



FAÏENCERIE

LUXEMBOURG

7 JANUARY 2020

The ICN Development, BESIX RED and Tralux Immobilier consortium acquires the Villeroy & Boch site in Luxembourg

On 3 December, the group of promoters ICN Development, TRALUX immobilier and BESIX RED signed the acquisition of the land (transfer of property through sale of shares of Rollingergrund Premium Properties) on which Factory 1 of Villeroy & Boch was located, in Rollingergrund, Luxembourg. The City of Luxembourg had acquired Factory 2 in 2016.

This site of nearly 46,000 m² of buildable area will now be called *Faïencerie*. Located 2 km from the city center between the residential area of Limpertsberg and the Bambësch forest, it is bordered on both sides by magnificent green forests. *Faïencerie* is a neighborhood for everyone, with a definitive focus on quality and the living environment.

According to ICN Managing Director Nik Coenegrachts, "*Faïencerie* will evolve to become a vibrant and dynamic neighborhood. Everything will be done to make sure the residents of *Faïencerie* feel at home there." "With this in mind, the project will be designed to offer a new living experience to its inhabitants which contributes to their well-being," added Gabriel Uzgen, Managing Director of BESIX RED.

The ICN Development, TRALUX Immobilier and BESIX RED partners have already been able to establish their expertise on Luxembourg territory with projects such as Parc Rischard (10,395 residential m² developed by ICN-TRALUX), Altitude (set of administrative offices developed by TRALUX Immobilier) or the new international Ferrero headquarters, near the airport (29,500 m² of offices developed by BESIX RED).

The historic building nicknamed *Le Carré*, a legacy of Villeroy & Boch, will be preserved and developed, to form the anchor point of the district and to house shops, conference rooms, restaurants and cafes. It will be a true meeting place and will form the link between the residential project and the Château de Septfontaines, dating from the 18th century and which remains the property of Villeroy & Boch.

ICN, together with the City of Luxembourg Services, plans to introduce the new special development plan (PAP) which will launch the development phase of *Faïencerie* at the beginning of 2020.

For more information on *Faïencerie*:

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THE FAÏENCERIE PROJECT

A blend of town and nature

Faïencerie is much more than a residential and office complex! It's a modern neighborhood on a human scale, a magnet where life happens at every moment of the day. In the heart of the City of Luxembourg and near the main highways, the railway and Findel airport, *Faïencerie* will be a true green paradise.

- Mix of residential, office and commercial spaces
- Development in 6 phases
- 3 partners: ICN Development, BESIX RED & TRALUX Immobilier
- Gross buildable SQM: 46,000





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ICN – Exceptional projects at outstanding locations

The ICN group, active in Belgium and the Grand Duchy of Luxembourg and employing around fifty people, currently manages a portfolio of about 30 projects representing an area of more than 200,000 m².

Our primary mission as a real estate developer is to provide the highest quality housing, while helping to build a better world. Our ambition is to best meet the expectations of our customers and provide them with the solutions they are looking for, while respecting old architecture and the environment.

Tralux Immobilier – Let's build hand in hand

Created in 2015 with its sister company TRALUX Construction, TRALUX Immobilier aims to broaden the Group's field of expertise by developing land prospecting and the design of projects with high added value.

Prestigious housing, offices, sports facilities; through its various projects TRALUX Immobilier wishes to promote social and environmental impact, together with a quality of design reflecting the group's meticulousness.

Offering complete commitment and mastery in project development, the company's mission is to create a better life for all its customers.

Specialist in residential housing, Tralux Résidentiel supports its clients across the entire value chain, from the design to the operation of their homes, by focusing on targeted products such as projects integrated into city center programs or energy efficient homes.

BESIX RED – the strength of a group at the service of the customer

BESIX RED is a real estate developer active in the residential, office, commercial and service sectors. For more than 30 years, BESIX RED has been developing large-scale urban projects in the Grand Duchy, in Belgium and in a growing number of foreign cities. Its project portfolio now accounts for 26 projects under development and represents an area of 770,000 m².

A subsidiary of BESIX Group, BESIX RED relies on the considerable expertise and know-how of a multidisciplinary team which brings together architects, engineers, entrepreneurs and financiers. Thanks to the growing synergy within the BESIX group, BESIX RED guarantees the development of products of the highest architectural and technical quality, for the benefit of the end user.

Being conscious of creating sustainable developments that take into account the needs of its customers, societal and ecological components, as well as innovation, is an integral part of its perspective on the real estate of the future.



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