ZÜBLIN Nederland
Company Brochure

ZÜBLIN Nederland





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Results through cooperation

ZÜBLIN Nederland B.V. is a multifaceted construction company and part of the international STRABAG SE construction group, one of Europe's leading construction groups. By combining local expertise with the knowledge and resources of a strong international network, we successfully deliver complex construction projects efficiently, within the agreed time and budget.

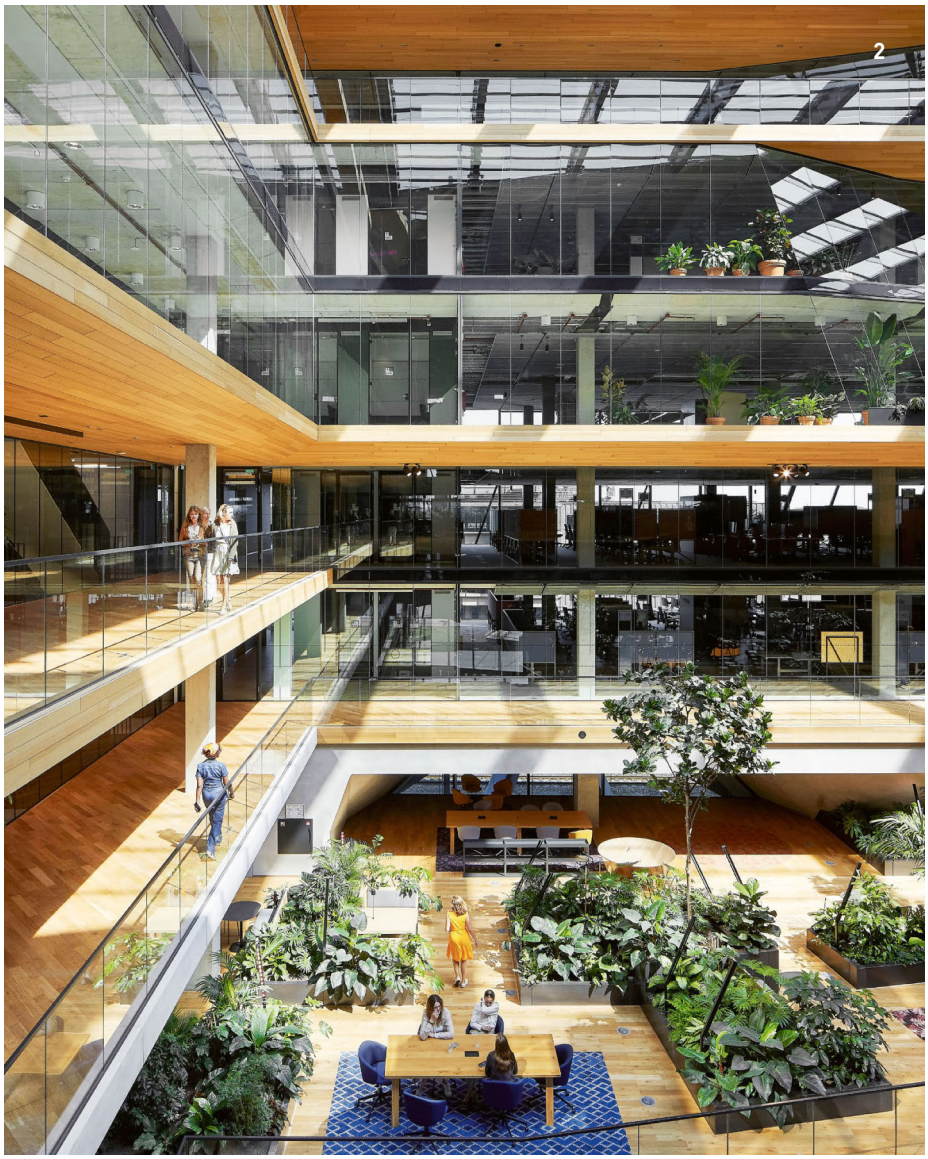
Being part of a financially strong international group provides our clients with the assurance that their projects are backed by long-term stability, reliability and extensive resources. This enables us to complete projects on time and to the required quality standards, even in challenging market conditions.

The operations of ZÜBLIN Nederland cover a broad range of construction activities, including utility construction, civil engineering, infrastructure and road construction. We focus primarily on the delivery of complex, large-scale projects such as mixed-use developments, residential buildings, offices, schools, industrial facilities and residential care centres, often through turnkey and Design & Build solutions.

Our employees are the foundation of our success. Their expertise, professionalism and commitment enable us to deliver high-quality construction solutions while meeting the expectations of our clients and partners.

ZÜBLIN Nederland has been awarded several certifications, including ISO 9001, ISO 14001, VCA** and the CO_2 Performance Ladder Level 5.

Our teams have experience in delivering projects in accordance with BREEAM requirements and are supported by in-house BREEAM specialists.



1 De Rotterdam, © Luc Seresiat / **2+3** ODE Oosterdokseiland Amsterdam, © Hufton+Crow



Oosterdokseiland – ODE, Amsterdam

Project data

- Client: BPD Ontwikkeling BV Amsterdam
- Location: Amsterdam
- Architect: UNStudio
- Engineering office: Aronsohn Constructies Cauberg Huygen
- Contract value: € 180 million
- Construction period: 06/2018 – 11/2022
- Project scope: Gross floor area: 102,000 m², Gross volume: 310.000 m³

Via BPD Ontwikkeling BV, ZÜBLIN was awarded the contract to build a new office and apartment building on Oosterdokseiland (ODE) in the centre of Amsterdam. The international architectural firm UNStudio developed a prestigious and innovative design for the building which covers 102,000 m² of gross floor area, and consists of 12 above-ground and two underground floor levels.

The total contract sum was between €350 million and €400 million, of which ZÜBLIN's share was €180 million.

The user of the office building is Booking.com Amsterdam B.V., which has its headquarters there and has consequently taken up the entire office section of the building. The office space occupies approximately 65,000 m² of the building. It can accommodate approximately 4,000 people. The remaining surface area will include 41 exclusive apartments of approximately 150 to 200 m² (total approximately 7,000 m²), 30,000 m² of parking space spread across two underground floors, as well as a café, restaurant, other commercial spaces (approximately 1,500 m²) and a bicycle basement for approximately 2500 bikes. The building incorporates 17,000 m² of facade area, 50,000 m³ of earthwork, 60,000 m³ of concrete work, 7,000 tons of steel structure and 8,000 m² of roofs.

1-6 Offices/Residential: ODE Oosterdokseiland Amsterdam, © Hufton+Crow

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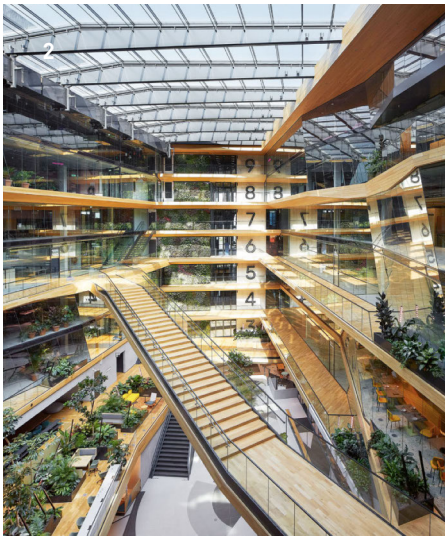


ZÜBLIN Nederland collaborated with ZÜBLIN Stuttgart to complete this huge project. Their assignment consisted of the complete structural work (including roofing work) for the entire building and the overall finishing of the office section. ZÜBLIN was also in charge of the coordination of the installations, elevators, escalators, facades (glass and cladding), facade maintenance installations (exterior and interior), site work, interior fixtures, company kitchens, rinse kitchens, restaurants, and interior planting/trees. Moreover, ZÜBLIN managed the entire logistics process and environmental management in the centre of Amsterdam. The project was subject to air tightness requirements and ZÜBLIN also had to provide a BREAAM certificate of excellence for this project.

This extensive project involved many challenges: a technically complex structure, large spans in steel structures and V-columns (e.g. inside the ten-story void there is a 25 metre span steel walkway), complex roofing work (roof gardens and terraces), a deep construction pit with a lot of groundwater, the parking garage and its entrance had to remain in use during construction, logistically difficult location of the site given its location in the busy city centre with many cyclists, pedestrians, and stakeholders in the surrounding area, and one side of the building was within the train track area.

Further technical details: comfort steel floors that were poured with concrete, raised floors, heating via radiant ceilings and air under the raised floors, fire and burglar alarm system, access control system, an exhaust system for the ten-story high void structure, MS walls, floor coating, solar panels, use of many glass walls and doors in the interior.

The office section was finished to a particularly high standard: solid oak interior window frames, oak veneer finish perforated for soundproofing, terrazzo flooring, parquet flooring, wall coverings made specifically for this project, etc.


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Neste Oil, Rotterdam

A new refinery on the Maasvlakte in Rotterdam for the Finnish oil company NESTE OIL for the production of NExBTL biodiesel, extracted from vegetable and animal oils.

NESTE OIL aims to become the world's largest biodiesel producer. Standard diesel can be mixed with more than 50 percent biodiesel. The Rotterdam refinery will soon produce 800,000 tonnes of diesel per annum and provide jobs for 100 people.

STRABAG constructed five buildings and a foundation for wastewater treatment as part of this project:

– main substation: 2,400 m²
– utility substation: 500 m²
– harbor and tank farm substation: 530 m²
– harbor control room: 200 m²
– waste water utility substation: 530 m²
– foundation wastewater treatment: 2,500 m²

Project data

- Client: NESTE OIL Netherlands BV
- Location: Rotterdam
- Architect: Technip Italy
- Contract value: € 17,5 million
- Construction period: 03/2009 – 02/2011



Amadeus, The Hague

ZÜBLIN Nederland was awarded the mandate for the implementation of a commercial and residential development project on the corner of Spui/Kalvermarkt in The Hague. Client Ontwikkelingsmaatschappij Kalvermarkt B.V. was a collaboration between Provast and ASR Vastgoed Ontwikkeling.

The project was named Amadeus due to the fact that Wolfgang Amadeus Mozart lived at this location about 250 years ago.

The overall plan consisted of 8,500 m² of retail space and 76 apartments with associated private parking facilities. The first three floors have been leased to a clothing chain. The apartments start on the fourth floor. They consist of private sector owner-occupied and rental properties.

Project data

- Client: Ontwikkelingsmaatschappi Kalvermarkt BV
- Location: The Hague
- Architect: Bedaux de Brouwer Architecten
- Engineering office: IMd Raadgevende Ingenieurs
- Contract value: € 23,66 million
- Construction period: 02/2012 – 02/2015
- Gross floor area: 19,920 m²



1 Industrial: NESTE OIL Maasvlakte Rotterdam, © Danny Cornelissen
2+3 Residential: Amadeus The Hague, © Bart van Hoek
4–6 Mixed-use: De Rotterdam, © Luc Seresiat



De Rotterdam, Rotterdam

Project data

- Client: DRCV combination of OVG / MAB Bouwfonds
- Location: Rotterdam
- Architect: OMA (Rem Koolhaas)
- Engineering office: Corsmit Ingenieurs
- Contract value: € 162,75 million
- Construction period: 12/2009 – 11/2013
- Gross floor area: 126,000 m²


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'De Rotterdam' project is a multifunctional development at Wilhelminapier - de Maas in Rotterdam. It consisted of three interlinked 149 metre high towers. ZÜBLIN implemented this project as part of a construction team: high quality offices (72,000 m²), 220 luxury apartments, a four-star hotel with 280 rooms and extensive conference facilities, retail units, hotel/catering, fitness, 684 parking spaces and cultural venues. The building was constructed as a 'vertical city' with accommodation, employment, shopping and recreational facilities that would be used by 3,000 to 4,000 people every day. The city offices of the Municipality of Rotterdam are also located here.

The building design incorporates features such as district heating, heat recovery through the ventilation system and energy-efficient lighting controls. It is based on a smart design with innovative applications making it flexible and easy to divide. It utilises collective energy generation with city heating and has a bio oil-fired combined heat and power system. Water from the river Maas is used to cool the building. Moreover, it incorporates heat reclamation via the ventilation system, high-efficiency lighting with day/night switching and motion detectors.

With minimal space available on and around the construction site, all building materials were delivered 'just in time' and stored on site. An internet platform that reserved SLOT times for unloading bays, cranes, and construction elevators was used for this purpose. Because the building would drop by 20 centimetres during the construction phase, with differential settlements of up to 14 centimetres, a number of columns in the basement were regularly jacked up to ensure that the storey floors remained level. The staggered tower sections had a cantilever of up to eight metres, at a height of 80 metres. More than 4,500 people contributed to the realization of this building project: a distinctive, multicultural group. They braved all weathers and communicated in a variety of languages, whereby sign language was used most frequently.


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STC Waalhaven, Rotterdam

Project data

- Client: STC Group
- Location: Waalhaven, Rotterdam
- Architect: DP6 Architectuurstudio
- Engineering office: Pieters Bouwtechniek
- Contract value: € 16,5 million
- Construction period: 01/2016 – 06/2017
- Gross floor area: 15,500 m²

ZÜBLIN Nederland together with Heerkens van Bavel BV, was commissioned to build a new education building. The project involved the implementation of a new school building at Rotterdam's Waalhaven.

The entrance is located on the plinth of the parking garage and is accessed by a wide staircase. The main volume of the building extends seven metres across the double-height entrance to the edge of the Waalhaven South Side. The front of the building is transparent, providing a beautiful view of the Waalhaven and allowing daylight to penetrate deep into the building.







1–3 Education: STC Waalhaven Rotterdam, © Nancy Carels/
4–5 Healthcare: RCF Maasmeander, Maasmechelen, © Marc Sourbron

Project data

- Client: Zorgcampus Maasmechelen NV
  Location: Maasmechelen
- Architect: Archiba in collaboration with Edward Sorgeloose
- Engineering office: Van Ransbeeck
- Contract value: € 14,25 million
- Construction period: 05/2011 – 12/2013
- Gross floor area: 11,750 m²

Residential care facility Maasmeander, Maasmechelen

The project included the implementation of 'Maasmeander', a residential care facility in Maasmechelen. The care programme is made up of 122 rest home beds (including two double rooms), ten short-stay places and 35 service flats in four upper floors (9,750 m²). Visitors and residents can also use an underground parking garage and bicycle storage area (2,000 m²).

This brand new residential care home was part of a PPP contract with the municipal authority of Maasmechelen. As part of this collaboration, partly based on land owned by the municipality, the private partner OCM nv entered into a Design Build Finance agreement (DBF) with STRABAG Belgium.

A new neighbourhood created around a central park integrated care with other "living" and "working" purposes.

The building has a modest but durable appearance, in keeping with the existing context. The sand-coloured facade brick externalizes the locally distinctive warm colour scheme. The design team was tasked with putting both the operator and resident at the heart of the design.

On the one hand the building had to be manageable in a functional and efficient manner, but residents also had to feel comfortable and welcome in it. This created a harmonious balance between the rational and human aspects of the project. The lion's share of the building is based on prefabricated construction. Sandwich elements in various designs were used in the facades. An intensive preliminary study, with detailed BIM modelling of the entire building, was the basis for the implementation dossier, which significantly shortened the construction time.


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Kinepolis Jaarbeurs, Utrecht

Project data

- Client: Kinepolis Immo BV
- Location: Utrecht
- Architect: Snelder Architecten
- Engineering office: Ingenieursbureau Broersma
- Contract value: € 15,1 million
- Construction period: 12/2015 – 01/2017
- Gross floor area: 15,000 m²

ZÜBLIN Nederland BV, in collaboration with Algemene Aannemingen Van Laere NV, built the Jaarbeurs multiplex cinema in Utrecht.

The project involved the construction of one of the largest cinema complexes in the Netherlands and included 14 movie theatres and a total of 3,500 seats. The largest theatre can accommodate more than 600 people. Alongside the entrance on the ground floor catering facilities were provided covering an area of 2,000 m².

All theatres are equipped with the latest digital projection and sound technology. The four-story building has a steel frame and features 1,700 metres of acoustic decoupling. The theatres were fitted with acoustic plasterboard walls. The structure rests on ground displacement pile foundations with acoustic bearings for the theatres' hollow-core slab floors. The platforms are made of wood.



1–4 Leisure: Kinepolis Jaarbeurs Utrecht, © Bart van Hoek







Creating solutions for tomorrow's built environment.

At ZÜBLIN Nederland, we combine technical expertise, digital tools and collaborative project delivery to realise complex construction projects. Through the use of BIM, digital planning and engineering tools, data-driven project management, and modern construction methodologies such as prefabrication, timber construction and Design & Build delivery models, we continuously optimise the way we design and build. Supported by the expertise of our Central Services teams and the international STRABAG network, we strive to improve efficiency, quality and transparency throughout the entire construction process.

For further information: **www.work-on-progress.strabag.com/en**

WHY WALK THE BEATEN PATH WHEN YOU CAN BREAK NEW GROUND?

STRABAG is building the future with new technologies.

https://stra.link/work-on-progress-en

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