



Belval
Luxembourg

The Company

Innovations. INC

ES&S



FOR A FEW WORDS

Belval is ideally located in Luxembourg, one of the most dynamic countries in Europe. Its strategic position, at a few minutes drive only of the French and the Belgian borders, allows commuters to reach their work place easily by car or public transportation.

Moiré, which will be completed by Q3 2021, is a high-end office building of more than 7,000 sqm situated in the heart of Belval. It has been designed to offer flexibility, brightness and well-being to its occupants.



BEL VAL

THE MOST
DYNAMIC
HUB OF THE
GREATER
REGION

LUXEMBOURG



A MAJOR
BUSINESS
LOCATION
IN EUROPE

1ST

private banking centre
within Eurozone
and major captive
reinsurance market
in the European Union

2ND

largest fund
centre worldwide,
after the USA

128

banks

AAA

country rating*

*Credited rating agencies Fitch,
DBRS and Moody's in 2020

BELVAL

A NEW URBAN
AREA WHERE
YOU CAN
STUDY - WORK
- LIVE AND
RECREATE

Where once stood Luxembourg's largest steelworks, one of the most ambitious urban development projects in Europe is now being carried out and supervised by AGORA, a consortium between the State and Arcelor Mittal, with a special feature. Indeed, the elements of the former industrial site are preserved and integrated into the new concept in a unique way. As a district with many faces, Belval offers all the attractions, diversity and dynamism of urban life: housing, workspaces, shops, restaurants, universities and leisure facilities.

Oriented towards the future, the site attracts start-ups as much as traditional economic sectors and thus allows the development of new synergies, both local and international. Proof of this is its nomination as European Cultural Capital in 2022, which will bring new energy to Belval and make the district shine. It is also the largest area that have received the preliminary certificate in gold by DGNB for its sustainable development.

OCCUPIERS	2020	2024	DISTRIBUTION
EMPLOYEES	10.000	25.000	60%
RESIDENTS	3.500	8.000	20%
STUDENTS AND PUPILS	5.700	8.000	20%
TOTAL	19.200	41.000	100%



BY CAR

 Motorway junction
1,5km (A4 Luxembourg-Esch/Alzette)

BELGIUM
20' ●

GERMANY
30' ●

LUXEMBOURG - 15 KM



CAR PARKINGS



P Private car parking
Belval Plaza shopping mall 500 m away from Moiré

P+R

at the train station of 1,622 units

belval.lu/fr/belval/acces-et-stationnement



● **FRANCE - 5'**

PUBLIC TRANSPORTATION



Train
Line Luxembourg City - Belval - Rodange every 15 minutes:
700m away from Moiré



Bus
10 city bus lines and 5 cross boarding lines reachable within 200m from Moiré

ENJOY







FROM AN IDEAL LOCATION

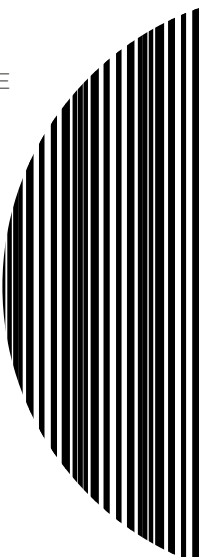
Close to both the Luxembourg capital and the major French cities of the Grand-Est Region, Belval benefits from optimal accessibility.

No traffic jams or long journeys in Belval: everything is quickly and easily accessible. Ideally located in the Square Mile, Belval's most dynamic neighborhood, Moiré offers all the amenities and dynamism of urban life: accessibility, proximity and conviviality.

DIVERSITY



-  MOIRÉ
-  UNIVERSITY
-  BUS
-  GARE
-  PARKING
-  SHOPPING CENTER
- 1** DELOITTE, PICTET, RBC
- 2** LUXCONTROL
- 3** STATE
- 4** TADAWEB, URBAN OFFICE
- 5** GINKGO
- 6** AHRS, CNPD, SECUREX
- 7** ROCKHAL
- 8** CINEMA
- 9** SPORT CENTER





**A QUALITATIVE AND
FLEXIBLE BRAND NEW
OFFICE BUILDING**

BUILDING MAIN FACTS

ARCHITECTS	Dewey Muller
DEVELOPER	Strabag Real Estate GmbH
RENTAL SPACE	7,064 sqm offices 2 terraces on the 1st (73 sqm) and 5th (119 sqm) floors 82 indoor parking units 359 sqm of archives
PROJECTED COMPLETION	Q3 2021



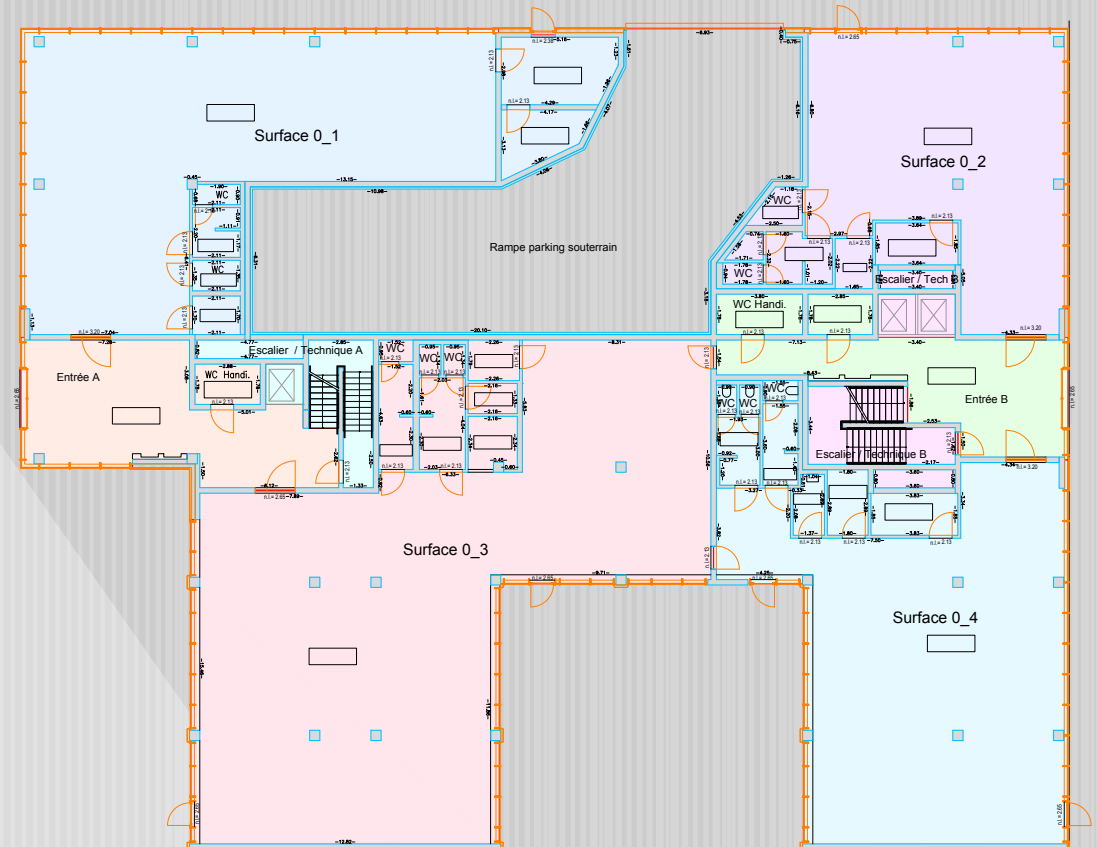
The brand new scheme delivers 7,064 sqm office space, 2 large terraces on the first and fifth floors and a very good parking ratio with 82 indoor parking units. Moiré is spread over 5 aboveground floors and 2 underground floors.

The building stands out with an outstanding level of comfort and flexibility rendering the workspaces highly appealing for its occupants. Moiré enjoys indeed an high level of divisibility with rental units from 175 sqm to 425 sqm. Each future occupier can also choose which settings, whether closed or open spaces, are the most suitable for him.

FLOORS DETAILS

GROUND FLOOR

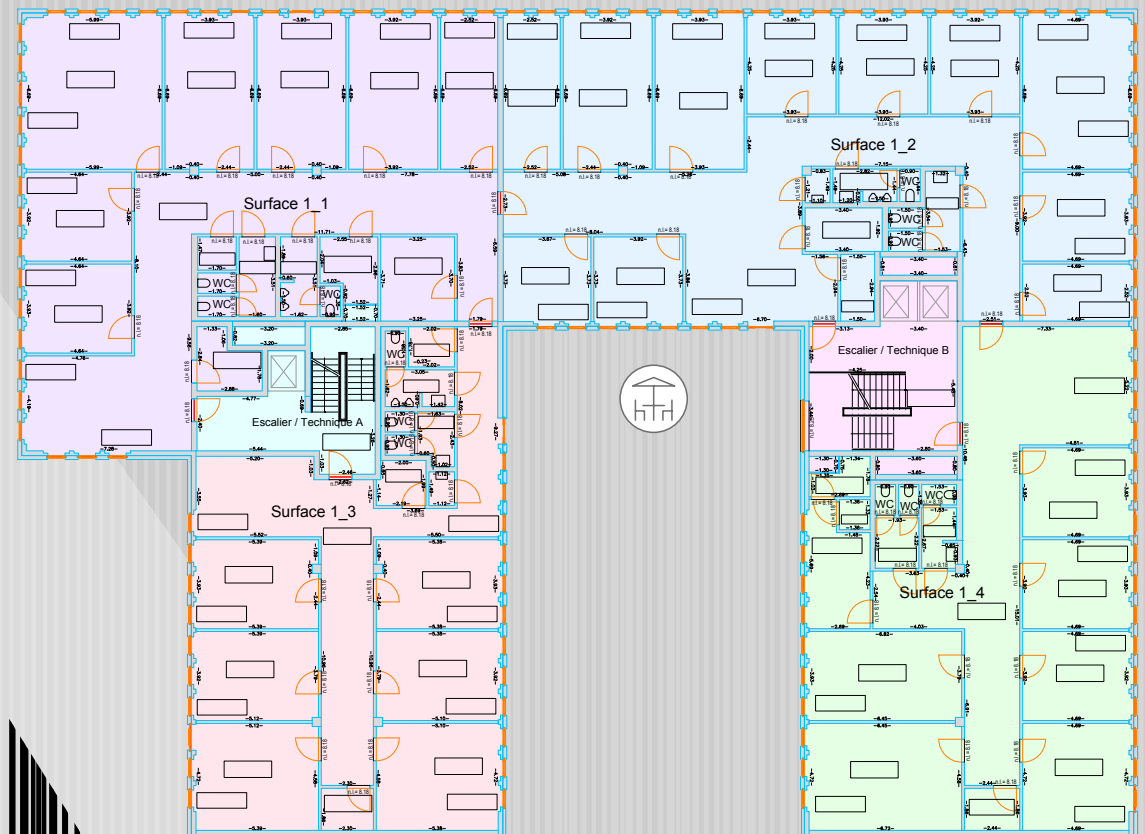
FLOOR	USE	SQM/FLOOR
Ground floor	OFFICES	1.198 SQM
Surface 0_1	OFFICES	293 SQM
Surface 0_2	OFFICES	191 SQM
Surface 0_3	OFFICES	434 SQM
Surface 0_4	OFFICES	281 SQM
1st basement	PARKING SPACES	42 UNITS
2nd basement	PARKING SPACES	40 UNITS
Total sqm (offices)		7.064 SQM
Total sqm storage		359 SQM
Total indoor parking spaces		82 UNITS



FLOORS DETAILS

1ST FLOOR

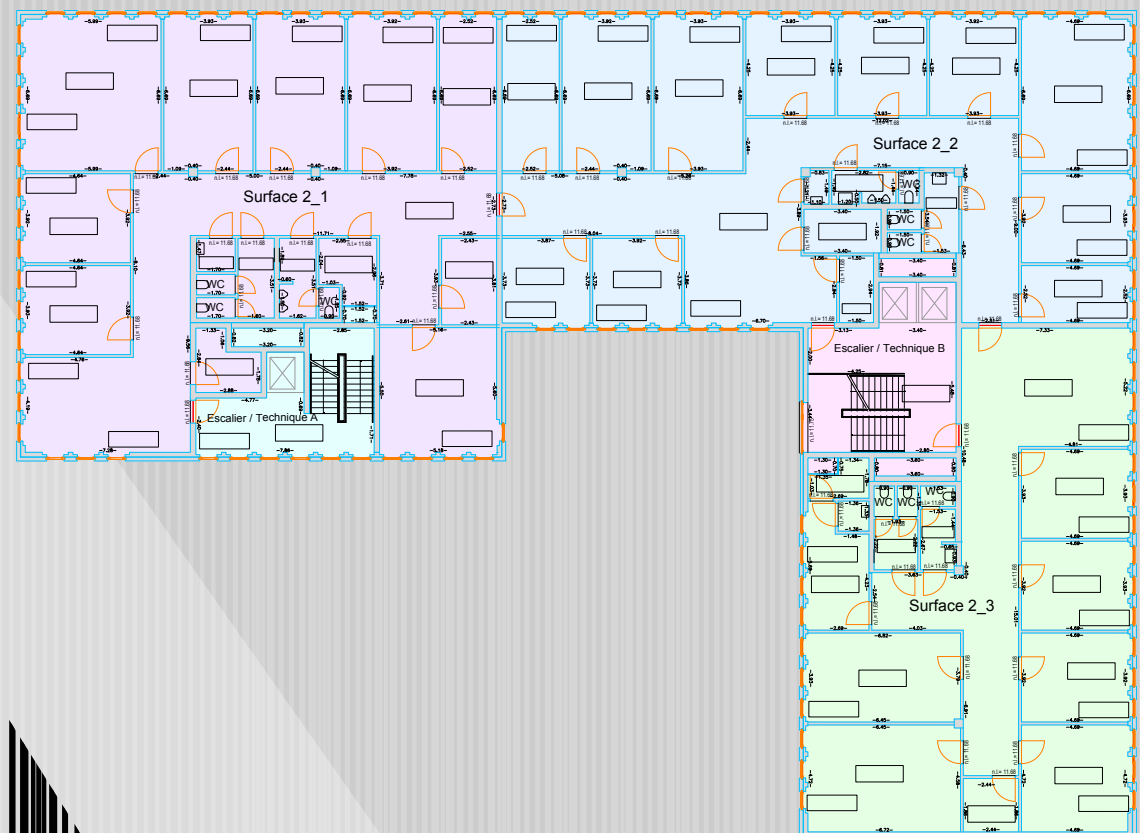
FLOOR	USE	SQM/FLOOR
1st floor	OFFICES	1.529 SQM
Surface 1_1	OFFICES	415 SQM
Surface 1_2	OFFICES	455 SQM
Surface 1_3	OFFICES	315 SQM
Surface 1_4	OFFICES	344 SQM
1st basement	PARKING SPACES	42 UNITS
2nd basement	PARKING SPACES	40 UNITS
Total sqm (offices)		7.062 SQM
Total sqm storage		359 SQM
Total indoor parking spaces		82 UNITS



FLOORS DETAILS

2ND TO 4TH FLOOR

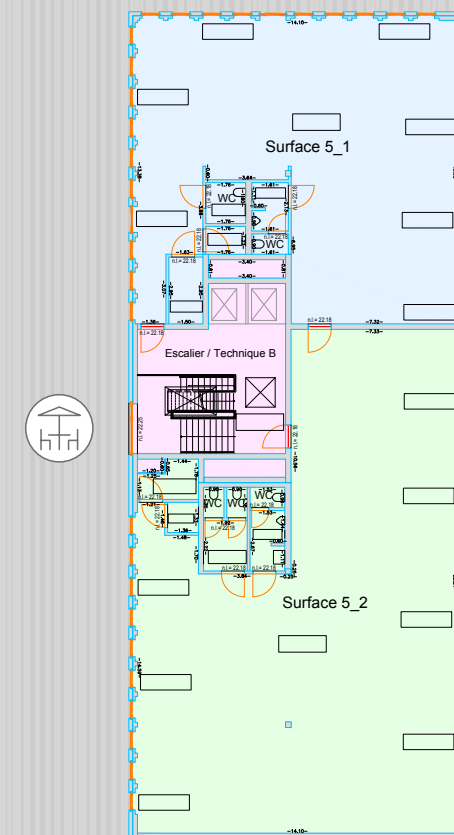
FLOOR	USE	SQM/FLOOR
4th floor	OFFICES	1.254 SQM
3rd floor	OFFICES	1.254 SQM
2nd floor	OFFICES	1.254 SQM
Surface 2to4_1	OFFICES	454 SQM
Surface 2to4_2	OFFICES	455 SQM
Surface 2to4_3	OFFICES	344 SQM
1st basement	PARKING SPACES	42 UNITS
2nd basement	PARKING SPACES	40 UNITS
Total sqm (offices)		7.062 SQM
Total sqm storage		359 SQM
Total indoor parking spaces		82 UNITS



FLOORS DETAILS

FLOOR	USE	SQM/FLOOR
5th floor	OFFICES	575 SQM
Surface 5_1	OFFICES	231 SQM
Surface 5_2	OFFICES	344 SQM
1st basement	PARKING SPACES	42 UNITS
2nd basement	PARKING SPACES	40 UNITS
Total sqm (offices)		7.062 SQM
Total sqm storage		359 SQM
Total indoor parking spaces		82 UNITS

5TH FLOOR



TECHNICAL FEATURES



GENERAL FACTS

- Efficient modulation (1.35 m)
- High ceilings (5 m ground floor / 3 m upper floors)
- Raised floor equipped with floor boxes
- 3 elevators (1 simple / 1 double)
- charging stations for e-cars



LIGHTING

- Offices: Suspended light fixtures providing direct and indirect brightness
- Corridors: Built-in lights in suspended ceilings



AIR-CONDITIONING

- Double-flow mechanical ventilation (air volume set at $4.5\text{m}^3/\text{h}\cdot\text{m}^3$)
- Concrete core air cooling with cooling pipes (iced cold water) running through the ceilings



FACADE

- Glass and concrete facade
- Opening windows with aluminium frames and double glazing
- External aluminium blinds



SECURITY

- Fire detection





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