



**Ontwikkelingscombinatie Sancta Maria C.V. (OCSM) wants to keep you up-to-date about developments on the estate. Topics discussed in this fourth newsletter are the sale of the Park Apartments, the Open Days in the first half 2017, the Easter event on Monday 17 April, the renewed website, the sale of the Sancta Villas, renovation works on the Main Building (Sturmia Pavilion) and Chapel, site maintenance and landscaping, traffic, the Regional Cycle path and engineering works. If you have any questions about the newsletter, please send Saskia van den Bergen an email at [s.bergen@bpd.nl](mailto:s.bergen@bpd.nl) or call her on 088 71 22 825. For any estate supervision, maintenance or management matters, please contact Tjerk Voorwinden (service manager) at [t.voorwinden@bpd.nl](mailto:t.voorwinden@bpd.nl) or by phone at (06) 108 08 678.**

**Some winter photos in this newsletter were taken by resident Joyce van Duijn, who was inspired by a lovely winter's day on the estate.**



## **Start sale of the Park Apartments**

On Saturday 11 March, we will start the sale of the first Park Apartments. These are situated in the first of four luxury residential properties, each housing 11 apartments, 2 of which are penthouses. Once building I is sold, we will start the sale of building II. The four apartment buildings will be named after the former pavilions on Landgoed Sancta Maria. Building I is situated in the spot that used to house pavilion St. Jeroen, which was destroyed in a fire. The construction board for the St. Jeroen building was recently erected.



## **Open Days first half of 2017**

In 2017 we will once again organise Open Days for potential new residents. We will welcome them in the Sales Gallery, where estate agents will tell them all about the plots, mansions, Sancta Villas and Park Apartments. Please feel free to join us for a cup of coffee.

The planning for the Open Days / Start sales (provisionally):

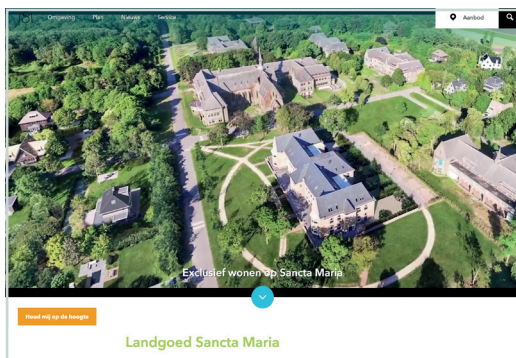
- o Saturday 11 March, 11 am – 2 pm– Open Day / start sale Park Apartments
- o Monday 17 April, 12 noon – 3 pm (Easter Monday: special Easter event for residents, buyers and potential buyers, see elsewhere in this newsletter)
- o Saturday 13 May, 11 am – 2 pm
- o Saturday 10 June, 11 am – 2 pm
- o Saturday 1 July, 11 am – 2 pm





## Easter event Monday 17 April

On Monday 17 April, we will be organising a fun event for residents, buyers and anyone else interested in the estate. We will keep our ideas for the event to ourselves for now; it is still a surprise, but save the date! The event will kick off at 12 noon and end around 3 pm, and there will be fun things to do for children too! We will send you an invite in due time.



## Website redeveloped

The Landgoed Sancta Maria website ([www.landgoed-sanctamaria.nl](http://www.landgoed-sanctamaria.nl)) was recently redeveloped. The homepage now features a film shot on location last year. Go to 'Plan', and AANBOD (offer), for everything the Sancta Maria Estate has to offer: the plots, the Sancta Villas, the Park Apartments and the mansions. Go to 'Service', and 'for residents' for previous issues of the newsletter. Have a look around on the new site, and tell your friends and family.



## Sale of the Sancta Villas

We are preparing for the sale of four Sancta Villas. These villas were developed in collaboration with Ziggurat and Groothuisbouw, exclusively for Landgoed Sancta Maria, as unique and complete home products, with the purchasing costs payable by the vendor. Sales are expected to start mid-April 2017.

## Renovation work Main Building (Pavilion Sturmia) and Chapel

The Main Building is being renovated. The facades have been cleaned and newly grouted and the majority of all frames are in place. The works should be finished at the end of May, weather permitting. In addition, a start has been made on the exterior renovation of the Chapel. Much of the work on the Chapel will be carried out from May 2017, following the renovation of the Main Building.

## Site maintenance and greenery

Large parts of the grounds have now been landscaped by Hoek Hoveniers, including the park outside the Bernadette building. The lawn has been sown, and bulbs and other plants are in place. Due to the landscaping works, the roads can be muddy. The landscapers sweep the roads regularly for easy access. They also gritted the roads when they were icy, and removed the snow. Once the risk of frost is over, the roads will be resurfaced.

The Main Building Front (Pavilion Sturmia) should be ready mid-May, when buyers can start finishing their homes. That will also be when the buildings on Pauluslaan, between the access gate and Bernadette, will be finished. More plants will be planted later this season. Tree felling has commenced on site, revealing the contours of the plots. Trees are also being taken down on plots where buyers are to start building their homes. If you have any questions, or comments, please let the service manager know.



*Residents assist in the construction of the Blue Carpet*

## Engineering works

### Roads and watercourses

The ring road was completed last autumn, making the estate more accessible for both residents and construction traffic. The good weather helped. We are now smartening up the road sides. New watercourses are being dug, and the old ones are deepened and broadened. Once this is in place, the final main water structure will be finished. We plan to finish the last few roads on the estate this spring, providing access to the forest and view plots along the edges of the estate. We expect this to be finished by the summer holidays.

### Parkgebied and Kroonjuwelen

The landscaping near Paulus, the Main Building and Bernadette is coming along nicely. The area has been tidied up and sown, and all plants and bulbs are in place. The paths have been laid out, with their foundations in place. We are waiting for the right weather to surface them. Sunny weather, and no frost would be ideal. The paths and greenery in this area will be finished soon for you to enjoy this part of the estate. We are also busy landscaping the Kroonjuwelen area, near the cemetery. Paths are being laid out, and we are building a playground for older children. We will inform you when the preparations are finished and we will start the actual work.

### De Tuinen play area

Work is underway in the De Tuinen square. It will house a playground for younger children as well as mature fruit trees and benches, to make it a great place to sit or play in springtime.



### Forest works

Maintenance works are being carried out in the forest area. Where necessary, shrubs are cut back or removed to create room for new plants and to avoid brambles or other plants taking over. Some forest plots are laid out as 'forest rooms' to visualise living in a forest.

### Soil cleaning

The soil in some parts of the estate is still not clean enough for residential purposes. We have all relevant municipal permits to clean up these areas as soon as possible, first by removing trees, and then by digging up the polluted soil, to replace it with clean soil. Work will start mid-March, and take a few weeks to complete.



## Traffic

A number of measures were recently taken to separate construction traffic from residential traffic. All trucks and construction traffic must access the estate via the special construction entrance (30 metres to the left of the main entrance). All roads are marked, and corners are protected by tree trunks. Where possible, additional facilities are put in place.

Some buyers have asked for more general parking spots. We will establish if, and to what extent, this is possible, and come up with a temporary solution.

The estate map, available at the Sales Gallery, has pencilled in all general parking facilities in the future public area. The layout of the future public space is an ongoing process. As the estate is being completed, the actual layout will be finalised. If you have any points for attention, or any questions, please contact the service manager.

## Regional cycle path

The Municipality of Noorwijk has started construction of a new, recreational cycle path. The cycle path will be routed outside the estate, to the west, and some of the construction traffic will travel via the estate. The cycle route will take in the estate as part of a much larger recreational network. These works will be finalised in spring.

