The Orchard Rijswijk completed
Buyers: NLV and Greystar

Rijswijk, 15 July 2026

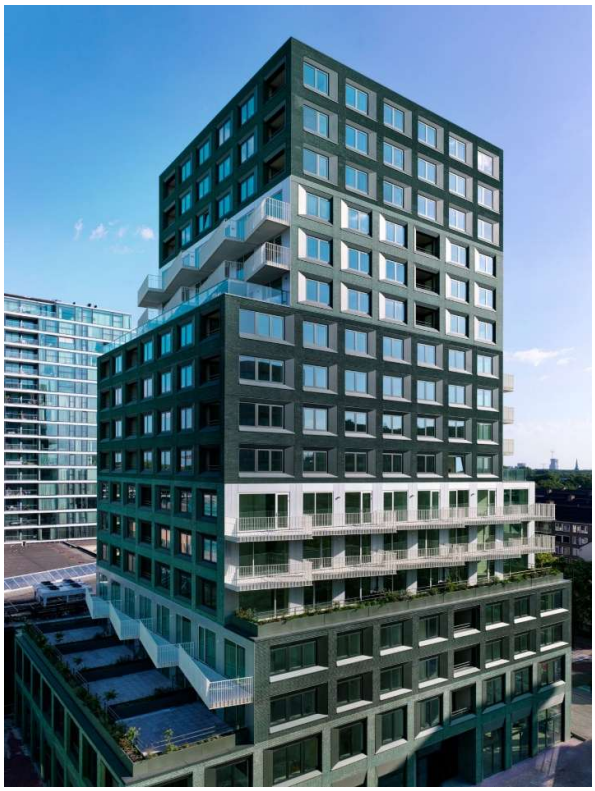
AT Capital and **3W real estate** are celebrating the festive completion of The Orchard in Bogaard City Centre in Rijswijk today. The Orchard was developed by Sterpassage Rijswijk, the collaboration between 3W and AT Capital and includes two striking residential buildings with a total of 509 new homes on the site of the former Sterpassage. The Orchard I was delivered to Greystar today and is operated under the name Momento Rijswijk. The Orchard II was delivered to NLV today. With the realization of The Orchard, Bogaard City Center in Rijswijk will gain 509 new homes. In this way, the project makes an important contribution to the housing challenge in the Haaglanden region and to the further renewal of the centre area. The completion marks an important milestone in the transformation of Bogaard City Centre from a traditional shopping area to a green, lively and future-proof city centre where living, shopping, meeting and staying come together.

During the festive delivery, the two residential buildings were officially handed over to the owners. The Orchard I has been delivered to Greystar and is operated by Greystar under the name Momento Rijswijk. The Orchard II has been delivered to NLV.

Jaco Meuwissen, CEO 3W: "The Orchard is a textbook example of the redevelopment of a shopping centre. We have not only added homes here, but really worked on the quality of the city. This project symbolizes our ambition to add value for the city and its residents with our projects."

Josephine Feilzer, AT Capital: "This project shows what you can achieve with a strong team despite changes in market conditions, rising construction costs and interest rates, rent regulation and tax law changes. The Orchard is a wonderful result of a close collaboration between developer, contractor, bank, municipality, institutional buyers, owners, architects and consultants. We look forward to the next phase, where these buildings will come to life as part of a vibrant city centre."

The Orchard I and II in the city center of Bogaard



Orchard I

Orchard II

The Orchard I, designed by De Zwarte Hond, has 407 rental apartments, mainly mid-range rentals, with surfaces ranging from approximately 45 to approximately 120 m^2. Greystar operates the residential building under the name Momento Rijswijk. Momento Rijswijk offers modern rental apartments with services and shared facilities that support comfortable and carefree living and encourage meeting, socializing and working together. The building has approximately 400 m^2 of common areas and facilities for residents, more than 2,000 m^2 of retail space in the plinth, an indoor bicycle shed at ground level and an indoor parking garage with more than 210 parking spaces.

The Orchard II, designed by Nudus, comprises 102 homes, 27 of which are owner-occupied apartments, almost all of which have been sold. The other 75 rental apartments are an investment by NLV and vary in size from approximately 50 to 100 m^2. Of these apartments, 18 are in the mid-range rental segment, so that there is room in this complex for a wide group of people, in line with the diversity of the neighborhood and the city. In collaboration with the municipality of Rijswijk, flow for the elderly has been made possible, so that some of the homes end up with people who wanted to take a step towards a suitable home in their own city. The commercial plinth of approximately 600 m^2 on the new catering square contributes to the liveliness of the renovated city centre.

Built together to create value for the city

The realization of The Orchard is the result of an intensive collaboration between developer, investor, builder, municipality, buyers, owners, architects and consultants. Both buildings were realized by ERA Contour.

With the completion, a new phase has been reached in which the project comes to life as part of the renewed Bogaard City Center. For more project information, please visit the project page.