

Poppies - a Paris proof, modular, timber, vertical building village

MaMa Pioneers' Poppies Buiksloterham is an innovative timber-built co-living project in Amsterdam that redefines urban housing as a "vertical village." Designed together with Marc Koehler Architects, the project combines modular mass-timber construction, circular design principles, and shared living into a scalable urban model for sustainable cities.

The architecture is organized around green courtyards, rooftop gardens, galleries, and communal spaces that encourage social interaction while maintaining compact private apartments. Prefabricated timber modules enabled fast, low-impact construction with reduced carbon emissions and material waste.

Poppies integrates ecological and social infrastructure through urban farming, biodiversity measures, rainwater retention, coworking areas, and shared kitchens. Its innovative "SUPERWOOD" modular system demonstrates how industrialized timber housing can remain adaptable, attractive, and community-oriented at urban scale.

The project is recognized internationally as a leading example of circular, biobased, and socially sustainable housing, including receiving the New European Bauhaus Prize 2025.

Client: MaMaPioneers

Architecture: Marc Koehler Associates + VDNDP

Location: Klaprozenweg 39A1 t/m 39F8, Buiksloterham, Amsterdam

Total surface: 7700m²

Type: Housing 103 apartments (42m² - 52m²): affordable rental (middle income rental, 1150€/pcm), commercial space, retail, makerspace, café, mobility hub, MaMa shared spaces, green roof and green courtyard

Sustainability efforts: Prefab, mass timber modular construction

EPC = -0.34

MPG Score 1 0,96 (€/m²/BVO)

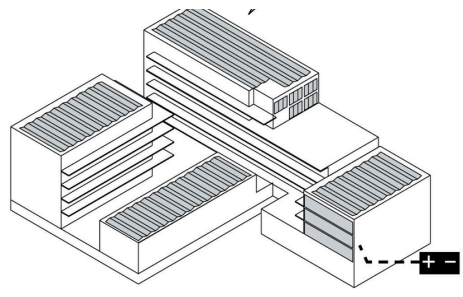




Floorplan

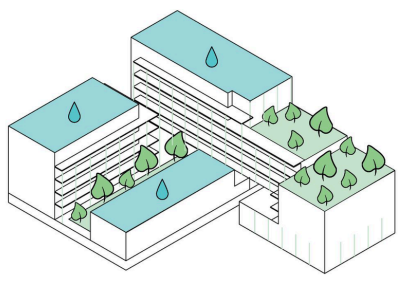


Poppies is the first modular timber prefab housing project by Derix realized in the Netherlands and it's based on the building system Superwood created by MKA, Superlofts and MaMa Pioneers.



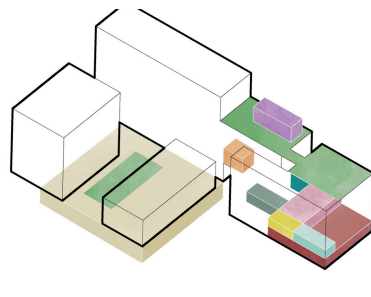
Energy Positive

Solar Power
EPC -0,34



Nature Inclusive

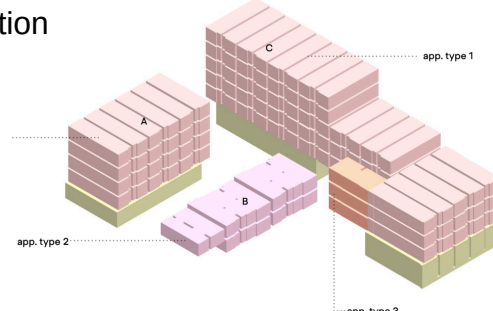
Green Surface: 700m2
Water Retention: 70m3



Shared Living

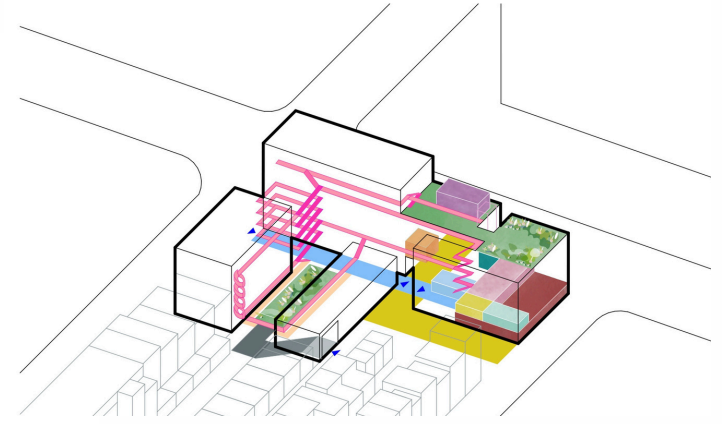
Shared spaces: living, cowork, kitchen, laundry, roof garden, roof cabana, urban farm (1100m2)

Construction



Prefab Biobased

103 3D CLT Modules (42m2 - 52m2) + 80% Recycled or Renewable Materials (incl. PV) MPG Score 1 0,96 (€/m2/BVO)



Vertical City



Nature Inclusive



Cabana



Energy positive



Urban Farm



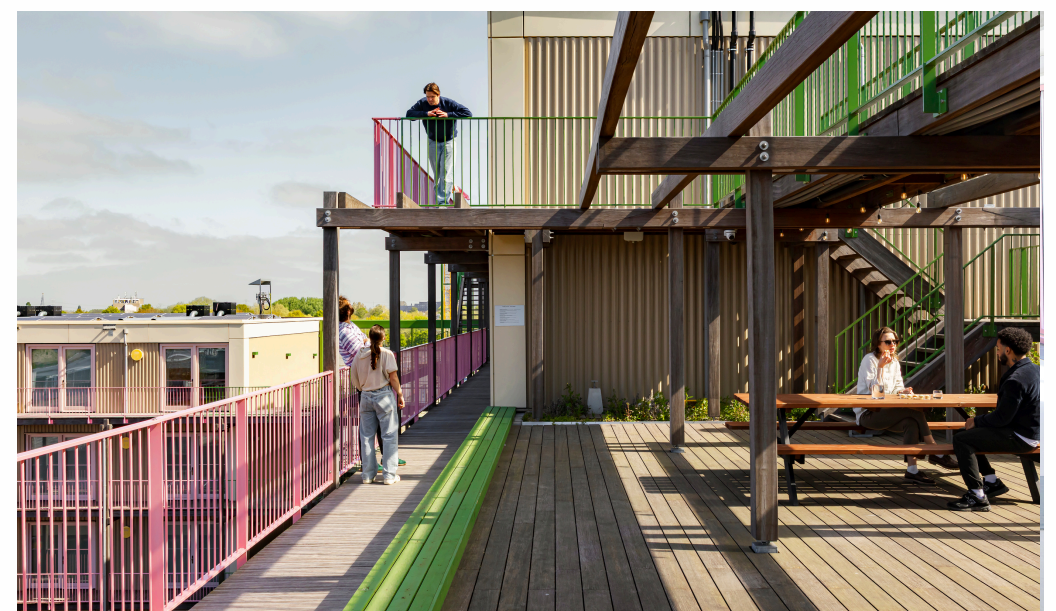
Shared living



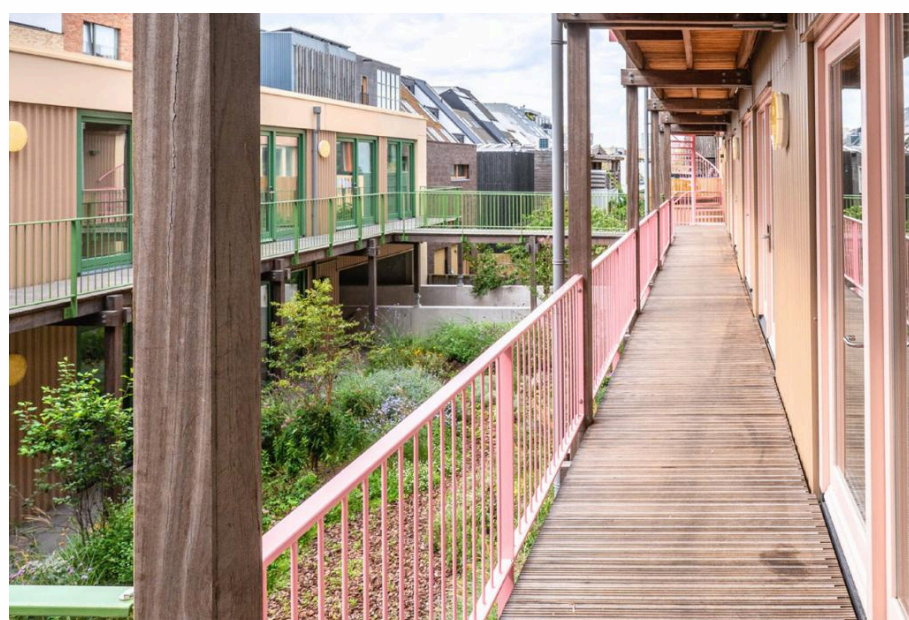
Prefab Biobased



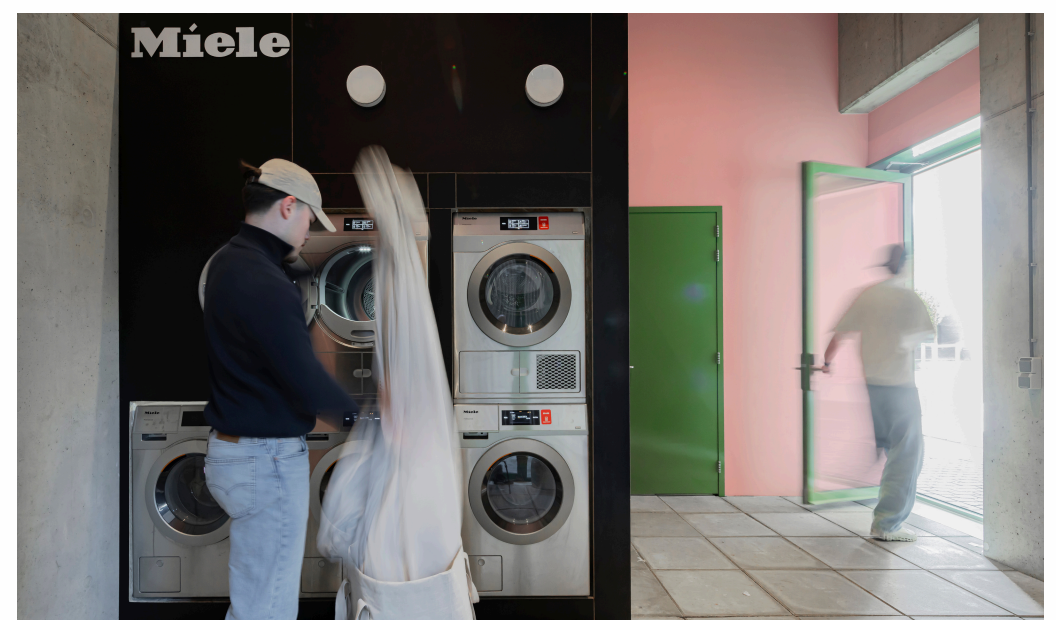
Shared Living



Cabana



Vertical Village



Shared living