

Home Report

Overview

Ground

Air & sun

Reach

Get yours

A PORTRAIT OF A PLACE

Nº 001 · APR 2026

Strandweg 13

A quiet reading of one address.

Zevenhuizen, Zuid-Holland · Buurt Oud Verlaat — a village address on the Rotte lakes, drawn from Dutch public records.

Begin the reading

Six chapters

85

PLACE SCORE

A calm, settled place by the water. Detached homes dominate, most long-owned. A third of the surrounding land is open water — this neighbourhood is shaped as much by the Rotte as by the village itself.



91

CALM



85

NATURE



60

ENERGY



88

SETTLED

02 · PLACE SCORES

How this place feels, quietly in numbers.

Four composites drawn from dozens of public indicators. Higher simply means more of a thing — not better, not worse.

91 Very quiet

Calm
A rural rhythm. Moderate density, low traffic, a quiet street in a settled village.

85 Water & green

Nature
A third of the neighbourhood is open water. Green and sky outweigh concrete.

60 In transition

Energy
A quarter of roofs carry solar. Gas use sits below average, but not yet gas-free.

88 High stability

Settled
Most homes are owned. Detached houses dominate. People stay — a mature, stable mix.

648 k€
AVG. HOME VALUE

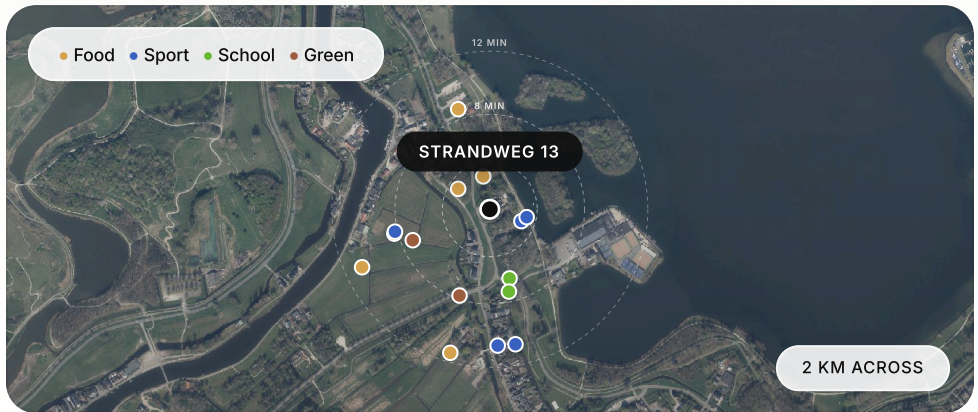
71%
OWNER-OCCUPIED

94%
LONG-TERM STAYERS

03 · WALKING THE BLOCK

Fifteen named places within twelve minutes on foot.

A lakeside address at the edge of the Rottemeren. Pannenkoekhuis, rowing club, forest trail — the closest café is three minutes away, the nearest school six. This is a list of what is actually there, named one by one.



FOOD & DRINK

6 places

Café Oud Verlaat

coffee bar

3 min

Flow Food and Adventure

restaurant

3 min

De Pannenkoekhut

pancake · Dutch

8 min

Pannenkoe

pancake · Dutch

8 min

NOVA

restaurant

11 min

Cathay

restaurant

12 min

GREEN & WILD

2 places

Ga voor grond

community garden

7 min

Nessebos

Staatsbosbeheer forest

7 min

SPORT & WATER

5 places

Lake Seven

lakeside sports

3 min

Sporteiland Zevensprong

sports island

3 min

Ski en Skatecentrum Bergschenhoek

ski · skate

8 min

Hoofdveld

pitch

11 min

Sportpark Faas Wilkes

football club

11 min

SCHOOLS & CARE

2 places

Peuterspeelzaal

childcare · ages 2–4

6 min

De Nessevliet

primary school

7 min

04 · BREATH & LIGHT

The air you take in, the sun you catch.

Outdoor air at this address is clean by Dutch standards and close to the WHO targets. The sun does an easier job here than in a city — no tall neighbours cast on the south-facing wall.

AIR — RELATIVE TO DUTCH ADDRESSES

Higher ring = cleaner than more of the country. **Benchmark:** RIVM national



NITROGEN

Near the WHO target

Cleaner than roughly three quarters of Dutch addresses. No motorway spilling in.



COARSE DUST

Less than half the limit

Open water carries dust away. Below the Randstad median by a wide margin.



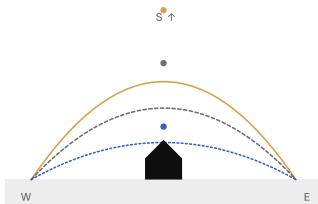
FINE DUST

Under the WHO target

Among the cleaner fine-particle pockets of the Randstad edge.

ORIENTATION

South-facing, almost no overshadowing.



Roof axis runs east-west. June sun climbs to **61°**; December barely crosses **14°**.

NOISE

A rural-edge hush, under **50 dB Lden**.

No motorway, no rail, no major flight path. The closest sound-producing road — the N219 — sits nearly one kilometre east. The A12 is 3.5 km south and filtered by polder.

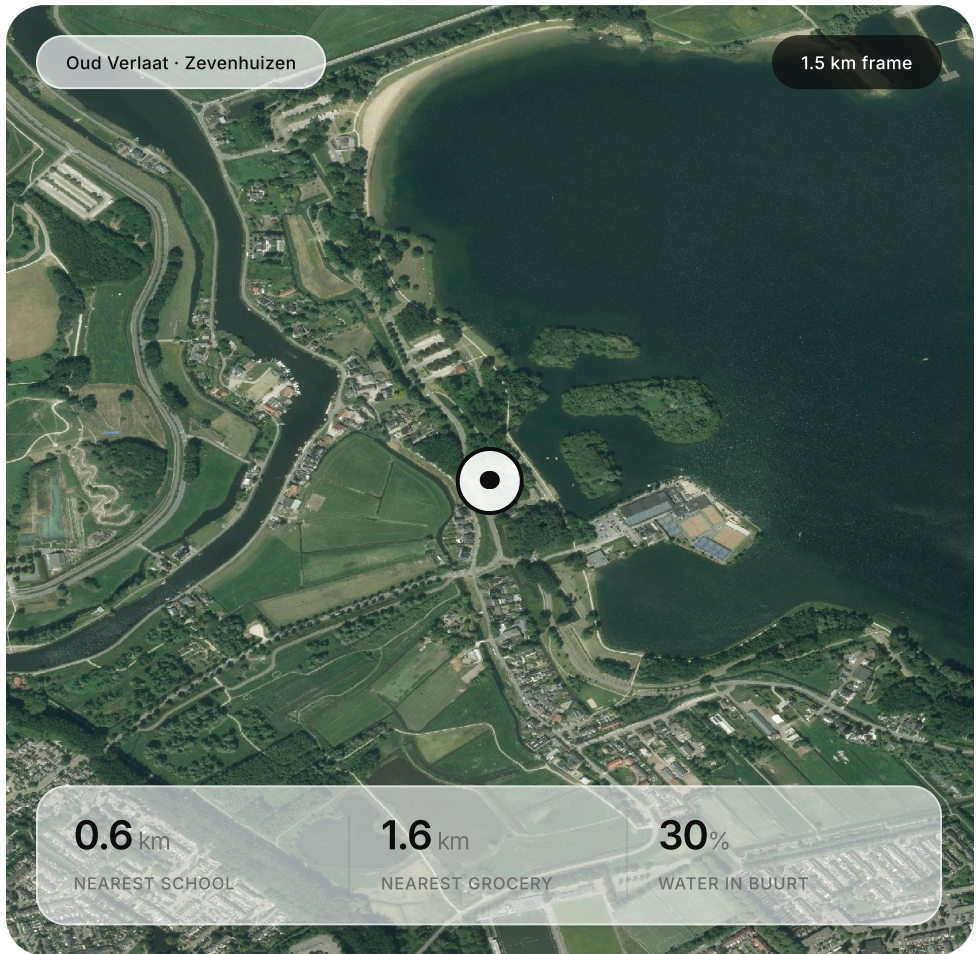
Lden < 50 dB

Bedroom-quiet

05 · THE SURROUNDINGS

A village on the edge of the Rotte lakes.

Water on one side, village on the other. Amsterdam forty minutes north, Rotterdam twenty south. The city never arrives, only hums in the distance.



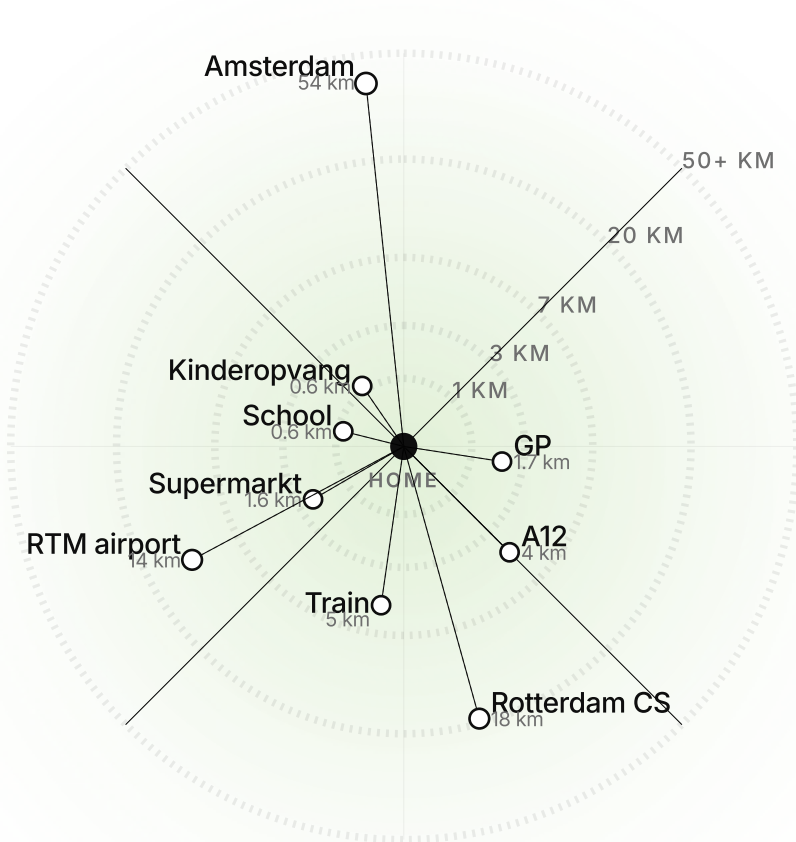
Aerial · PDOK Luchtfoto RGB · 25 cm resolution

51.9759 N · 4.5573 E

06 · WHAT'S WITHIN REACH

Everyday life, measured in kilometres.

Distances published by Statistics Netherlands — straight-line to the nearest of each kind. The village sits inside the first kilometre for the soft stuff; the city sits inside the bike for the rest.



8.1
SCHOOLS WITHIN 3 KM

0.6 km
WALK TO CHILDCARE

5 km
TO NEAREST TRAIN

25 min
CYCLE TO ROTTERDAM EDGE

07 · WHERE THIS COMES FROM

Every number, traceable to a public record.

Nothing in this report is scraped or bought. Dutch open data sources are listed below — every line is queryable by anyone with a browser.

PDOK Locatieserver

Address geocoding. Resolves postcode + number to coordinates, neighbourhood and district codes.

API.PDOK.NL/BZK/LOCATIESERVER

BAG — Basisregistratie Adressen en Gebouwen

Built year, floor area, building function and outline of the home.

SERVICE.PDOK.NL/LV/BAG/WFS

AHN — Actueel Hoogtebestand Nederland

Elevation at 0.5 metre grid. Source of the cross-section and the NAP measurement.

SERVICE.PDOK.NL/RWS/AHN/WMS

Luchtmeetnet · RIVM

Interpolated NO₂, PM₁₀ and PM_{2.5} concentrations at coordinates.

API.LUCHTMEETNET.NL/OPEN_API

CBS Buurtstatistieken 85984NED

Population, households, tenure, home value, energy use, mobility per buurt.

OPENDATA.CBS.NL/ODATAAPI

PDOK Luchtfoto RGB

Aerial imagery, 25 cm resolution, annually refreshed.

SERVICE.PDOK.NL/HWH/LUCHTFOTORGB

A quiet reading, not a valuation. This is a portrait of a place, not a property appraisal. Numbers describe the *surroundings* — the home itself is yours to read.