Belval – market figures 2017
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1. Belval – Fact Sheet - Location

Belval

Sanem, commune with strong development

Motorway to Luxemburg Airport, 25 minutes

Esch-sur-Alzette, 2 minutes
2nd city in the country +/- 34,000 Hab.
Changing old industrial structures to urban modern districts – That’s the core mission of Agora!
1. Belval – Fact Sheet - 2014
1. Belval – Fact Sheet – Districts map

- Office
- Retail
- Housing
- Restaurants

- Housing
- Education

- Leisure
- Office
- Research
- Housing
- Retail
- Restaurants

Belval Nord

Belval Sud

Parc Belval Sud

Central Square

Square Mile

Terrasse des Hauts-Fourneaux

Sport Center

1.800 m

800 m
1. Belval – Fact sheet

- Located at Esch-sur-Alzette and Sanem in the southern region
- 120 ha total surface due to Masterplan 2002
- 1.350.000 m² gfa: 600.000 m² public and 750.000 m² private; building legislation since 2003
- 300.000 m² gfa office, 350.000 m² housing, 100.000 m² gfa shopping / leisure / hotel / service facilities in private development
- 558.000 m² finished or under construction = 41 % of overall program
1. Belval – Fact sheet

- More than 8,000 inhabitants, about 2,400 already on site including students and CIPA
- Up to 25,000 working places, 5,000 already on site every day
- 5,000 students, pupils and searchers on site
- Direct motorway access, 25 minutes to the airport
- Existing direct train link from the greater region, station Belval-Université on site, pedestrian distances within area
- Efficient buses connections to Luxembourg, Esch and Metz
- Today, largest area with sustainable certificate by DGNB
*Liaison Micheville: Tunnel crossing the site directly connected to the french motorway allowing a direct access to Belval.
2. Belval – Mobility - Car

Source: Statec

Workers repartition. Tot: 393,000

Source: Statec

Morning car travel time

Source: Google maps

Morning time waste

Source: Google maps
2. Belval – Mobility - Car

Evening car travel time

Evening time waste

Source: Statec

Source: Google maps
2. Belval – Mobility - Train

Belval-Université station:

- Direct trains to Luxembourg every 15 minutes (30 min travel time)
- Direct trains from Luxembourg every 15 minutes (30 min travel time)
- Connexions from Luxembourg station to Belgium, France and Germany
- P&R 1.600 spaces.
2. Belval – Mobility - Bus

Accessibility in Belval through the following lines:

- TICE Line 1: Esch - Belvaux - Lamadeleine
- TICE Line 2: Esch - Soleuvre - Differdange
- TICE Line 3: Esch - Belval - Bascharage - Niederredingen
- TICE Line 4: Belval - Esch - Schifflange - Kayl - Dudelange
- TICE Line 7: Belval - Esch - Lallange - ZARE
- TICE Line 15: Esch - Belval - Bascharage - Clemency
- RGTR Line 202: Luxembourg - Belvaux - Obercorn
- RGTR Line 203: Luxembourg - Soleuvre - Differdange
- RGTR Line 322: Esch - Réfange (F)

3 additional crossboarding lines:

- RGTR Line 306: Trier (D) - Cloche d’Or - Belval
- RGTR Line 309: Perl (D) - Frisange - Belval
- Line Metz (F) – Belval (+/- 55 min travel time)
The BHNS is « High level services buses ». There will be two new lines during the following years.

- East – West: will merge Dudelange to Differdange (and maybe Rodange in the future)
- North–South: will merge Luxembourg city to Micheville in France.

Those two lines will have a stop in square mile in Belval.

An other stop with an exchange possibility between those lines and the other traditionnal bus lines will be possible just at the entrance of Belval site (Raemerich).

BHNS advantages:
- Higher frequency: 1 bus every 8 minutes.
- Higher capacity of the vehicles with more seats.
- Higher speed due du dedicated lanes in critical points.
2. Belval – Mobility – Bike / Pedestrian
3. Office market - Luxembourg

Evolution of office stock in Luxembourg

Source: Inowai Research

3,851,845 m²
3. Office market Luxembourg

Belval is the biggest periphery district (6% total market share)

Source: Agora, Q 4 2016
3. Office market Luxembourg

Office locations in Luxembourg

- Take-up p.a.: 143,000 m² 10 year average
- Take up 2016: 216,060 m²
- Vacancy: 4 - 7% during last years, large spread within different areas
- Vacancy Q4 2016: 5.39%
- Prime Yield: 4.35%
- Invest volume average: +/- 950 Mio € during last 10 years
- Invest volume 2016: 1,290 Mio €

Source: Inowai Research
4. Office market Belval

Evolution of office stock at Belval

Source: Agora, Q 4 2016

15% of market share since 2006
4. Office market Belval

Office stock at Q4 2016

- Bil 1: 37.100 m²
- Bil 2: 22.000 m²
- Alho / GKE: 300 m²
- Belval Bridge Building: 450 m²
- Adem: 9.100 m²
- Bio - K: 10.355 m²
- Southlane 1: 3.800 m²
- Agora: 1.470 m²
- Southlane 3: 2.000 m²
- Résidence du Jazz: 2.900 m²
- Feierwon: 800 m²
- Feiersteppler: 2.120 m²

**Total private office**: 92.395 m²

**Total public office**: 116.800 m²

**Total Office Stock**: 209.195 m²
4. Office market Belval

Take up and vacancy rate

Take Up:

Take up 2016:
- Office: 2,208 m²
- Retail: 2,588 m²

Number of transactions:
- Office: 4
- Retail: 10

Take up 2017: already 2,400 m²

Vacancy:

Vacancy Q1 2017:
- Office: 18,584 m²
- Office rate: 8.9%

Vacancy rate increase from 3.9 % to 8.9 % due to the lease renegotiation from the biggest private tenant
4. Office market Belval

Pipeline 2017 - 2019

2017:
1. Résidence Galiléo 670 m²
2. Maison des Matériaux 34.854 m²
3. Maison du Livre 3.832 m²

2018:
4. Rouden Eck 7.600 m²
5. Lot 26 East 4.089 m²
6. Lot 13 Esplanade 900 m²

2019:
7. Naos 13.000 m²
8. Capelli Towers 2.196 m²

Total private pipeline 28.455 m²
Total public pipeline 38.686 m²
Total pipeline 2017, 2018 & 2019 67.141 m²
5. Housing market south region

- Project less than 500 units
- Project more than 500 units
- Project Eco-cité (F)
- Belval
5. Housing market south region

Completed residential units: south region 23% market shares

Source: Statec
5. Housing market south region

Prices for new apartments (VEFA)

- Average price 2016 Sanem: 4.999 €/m², Esch: 5.722 €/m²
- Country average 2016: 5.918 €/m²

Source: Liser
5. Housing market south region

Evolution of price level to buy or to rent

- Rental level for apartments:
  - Country average 19.46 €/m²
  - Esch: 17.40 €/m²
  - Sanem: 17.89 €/m²

- Rental level for houses:
  - Country average: 13.61 €/m²
  - Esch: 12.39 €/m²
  - Sanem: 12.10 €/m²

Source: Observatoire de l’Habitat
Total offer about 350,000 m² gfa (not included public developments as student homes), → 2,850 units plus 1,000 rooms/beds in special projects (private student homes, houses for elderly people,...)

870 units are completed (30 %) => +/- 93,500 m² gfa

117 units + 216 students rooms are under construction

Average price of latest apartment transactions: 5,159 €/m²
6. Housing market Belval

1.703 accommodations already built or under construction.

- 870 flats
- 165 senior rooms
- 668 student rooms

Ground school project

High school 1.500 students
6. Housing market Belval

Future areas Belval-South (BS) Square Mile (SQM): Split of apartments by size (forecast)

Belval South - forecast per type in accommodations units (Total = 584)

- Studio: 18%
- 1-Br: 33%
- 2-Br: 21%
- 3-Br: 10%
- House: 18%

Belval South - forecast per type in m² BGF (Total = 69.602)

- Studio: 20%
- 1-Br: 30%
- 2-Br: 33%
- 3-Br: 5%
- House: 12%

Square Mile - Forecast per type in accommodations units (Total = 1.290)

- Studio: 39%
- 1-Br: 19%
- 2-Br: 12%
- 3-Br: 11%
- House: 30%

Square Mile - Forecast per type in m² BGF (Total = 127.364)

- Studio: 43%
- 1-Br: 26%
- 2-Br: 20%
- 3-Br: 11%
7. Retail & Services: major retails

**BelvalPlaza:**
- Total m² shopping: 36,500 m²
- Retails: 36
- Restaurants/bars: 11
- Parking spaces: 853

**Other:**
- Retails: 8
- Restaurants/bars: 9

**Hotel:**
- 1
- Rooms: 110
- Parking spaces: 133
7. Retail & Services: major retail brands

- Terrasse Hauts-Fournaux: 50,000 m² gfa shopping, restaurants, cinema
- Potential space in Square Mile: 50,000 m² gfa
7. Retail & Services: restaurants, bars
7. Retail & Services: Services

More than 60 retails actually on Belval site
7. Retail & Services: Leisure

Ciné Belval
- 7 rooms

Rockhal
- 1 room 5,400 people
- 1 room 800 people

Belval Parc
- 8 ha
8. Belval – Public areas

1. Place de l'Université
2. Place de l'Académie
3. Place des Archives
4. Hauts-Fourneaux
5. Parc Belval
6. Plateau Saint Esprit
7. Place CIPA
9. Research - Innovation Campus
9. Research Innovation Campus

1. Maison du Savoir
2. Maison du Nombre
3. Maison des sciences humaines
4. Maison des matériaux
5. Maison des Arts & des étudiants
6. Maison du Livre

1. LIST
2. Start Up Center
3. Biotech
4. Biotech II
9. Research Innovation Campus

Existing buildings under activity.

Maison du Savoir: The «Maison du Savoir » is the central building of the University of Luxemburg and the «Cité des Sciences ». It houses the central administration, amphitheatres as well as general teaching infrastructures of the University of Luxemburg. There are also rooms that can be used for public or private seminars.

Maison des Sciences Humaines: The "Maison des Sciences Humaines" hosts researchers and students of the faculty of arts, social-sciences, languages and Education. It houses also the Social Research Institute (LISER).

Maison du Nombre: The «Maison du Nombre” is provided for mathematics and IT. The buildings accommodate specific research and teaching activities. The university’s computer center is also located in-there.

Maison des Arts et des Étudiants: The "Maison des Arts et des Etudiants“ accommodates various social, cultural and artistic events such as concerts, exhibitions or receptions. It also houses student associations.

Maison de l’Innovation: Among other things, this building houses partly the activities on the part of the Center for Science and Technology Research (LIST).

House of Biomedicine: This building houses the Luxembourg Center for Systems of Biomedicine (LCSB), an interdisciplinary center for research in biotechnology. The building consists mainly of laboratories with integrated office spaces.

Halls d’Essais des Ingénieurs: This hall hosts test laboratories regarding materials studies.

Technoport: It is a business incubator working mostly very closely with the various faculties of the University of Luxemburg.
9. Research Innovation Campus

**Buildings under construction:**

**Maison du Livre**: It is the library of the University which has moved in one of the main vestiges of the iron and steel industry. The “Maison du Livre” will be open to all students and University’s staff, searchers but also to all citizens.

**Maisons des Matériaux I & II**: These buildings will be dedicated to the domain of material research as well as the engineers’ test halls.

**Upcoming Buildings:**

- Maison des ingénieurs
- Maison de l’environnement
- Maison de la vie
10. Outlook – Plots of land sales
11. Outlook – Central Square

- Most representative district of Belval
- Located in the heart of the site
- District including a wide pedestrian zone
- Mixed uses: office, retail and residential
- PAP will be delivered in Mai 2017
- Total building possibility: 187,000 m²
- 13 Plots of lands
- District providing a great flexibility with buildings between 2,000 et 17,000 m²
- 3 Plots already under architect contest

Central Square: where Belval’s heart beats
11. Outlook – Central Square

Architectural contest
11. Outlook – Central Square

Independent building size starting at 2.000 m²

Architectural global concept with several heighs and internal gardens.

Mixity is an added-value
• Future residential district including services
• New ground school provided
• Around 600 family housing foreseen
• Total building possibility: 95,000 m²
• At least 70% for Housing
• Residential in a green landscape
• PAP will be delivered in Mai 2017
Residential area with integrated schools and services, located between Park Belval, Belvaux Centre and Belval Nord,
13. Pictorama - Public Constructions
13. Pictorama - Private Constructions
13. Pictorama - Private projects
13. Pictorama - Public Spaces
BELVAL
Be a part of the future.
Be a part of Belval.
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