



TWO QUARTERS OF BELVAL FULLY COMMERCIALISED.

Two important pages were turned for Agora at the end of 2018. Indeed, of the four quarters that make up the Belval site, two are fully commercialised.

Commercialisation of the “Terrasse des Hauts Fourneaux” quarter is now completed following the sale of the last plot of land to the Besix RED development company. As the keystone of this quarter, which already includes several exceptional property developments, Agora wanted a very special project. From this consideration was born the collaboration with Besix RED.

Indeed, on this plot of land Besix RED intends to build a bold development of approximately 18,800 m² of administrative space designed as a new living and meeting space devoted to the latest trends in workspace and co-working.



Interior of the Besix RED building.

In this respect, Besix RED has teamed up with the services of the prestigious British architectural firm Foster + Partners, who have developed this project in close collaboration with Luxembourg architects Beiler François Fritsch Architectes. The result is a project that is unique in Luxembourg in terms of both architecture and functionality.

The second fully commercialised quarter is the Belval Nord residential quarter, the last three plots of which were commercialised at the end of 2018. In total, the developers Strabag, Technoconsult Immobilière, Tracol Immobilier and Asars Constructions will develop around 165 housing units in four different residential properties.



Exterior of the Besix RED building.

CRANES AS FAR AS THE EYE CAN SEE OVER BELVAL!

In 2019, the Belval site will experience a momentum never before achieved in terms of construction. Indeed, five buildings are being finalised and will be delivered this year for a total of more than 80,000 m² GFA for various uses.

The Naos building and the Bâtiment des Laboratoires will be mainly for administrative purposes, while the Capelli Towers and the Résidence Orchidée buildings will be more geared towards “housing”. The Rouden Eck will be a mixed uses building.



The Bâtiment des Laboratoires.

In addition to these deliveries, eleven new building projects are expected to start at the Belval site this year for a total of approximately 85,000 m² additional GFA.

The KannerCampus building project (primary school and differentiated school) is ongoing with more than 23.000 m² under construction.



INCREASINGLY NUMEROUS AND PRACTICAL INFRASTRUCTURES.

Regarding the Place des Bassins on Central Square, which will become the heart of the Belval site, Agora still hopes to be able to launch the first demolition works at the end of this year or at the latest in early 2020. As a reminder, the design of this pedestrian square, which is to become the hub of the future new mixed quarter of Central Square, was decided by an architectural competition in mid-2018.

So Agora is now entering the execution phase of this square, which has an underground restaurant / lounge bar with a unique concept in Luxembourg planned in the centre.

The bridge construction linking the Belval site directly to the A4 motorway is also underway. The definitive connection of the site to the A4 motorway is expected by 2021, which will further increase the ease and speed of access to Belval for workers, residents and business customers.



New Belval Bridge.

Another sign of the site's coming of age is that Agora has signed, with the Luxembourg State, the deed of transfer of the Boulevard Porte de France and the tunnel linking the site to France.

BELVAL: A BIG APPETITE ON THE PART OF INVESTORS.

Institutional investors are increasingly attracted to the Belval site. In 2018, Agora identified two major transactions on the site: the sale of the Naos building to a partnership of insurers and the sale of a nursing home to another institutional insurer.

A sizeable future transaction is also to be expected following the launch of the Terres Rouges building, which has an above-ground volume of over 53,000 m² which, for Luxembourg and a large number of investors, is quite exceptional. The Yields on Belval, on the other hand, follow the downward trend of the Luxembourg market.



Boulevard Porte de France and the Terres Rouges building.

AN EVER MORE LIVELY SITE.

With such a dynamic development process, the number of occupants of the site is increasing. To date, Agora is very proud to be able to count in Belval more than 3,000 inhabitants, about 8,500 workers and almost 6,000 students and assistants.



Belval unique atmosphere.

It is all these users with different vocations and horizons that give Belval its unique, cosmopolitan and vibrant character.

They create and strengthen Belval's soul every day!