

## BESIX RED BOOSTS ITS DEVELOPMENT IN LUXEMBOURG WITH AN OFFICE BUILDING DEDICATED TO THE LATEST WORKING TRENDS



Luxembourg, October 2018. BESIX Real Estate Development (BESIX RED), the subsidiary of BESIX Group in charge of real estate development, has just obtained the construction permit for a new 18,800 sqm office building in Belval dedicated to the latest working and co-working trends. A conceptually and architecturally bold step into the future!

This is a landmark project for BESIX RED, who have entrusted the design to prestigious British architects Foster + Partners. «We have great ambitions for the Belval project, which is intended as a space for active life and encounter,» explains Gabriel Uzgen, Managing Director of BESIX RED. «Alongside more traditional offices, areas have been designed for various models of co-working and for certain forms of 'nomadism', that is no longer specifically dedicated to specific activities or users».

Flexibility of surfaces, flexibility of occupation, co-creation, (generational) mix, architectural quality and top technical and environmental performances are all part of this new project.

### New way of working

The building permit, obtained on 24 July 2018, marked the start of BESIX RED's new emblematic project. Located near the University of Belval (Luxembourg), this new office building will total some 18,000 sqm of office space, of which 3,000 sqm will be reserved for co-working spaces that meet the needs of many cross-border workers and the expectations of millennials. Another nearly 800 sqm will be available for restaurants, shops and similar facilities.

This iconic project will create a built framework for interaction, creativity, performance and innovation: traditional offices, co-working spaces, open workspaces, 'flex offices', shared meeting rooms, but also larger areas (min. 160 sqm) that can accommodate a single company, and a start-up incubator.

### Growth strategy

The Belval project marks a key step in BESIX RED's growth strategy in Luxembourg. Under Country Director

Geoffroy Bertrand, the Luxembourg branch has in recent years developed several major real estate projects in association with local partners. These include the rehabilitation of the KONS building (20,600 sqm) opposite the Luxembourg City railway station and now the ING Luxembourg headquarters, the SOHO residential project (17,300 sqm), again in the station district, and the FERRERO building (29,500 sqm) housing the headquarters of this international food group.

«BESIX RED is keen to become part of the Luxembourg economic fabric. With the Belval project, we are consolidating our position as a major player in the Luxembourg real estate market and are once again demonstrating our expertise,» says Geoffroy Bertrand.

### A transparent building

BESIX RED entrusted the design of the project to the prestigious British architectural firm Foster + Partners, with local collaborating architect Tom Beiler, a partner of Luxembourg

architects Beiler François Fritsch. «The architectural challenge was to maintain the transparency of the building while increasing its flexibility and respecting the site's industrial history,» says architect Darron Haylock, a partner of Foster + Partners.

The heart of the building is an impressively high green atrium, arranged on different levels. Visible to all who will stroll there stands the imposing silhouette of the blast furnace, a sentinel of the country's industrial heritage. This connection between the past and the future anchors the project, which has been identified as the last section of the first phase of urbanisation of Esch-Belval – a new district of the municipality of Esch-sur-Alzette based on the site of what was once the largest steelworks in the Grand Duchy of Luxembourg.