborhood. It’s a wonderful place to live and work, grab a bite to eat for lunch or relax after work, sipping a glass of wine and watching the cargo ships pass by.

The real Rotterdam
Home to a diverse mix—young and old, start-ups and traditional market players—it’s this fusion between different walks of life that makes Coolhaven Waterfront what it is and gives it its own energy. This maverick spirit teamed with the buildings that mimic typical buildings in the area give Coolhaven its authentic Rotterdam appeal.

Coolhaven: why you will love it
A premium location in Central Rotterdam
A premium location in Central Rotterdam
Coolhaven Waterfront connects smoothly to all surrounding contexts

A premium location in Central Rotterdam
Waterfront park facing Coolhaven
Opportunity for R&D and entrepreneurship
Inspiration: interactions in public space
Classy interior experiences
Excellent public space standards
Energizing working environments
Architecture with distinct character
Architecture with distinct character
Coolhaven Waterfront community

The workplace of the future is not on a business park along a highway, but in the urban center. Coolhaven is connected to the city by subway and road and is part of a close-knit network of [knowledge] institutes in the region. With all that a lively city has to offer close-at-hand, it is a truly inspiring atmosphere in which to work and live. Inside and outside, work and play flow seamlessly in each other to create a dynamic environment that is brimming with [inter]action.

Mixed Use
With unparalleled views of the water and the Rotterdam skyline, a superb south-west location and numerous restaurants, shops and cultural facilities around the corner, Coolhaven offers exceptional living in a unique and inspiring location.

In short: Coolhaven is a world-class neighborhood in a global city. Coolhaven Waterfront is Rotterdam’s next step in positioning itself as an internationally competitive, innovative city. Some 45,000 m² of real estate is under development, for work, leisure, learning and living. Construction is expected to start in 2015.

Coolhaven is a development by ERA Contour / JP van Eesteren / TBI.

Development program:
Living : 10.000 – 13.000 sqm   [lofts, studios, apartments]
Working : 25.000 – 30.000 sqm   [ateliers, open-plan workspaces, incubators, offices]
Leisure : 1.000 – 2.000 sqm   [restaurants, pavilion, cinema, cafes]

Contact Details

For more information about Coolhaven and the planned development of the area over the coming years, please contact:

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