

URBAN LIVING WITH CLEAR VIEWS

The projects Belval Plaza and the Southlane Towers have already demonstrated how living and working can be combined perfectly in one building, and this modern concept is to be continued on the Esplanade. Residential units are also available from the 5th floor of the tower building on building plot 15, far from the noise of the road. The

clear views (which cannot be obstructed by further development) over the fields and forest areas of neighbouring France provide a unique quality of living. It is almost like living in the country – in the middle of the city. Flexible layouts facilitate a wide range of living forms for the urban populace, ranging from studios to 2-room apartments and the

penthouse on the top floor – there’s so much to explore.

The residential aspect cannot be ruled out on other sites in addition to building plot 15. Staff and concierge apartments on the top floors are also a further possibility.



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A project by



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ESPLANADE – THE GREEN MOSAIC
IN THE SQUARE MILE

30,000 m² for working and living
in a very special setting



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BELVAL
– THE PLACE OF A THOUSAND POSSIBILITIES

Belval remains one of the most exciting addresses in the Grand-Duchy of Luxembourg. For quite some time now, the former steelworks in the region of the municipalities Esch-sur-Alzette and Sanem has been a thriving suburb with a unique mix of functions. New buildings have been constructed on a site of approx. 270,000 m² where, just a few years ago, the smelting works' chimneys belched out smoke, and another 200,000 m² are under construction. Some 3500 new jobs have been created in Belval, and nearly 1000 people have moved into new homes here.

The heart and motor of the new quarter is the "City of Sciences", an ensemble of university buildings, research institutes, schools and public authorities. Here too, the first units are already complete. For instance, the Luxembourg Center for Systems Biomedicine (LSCB) and the start-up Center Technoport are now based in Belval, the start of a symbiosis of research, teaching and business development. More and more companies with links to teaching and research are choosing to settle in this exciting environment, and there will

be a further increase in the demand for attractive areas when Luxembourg University moves here in 2014. In fact, very many companies already want to secure themselves a personal address in Belval, the district of the future. Esplanade, the new project that has been developed by Agora, offers endless potential for independent ideas and individual addresses, and grows with the activities of its building clients.

THE ESPLANADE PROJECT
– AN URBAN MOSAIC

The architecture of the Square Mile is notable for its clear structures and urban appeal. Repetitively appealing building blocks provide clear divisions and orientation. The project "Esplanade" is now providing charming break from this structure at the southern crossover to the park.

Like an urban mosaic, it presents itself with a total of seven different plots on a communally designed urban square.

With its green stairways, portals, private terraces and islands, the area is the perfect setting for unique buildings with an unmistakeable architecture. There is a mix of small and large building typologies, with rounded and rectangular shapes to create an exciting contrast. The overall design of the square provides cohesion, and is the perfect framework for expressive architecture. The clear accentuation of the edges and boundaries of the Esplanade

ensure that the ensemble also blends harmoniously with the overall appearance of the Square Mile.

Terraces in front of the buildings, benches, a wide flight of steps and green islands make the Esplanade an attractive and inviting meeting place in the quarter. One particular advantage of the location is the direct proximity to the Belval University railway station and Park Belval.



The solitary building – individual architecture for creative companies

Spectacular, stylish and innovative: the edifice on building plot 10. It is not just the exceptional shape of the building that creates a high degree of recognition and clear address generation; as well as being clearly visible from a considerable distance, the proximity to the southern access to Belval and

the height of the building also catch the attention. Companies can shape their own philosophy spatially on up to 14,000 m². There is plenty of room for prestigious offices, meeting rooms or showrooms. The private terrace in front of the building serves as the central communication zone.

The offices can be adapted individually, and used as traditional single office, team areas or "flexspace" (flexibly adapted) offices. The atriums serve as the central communication zones. With two underground parking levels, the proximity to the railway station and the attractive surroundings, your new office will also appeal to your customers.

For something a little smaller – the two office towers

The two office buildings on plots 11 and 14 are perfect for small and medium-sized companies that want something functional yet special. They measure a

total of approx. 2500 m² over 5 floors. Each floor has around 400 m² of floor space that can be used and adapted flexibly to suit – as single, "flexspace" or open-plan offices. Here too, the buildings have their own terraces,

which are perfect meeting places, and there is plenty of parking in the underground garage.

The perfect calling card for small creative companies – the two pavilions

Small companies in the creative sector in particular, such as architects and advertisers, will find that the Esplanade pavilions on plots 12 and 13 are the "place to be". Each measures 600 m² – plenty of

room for ideas. With a separate forecourt and the small building size, this is a very distinctive and prestigious address.

offices of Paul Wurth Civil Construction on behalf of Agora has already resulted in a number of options.

And best of all: the construction of the pavilions is largely energy self-sufficient. A study by the engineering

Plot	m² land	m² gfa	Underground car park	Private terrasse
10	3 028	14 000	+	+
11	1 601	2 549	+	+
12	589	608	-	+
13	627	608	-	+
14	1 866	2 549	+	+
15	2 261	9 688	+	+