



## A GOOD DAY'S WORK

Students, assistants, teachers and other employees in the field of research have celebrated the opening of the new University of Luxembourg buildings in Belval. A number of state and private research centres have already taken advantage of this opportunity and have established themselves on the Belval site in order to be able to benefit fully from this exceptional new platform of sharing and exchange.

And the University of Luxembourg continues to expand! In fact, in addition to the 127,000 m<sup>2</sup> currently operated by the University, two new buildings are under construction and will be delivered in 2017. They are the "Maisons des Matériaux", which will house research centers, and the "Maison du Livre", which will contain the University Library. In total, the University will therefore expand by some 54,000 m<sup>2</sup> in 2017.



Maison du Livre

Belval is also starting to build a reputation as a high-quality location for administration! For example, companies active in the fields of IT - such as arqs - and financial management - such as A3T - have opted to establish their headquarters in the urban, modern and representative district of Belval.



Naos building

The same is true for other businesses such as architects, communication agencies and estate agents. They too have made the wise choice of coming to settle in a high-profile, easily accessible urban district offering new, efficient and comfortable buildings. And the cherry on top is that most of them have reduced their property costs (the second-largest item of expenditure for service-sector companies) whilst enjoying a better quality environment.

Following this popularity, the construction of service-sector areas is accelerating

in Belval. The commercialization of the Esplanade district, with its potential of over 31,000 m<sup>2</sup> will only have taken two years. While interest remains strong among local developers (for example, REWA will shortly be launching a 2,400 m<sup>2</sup> project), the main parcels of land have now been acquired by foreign developers that are not yet active on the site, such as Naos (a partnership including the Belgian developer Atenor) and Capelli. The construction of their buildings should begin before the second half of 2017. This interest on the part of foreign developers is also to be seen on other plots in the Square Mile with, for example, the Eiffage building delivered this year and the Strabag service sector project. In total, over 28,000 m<sup>2</sup> of offices are scheduled to be built by 2019.



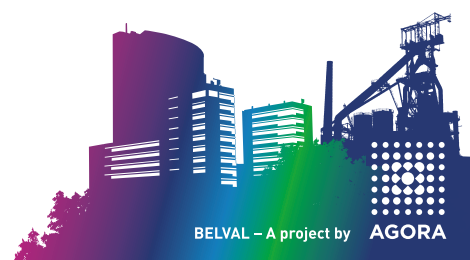
Capelli Towers

**"Belval, a community of 12,000 people"**

# BELVAL

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BELVAL – A project by AGORA





## THE PLACE TO LIVE

Belval has also become a “must” as an environment in which to live. In fact, some 2,000 people and 400 students have already moved in. They can enjoy their brand new homes in their natural green or urban setting every day, and also find recreational opportunities in the many shops (over 65) and leisure activities located just a few hundred meters from where they live. The 70,000 m<sup>2</sup> residential district of Belval Nord is already almost entirely completed and occupied.

## NEW DIRECT ACCESS FROM THE MOTORWAY

Belval was already Luxembourg’s best connected outlying district in terms of public transport (buses, trains), but in January this year, its mobility concept moved still further forward with the opening of the “Micheville Link”, a tunnel running under the entire site in a north-south axis. The tunnel is directly connected to France via a motorway. This new high-frequency way has a beneficial consequence on the other already existing accesses. More, a new high-end bus linking France (Metz) and Belval has also come into service this year.

## NEW CHALLENGES FOR AGORA IN BELVAL

The conclusion of the commercialization of the Esplanade district closes another chapter for the Square Mile.

In order to be able to continue to meet a growing demand for space, Agora is pushing on with its efforts to help in the well-planned growth of Belval.

In fact, Agora is currently focusing on developing the Central Square district, the PAP for which is expected in May 2017. It will be sited at the heart of the Square Mile and will be a showpiece due to its location and architecture. This new mixed district will contain 15 plots arranged around a pedestrian zone, giving a total of over 180,000 m<sup>2</sup>. Each plot will provide maximum flexibility in terms of size, and will be able to be sub-divided into lots of 2,000 m<sup>2</sup> to 17,000 m<sup>2</sup> to enable

functional diversity. An architecture contest has already been launched for three of them that represent a total cumulative volume of +/-37,000 m<sup>2</sup>.



Central Square project



Student residence Uni-Val 2

The other next major project for Agora in Belval is the development of the residential district of Belval-South. This district will contain a total of over 70,000 m<sup>2</sup> of residential units specifically for families, a highly valued and key component of our society. Construction of a school complex is scheduled to begin in the district this year.

***“With a 6% market share, Belval is the largest outlying administrative district”***

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