

# Bas Bruynsteen

## Associate



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Amsterdam

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## Overview

Bas Bruynsteen is a candidate civil-law notary in our Real Estate practice group in Amsterdam since 2016.

Bas mainly focuses on complex real estate and property law-related structuring for new building developments and renovations and advises on apartment law and restricted rights. He is also involved in acquisitions and (re)financing of large residential and commercial real estate portfolios.

Bas started notarial vocational training in 2017.

## Experience

- **Savills Investment Management:** Advising in relation to the acquisition of two retail premises from Redevco. It concerns 4,764 sq. m of retail space in Breda and 4,208 sq. m in Almere, with respectively C&A and Esprit and JD Sports as current tenants. Savills IM will place the premises in its new European Retail Fund (Euro V).
- **Deka Immobilien:** Advising on the acquisition of five-star Hotel NH Collection Amsterdam Barbizon Palace at the Prins Hendrikkade 59-72, in the city center of Amsterdam, for €155.5 million from NH Group. Part of the agreement is the leaseback by NH for a minimum period of 20 years.
- **Hines:** Advising Hines' pan European Core Fund (HECF) on the €116 million acquisition of the prime office building "Noortse Bosch" in the city center of Amsterdam from Real I.S. The acquisition involves approximately 18,000 m<sup>2</sup> office space divided over 5 floors, with retail and parking facilities on the ground floor. The building is being let to the AFM, the Dutch Authority for the Financial Markets, and Booking.com. Both lessees are committed to long term lease contracts. This transaction constitutes Hines' first acquisition in the Dutch market since the opening of its office in the Netherlands earlier this year.
- **ASR Vastgoed Vermogensbeheer:** Advising on the sale of business center Meerparc to First Sponsor Group. Meerparc is situated at Amstelveenseweg 638-730 in Amsterdam and consists of 12,200 sq.m office space spread over 4 floors and 4,600 sq.m commercial space on the ground floor. Main tenant of the office space is law firm DLA Piper.

# Insights

- "Kwijting voor onvolledige betaling van de koopprijs buiten de notariële derdengeldenrekening om is onder bijzondere omstandigheden niet onzorgvuldig", *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, November 2017 (Dentons Boekel)
- Co-author, "Bedrijfsopvolgingsregeling van 35b e.v. Successiewet wederom van toepassing bij 'verhuur+", *Nieuwsbrief Bedrijfsmakelaardij*, October 2017 (Dentons Boekel)
- "Let op bij een erfdiensbaaheid met een zelfstandige actieve verplichting", *Nieuwsbrief Bedrijfsmakelaardij*, June 2017 (Dentons Boekel)
- "Voorwaarden aan bekrachtigingsverklaring door vennootschap", *Nieuwsbrief Bedrijfsmakelaardij*, March 2017 (Boekel N.V.)
- "Nadere invulling aan het begrip 'woning' voor het 2% tarief overdrachtsbelasting ", *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, March 2017 (Boekel N.V.)
- "Taalkundige uitleg van huurovereenkomst die is opgesteld door notaris", *Nieuwsbrief Bedrijfsmakelaardij*, October 2016
- "Noodzaak aandelenoverdracht is geen vrijbrief voor het gebruik van een onherroepelijke volmacht", *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, September 2016

# Activities and Affiliations

## Memberships

- Member of The Association of Young Real Estate Lawyers (VJOJ), 2017-present
- Board member of The Association of Young Candidate Civil-Law Notaries in Amsterdam (Vereniging van Jonge Kandidaten Ring Amsterdam), 2016-2017
- Member of The Association of Young Candidate Civil-Law Notaries in Amsterdam (Vereniging van Jonge Kandidaten Ring Amsterdam), 2016-present
- Member of The Royal Dutch Association of Civil-law Notaries (KNB), 2016-present

## Prior and Present Employment

- Candidate civil-law notary, Dentons Boekel (formerly Boekel), 2016 to date
- Scout with YER, 2013-2014
- Informant with the Benefits, Dutch Tax Information Line, 2014

# Areas of focus

## Practices

- Notary Services
- Real Estate

# Education

- Stichting Beroepsopleiding Notariaat, 2017 - Present
- University of Groningen, 2016, LL.M., notarial law

# Admissions and qualifications

- Royal Dutch Association of Civil-law Notaries, 2016

# Languages

- Dutch
- English