

# SQUARE 42

BELVAL DISTRICT





# Edito

The masterplan of this new district is the result of the transformation of the former Belval steel factory into a modern, dynamic site that offers a diverse array of activities such as housing, retail, business, research and education.

The preservation of national heritage is part of this urban concept as it protects some elements of the old industrial site.

ATENOR and CORES DEVELOPMENT

## The essential of SQUARE 42

20,664 SQ M

of office space  
on 7 floors

MORE THAN

3,000 SQ M

per floors as from  
700 SQM

RESTAURANT

on the ground floor

WOODEN

structure

CERTIFICATION

BREEAM Outstanding  
& WELL Platinum

297 SQ M

of patio  
(access to 120 sqm)

1,184 SQ M

of retail space  
on the ground floor

ROOFTOP

with breathtaking  
views

AVAILABLE IN

2027

SMART

building

EU TAXONOMY

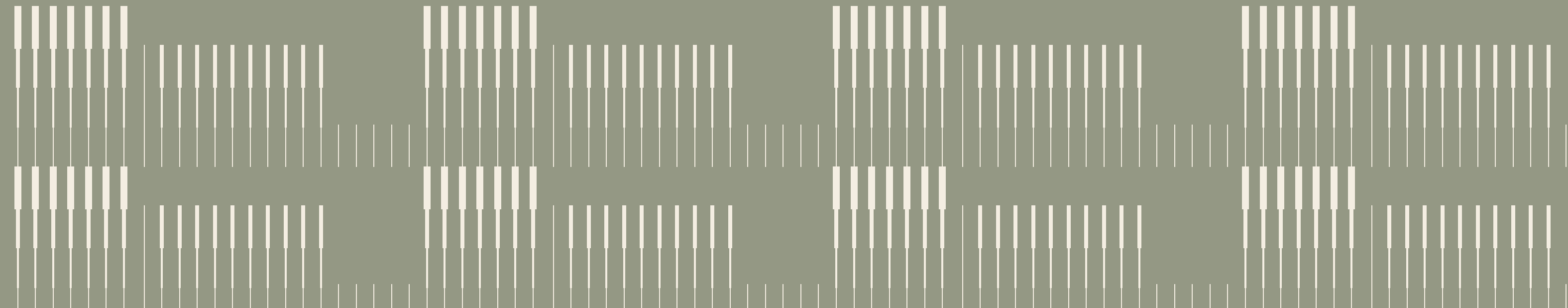
aligned

1,476 SQ M

of terrace  
(access to 723 sqm)

01

# Location



BELVAL

# Belval, an urban quarter for the 21<sup>st</sup> century

JUST 20 MINUTES FROM LUXEMBOURG CITY  
AND WALKING DISTANCE TO ESCH-SUR-ALZETTE,  
EUROPEAN CAPITAL OF CULTURE



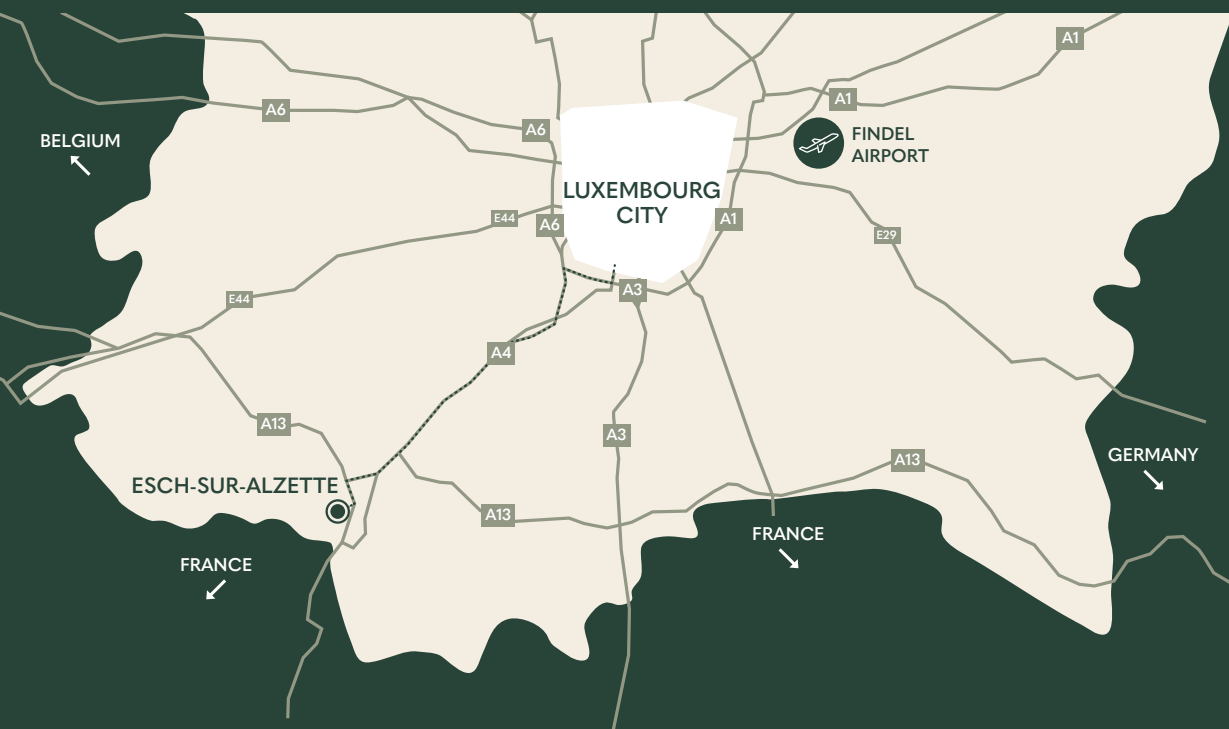
Large local  
talent pool



270+  
companies,  
shops and public  
buildings



Fast connections  
to Luxembourg,  
Esch and Metz  
by bus or tramway



## BELVAL TO LUXEMBOURG CITY



20 minutes



25 minutes from  
Belval-Université station



40 minutes



20 minutes  
to the airport



“

*The emblematic design of the Place des Bassin connects the two basins of the former sintering plant in the form of a singular infinite loop which symbolizes the alliance of the industrial site and its revitalization as an urban space.*

ARHS Group

*Central Square will be both a shopping district, a business district, and a stimulating residential area.*

*This central pedestrian square will take shape around the two former sintering basins of ArcelorMittal, which will be preserved, similar to the blast furnaces a few steps away. The goal is to be able to see the remnants of the past, to preserve the heritage.*

AGORA

”



BELVAL

# Welcome to Belval

PERFECTLY SITUATED, WITH OVER 212,000 CROSS-BORDER WORKERS, WELL CONNECTED AND DESIGNED FOR THE FUTURE, BELVAL IS THE IDEAL LOCATION FOR MODERN BUSINESS.

No wonder Société Générale, Deloitte, Luxembourg Capital, RBC Investor Services Bank and ARHS have already made it home. Belval is also particularly attractive, with affordable and accessible housing competitive and in full development.

**SHOPPING CENTER**  
Belval-Plaza

5 minutes walk

**SHOPPING MALL**  
Delhaize-Plaza

4 minutes walk

**FITNESS CENTER**  
Basic-Fit Belval

5 minutes walk

**MUSIC & CULTURE**  
Rockhal

7 minutes walk

**BARS & RESTAURANTS**  
in the direct vicinity

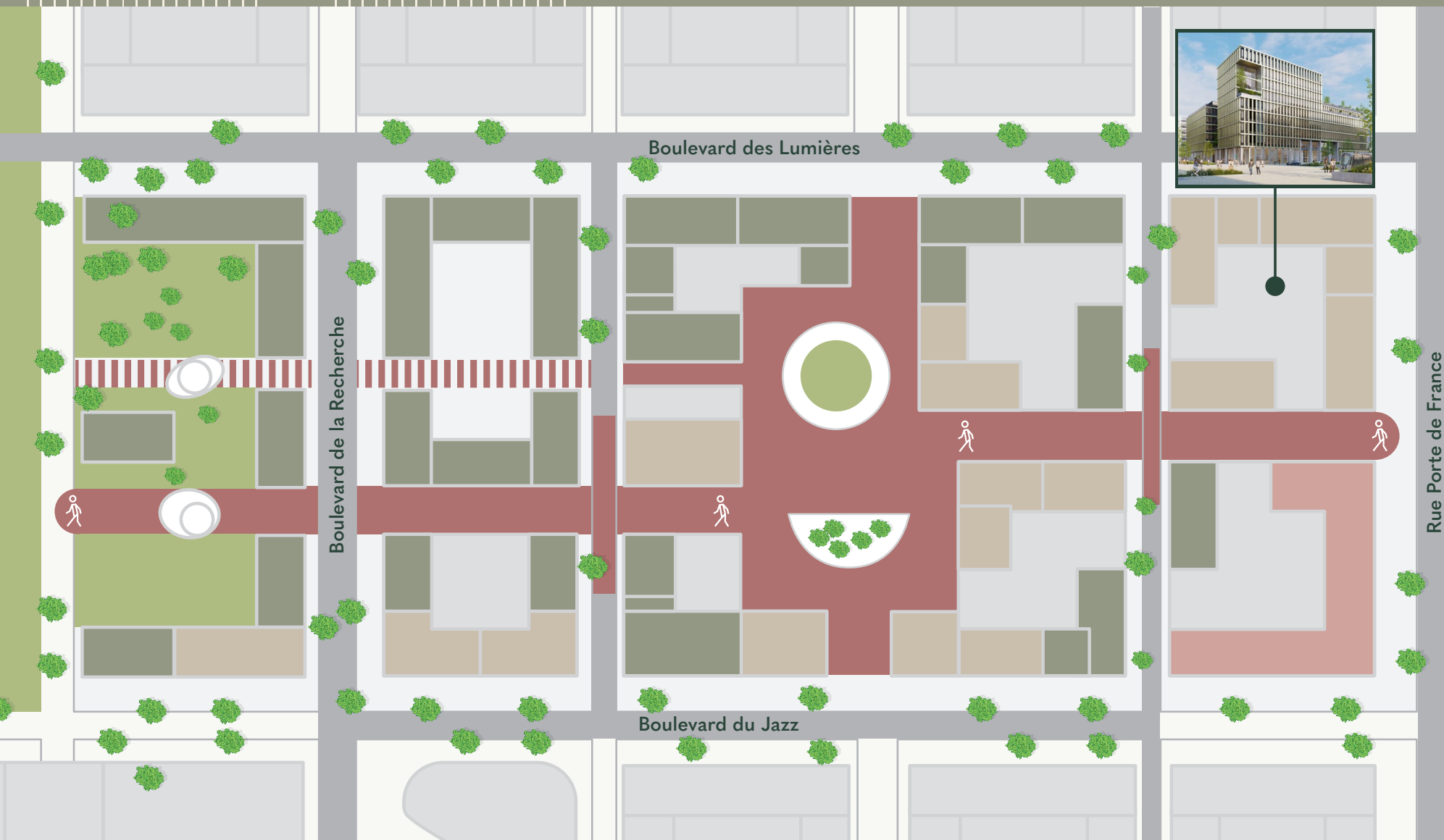
**HOTELS**  
in the direct vicinity

By car, traffic flows more smoothly: to and from Belval, that's a time saving of almost 2 hours a day.  
Thionville – Belval 45 min  
Arlon – Belval 35 min  
Metz – Belval 60 min



CENTRAL SQUARE

# The new heart of Belval



## ONE OF EUROPE'S MOST AMBITIOUS URBAN PROJECTS

The transformation of Belval's old sinter plant site is the focal point of Agora's dynamic urban masterplan. Designed around the factory's original subterranean basins, the square will combine business, retail, housing and leisure spaces – all wrapped up in a bold architectural vision.

With its location next to Belval Lycée station and with masses of parking, and exceptional pedestrian access, Central Square will be the new beating heart of Belval. Embracing the scale and drama of its industrial past, and heralding a bright new future, this is modern city life at its very best.



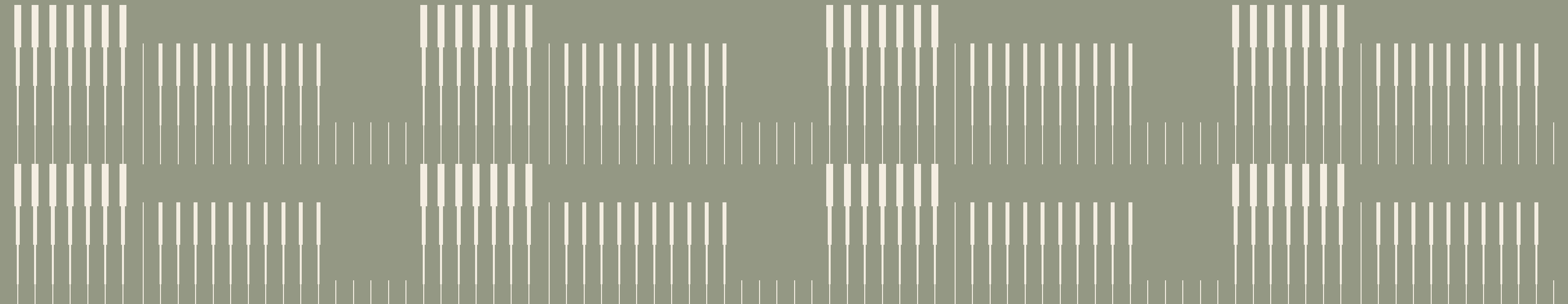
- 4\*\*\*\* hotel, accomodation
- Residential
- Office and retail
- Pedestrian area
- Optional access
- Road network







# The concept and the building



## ARCHITECTURAL VISION

# An environmental approach

The architectural expression is directly linked to the studies of solar energy intake on the facades of the building.

The sequential envelope is adapted to the building needs in terms of energy, reduction of cooling systems and prevention of overheating risks.

This project is a premiere in the Luxembourg real estate market. It combines well-being, quality of life and a completely neutral impact on the environment, demonstrating that a decarbonised and responsible future is possible.

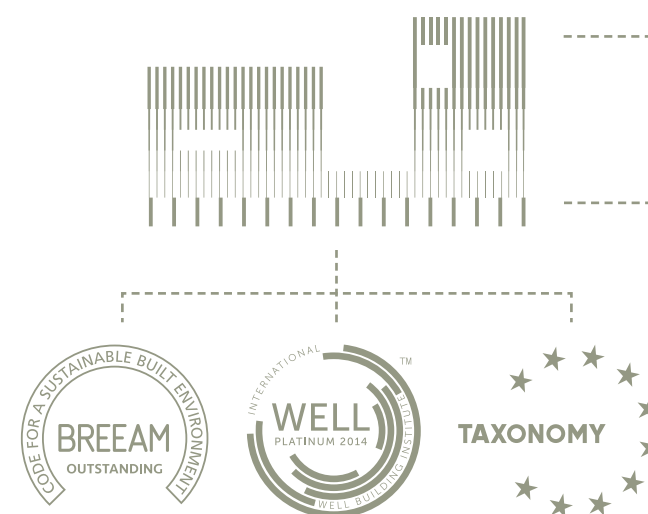
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*Can natural light shape architecture? Square 42 is the demonstration that the environmental conditions of tomorrow can create a new architectural narrative. It is the application, on the ground, of the ambitious objectives of the new European Green Deal that tend towards carbon neutrality. It is the concretization of new spaces that embody the transformation of the world of work by sheltering practices that are yet unknown to us.*

A2M and Moreno Architects



## THE PROJECT TARGETS



**CO<sub>2</sub> neutral**  
CO<sub>2</sub> neutral targeted

**Passive design standards**  
Conception principles for achieving a rigorous level of comfort and energy efficiency through thermal, air, moisture and solar radiation control.



## THE LOBBY

## A very special welcome



## A SPACE CREATED FOR WELLBEING AND COMFORT

The lobby at Square 42 gives you and your visitors a very special welcome. Light, bright and generously proportioned, you immediately know you've arrived somewhere special. More than just the gateway to your offices, this is a co-working space and informal meeting area. A place to think and relax.

Opening out into the building's central atrium and patio garden, the lobby brings the outdoors in, and with it, a feeling of calm and elegance.





COWORKING SPACE

# with outside terrace





## INTERIOR SPACES

# Relax, you're at work

SQUARE 42 IS DESIGNED  
TO MAKE WORK A PLEASURE

Open, interconnected spaces allow for flexibility and relaxed hybrid working. Open-plan areas, informal meeting spaces, formal meeting rooms and more secluded offices cater for every work style. All floors are filled with natural light, clean air and greenery, and have their own galleries or green terraces. Plus, the exceptional event space on the 6th floor allows access to the wide-open views of the rooftop garden.

More than  
**3,000** SQ M  
per floor

**3 M**  
Typical ceiling  
height

Total workforce  
possible: from  
**1,400**  
to  
**1,800**  
depending  
on the layout

Bicycle:  
**60**  
Car parking spaces:  
**210**



Beautiful spaces for companies  
of all shapes and sizes, and at  
every stage of their journey.



EXTERIOR SPACES

# Private fitness area



SQUARE 42 | BELVAL DISTRICT

Square 42 offers spacious service areas specially designed for everyone's well-being.

Everything is designed to make you feel good, from the private, fully-equipped fitness area to the comfortable, lively pedestrian street.



Pedestrian street with public restaurant and terraces along the building



ATMOSPHERIC RESTAURANT

with an outdoor terrace  
on the ground floor



Square 42 means great coffee,  
great food and great service –  
just seconds from your desk.



## EXTERIOR SPACES

# A living, breathing workspace



## A REMARKABLE WORKPLACE BOTH INSIDE AND OUT

Square 42 is designed to help everyone who works here feel relaxed and happy. Cool aesthetic, space, sunlight and clean air... they all have their part to play. And a large rooftop garden, 1<sup>st</sup> floor terraces, ground floor patio garden and green galleries enhance that feeling of ease and contentment. This means greater creativity, more productivity and a better staff retention.

### 300 SQ M

Ground floor atrium  
and patio garden

More than

### 600 SQ M

1<sup>st</sup> floor terraces

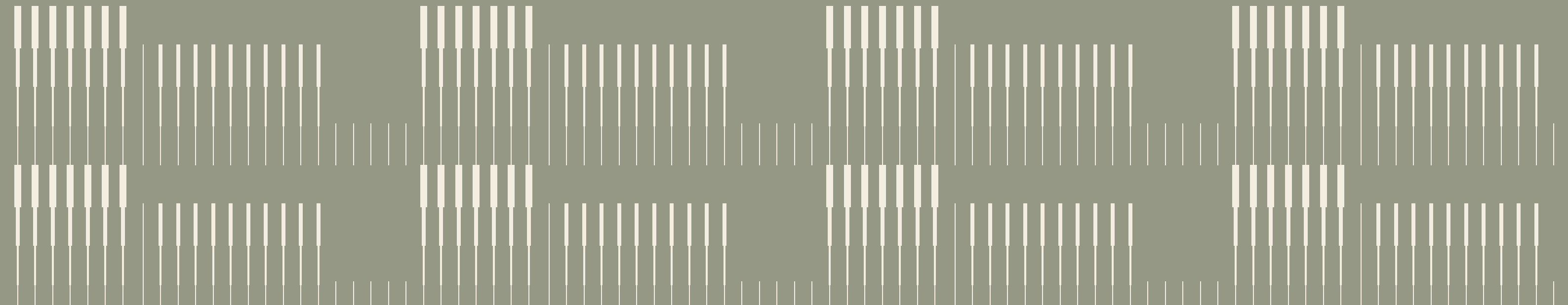
### 225 SQ M

Rooftop garden

Gardens and terraces are ideal for impromptu meetings, socializing and getting away from the desk.



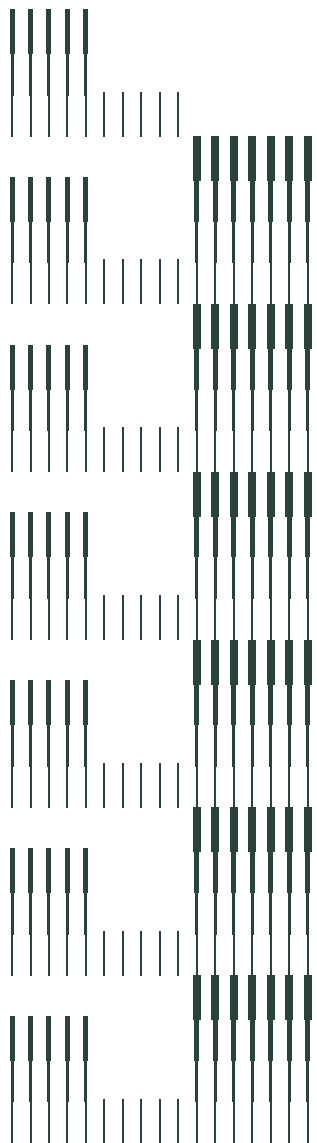
# Technical



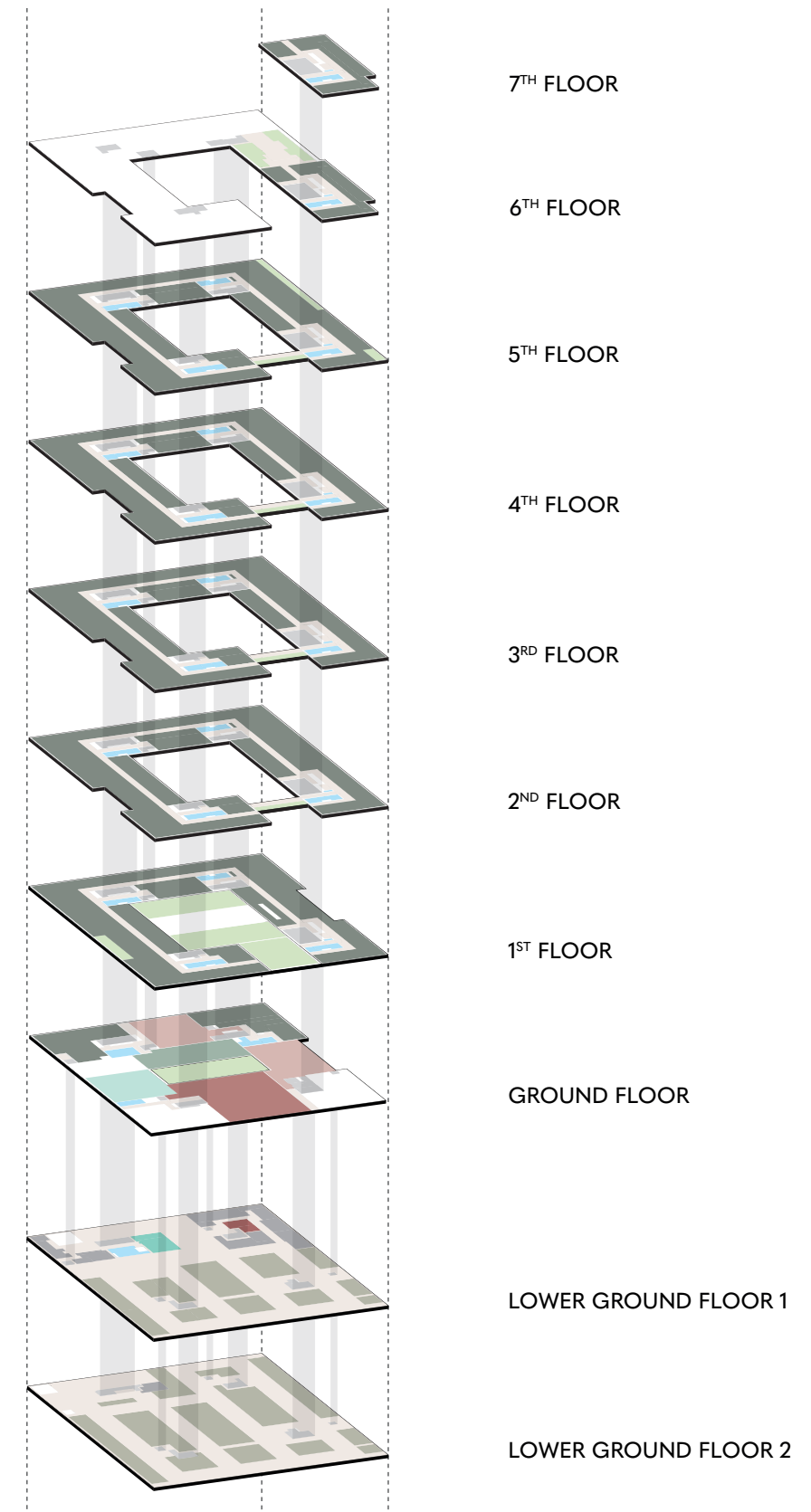


# Table areas

# Axonometry

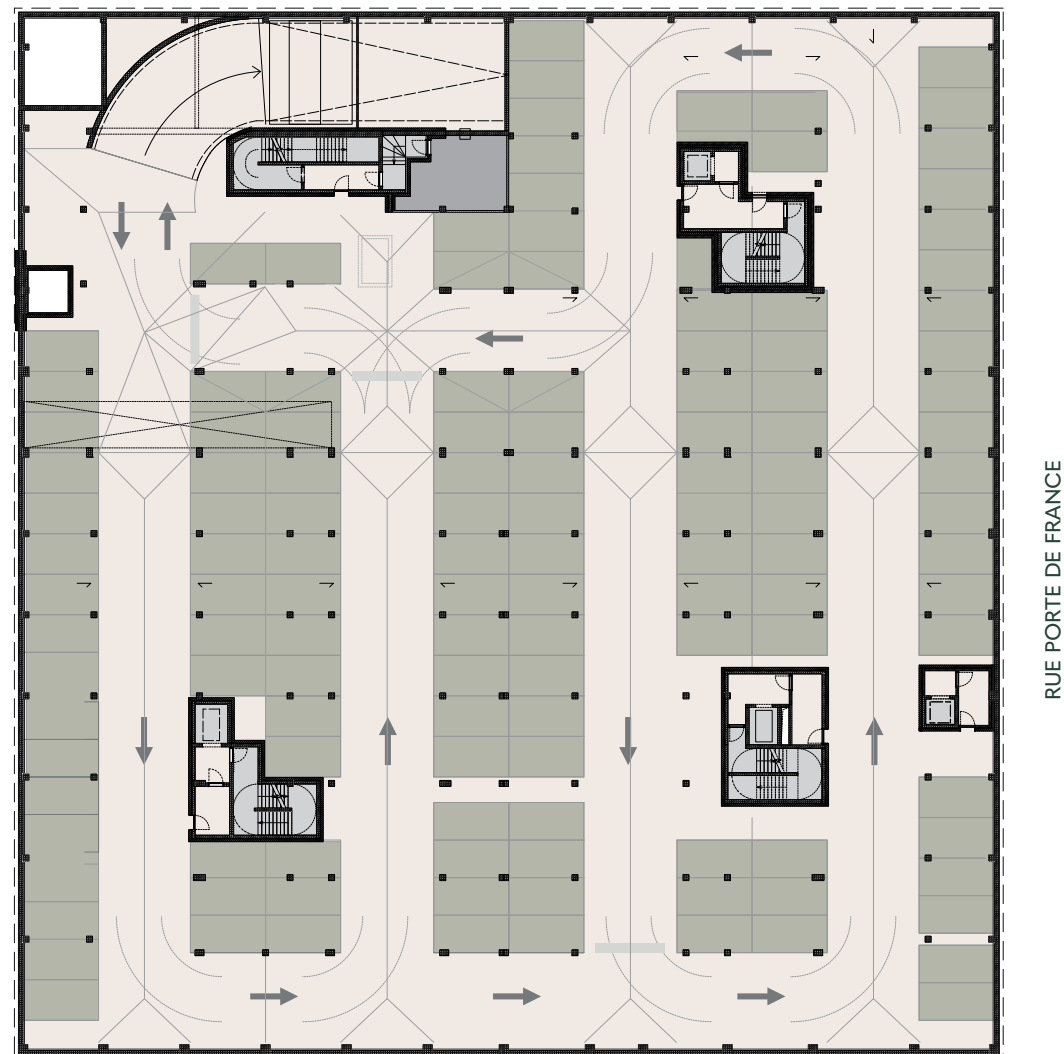


FLOORS	OFFICE (SQ M)	TERRACE / LOGGIA (SQ M)
7 <sup>th</sup> floor	576	
6 <sup>th</sup> floor	576	206
5 <sup>th</sup> floor	3,498	55
4 <sup>th</sup> floor	3,600	40
3 <sup>rd</sup> floor	3,600	40
2 <sup>nd</sup> floor	3,600	40
1 <sup>st</sup> floor	3,100	342
Ground floor	3,254	120
<b>TOTAL</b>	<b>20,664</b>	<b>843</b>



# Lower ground floor 2

# Lower ground floor 1



RUE PORTE DE FRANCE



- Parking spaces
- Horizontal circulation
- Technical room
- Vertical circulation



RUE PORTE DE FRANCE



- Parking spaces
- Bike spaces
- Vertical circulation
- Horizontal circulation
- Sanitaries/Changing rooms
- Sanitary premises
- Technical rooms



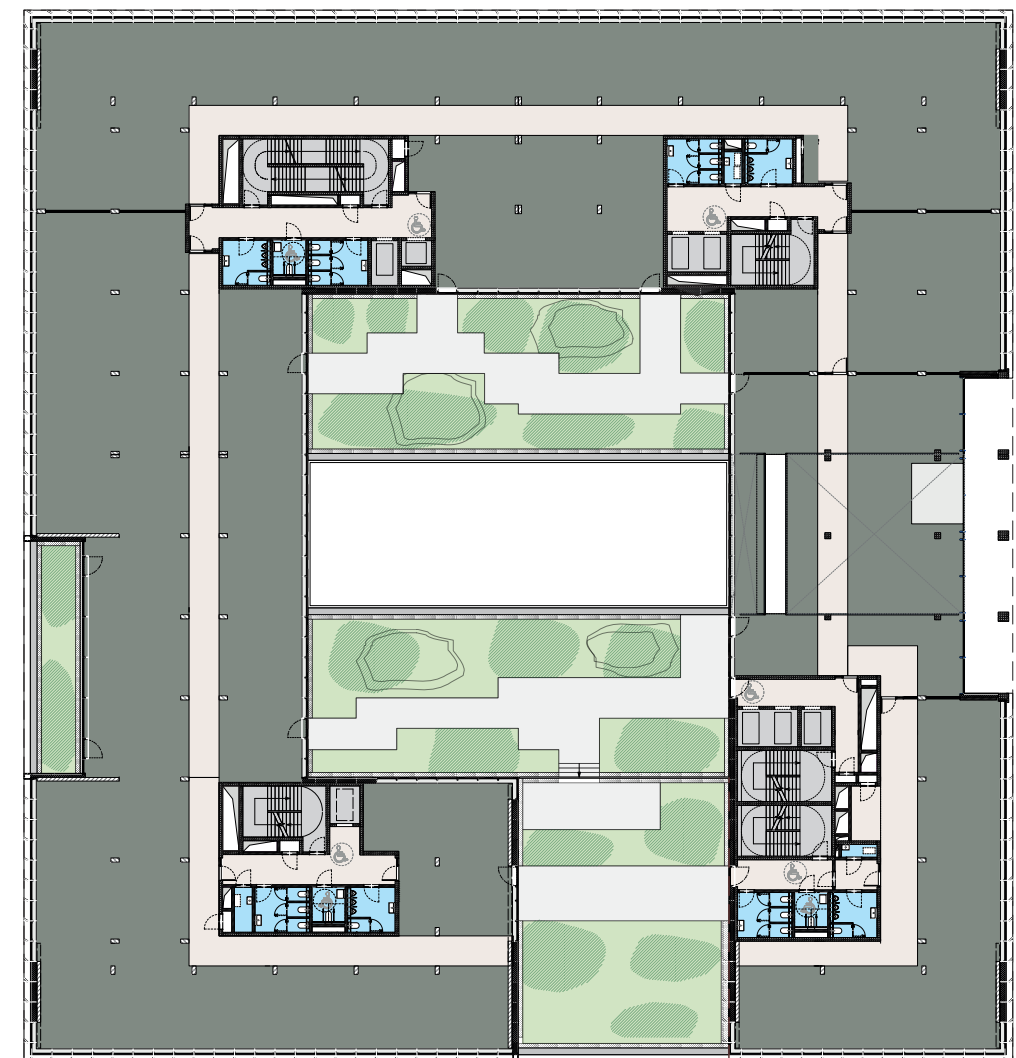
# Ground Floor

# 1<sup>st</sup> floor



RUE PORTE DE FRANCE

- Reception lounge
- Offices
- Coworking
- Restaurant
- Fitness
- Vertical circulation
- Horizontal circulation
- Sanitaires
- Terraces / Galleries



RUE PORTE DE FRANCE

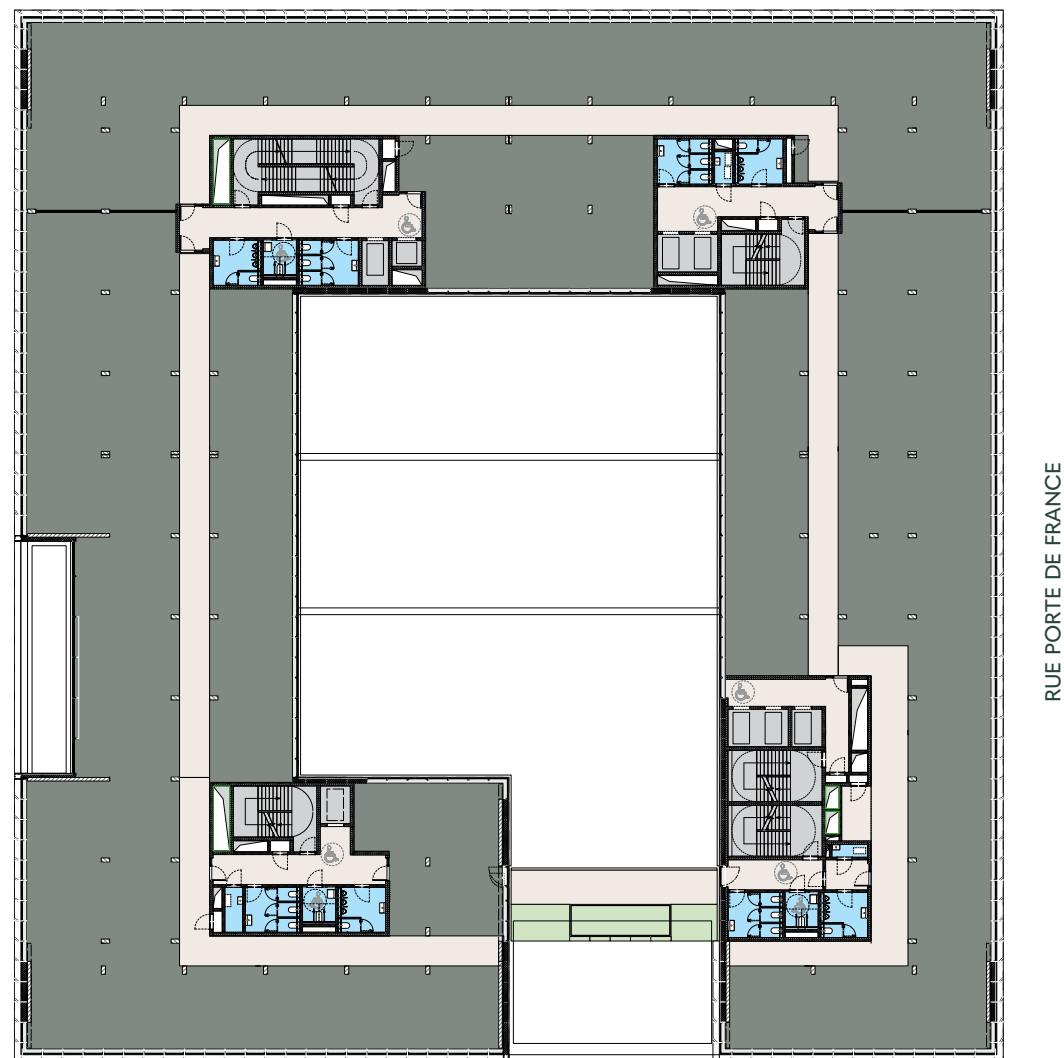
- Offices
- Vertical circulation
- Horizontal circulation
- Sanitaires
- Terraces / Galleries



1 person/10 sq m design density

## 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors

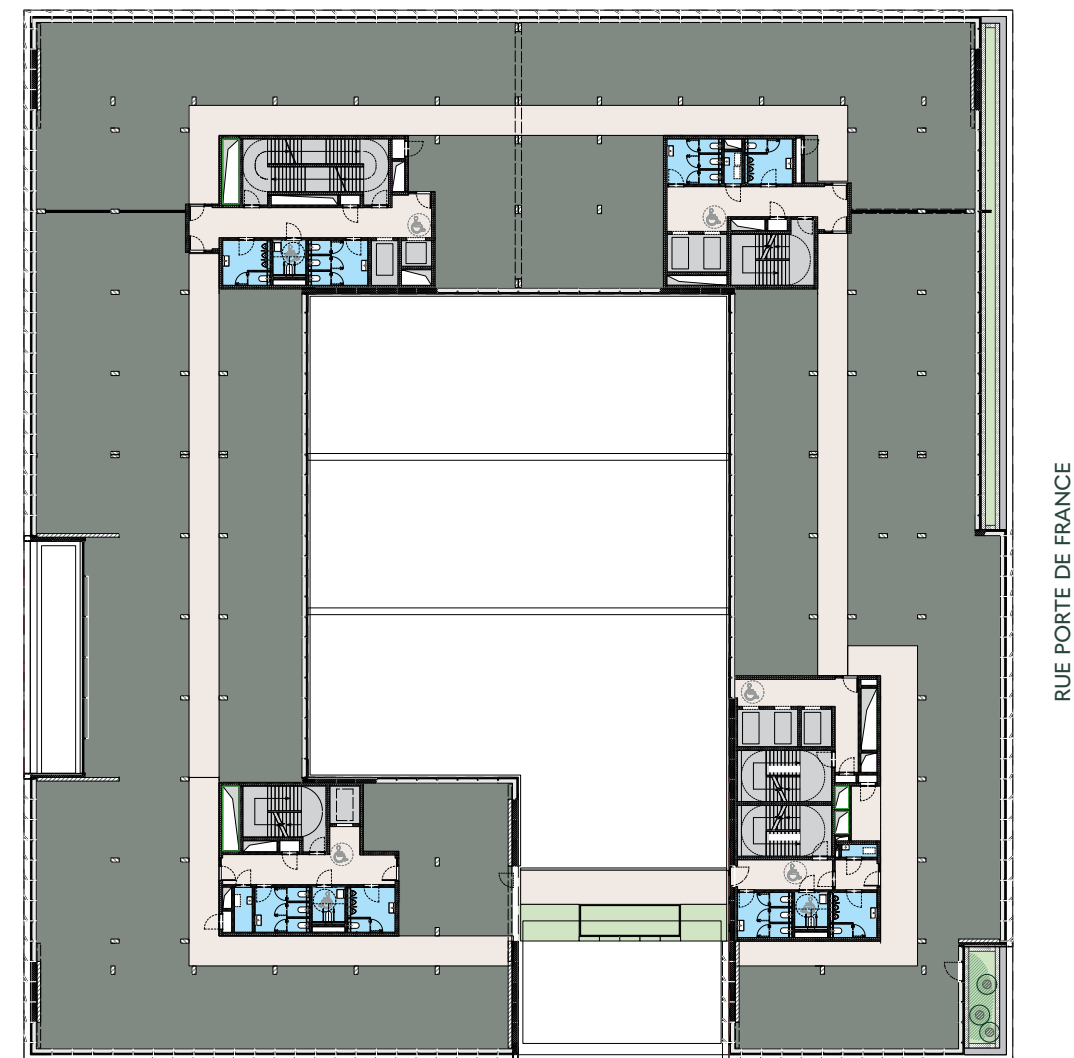
## 5<sup>th</sup> floor



1 person/10 sq m design density



Offices  
 Horizontal circulation  
 Vertical circulation  
 Terraces / Galleries  
 Sanitaries



1 person/10 sq m design density

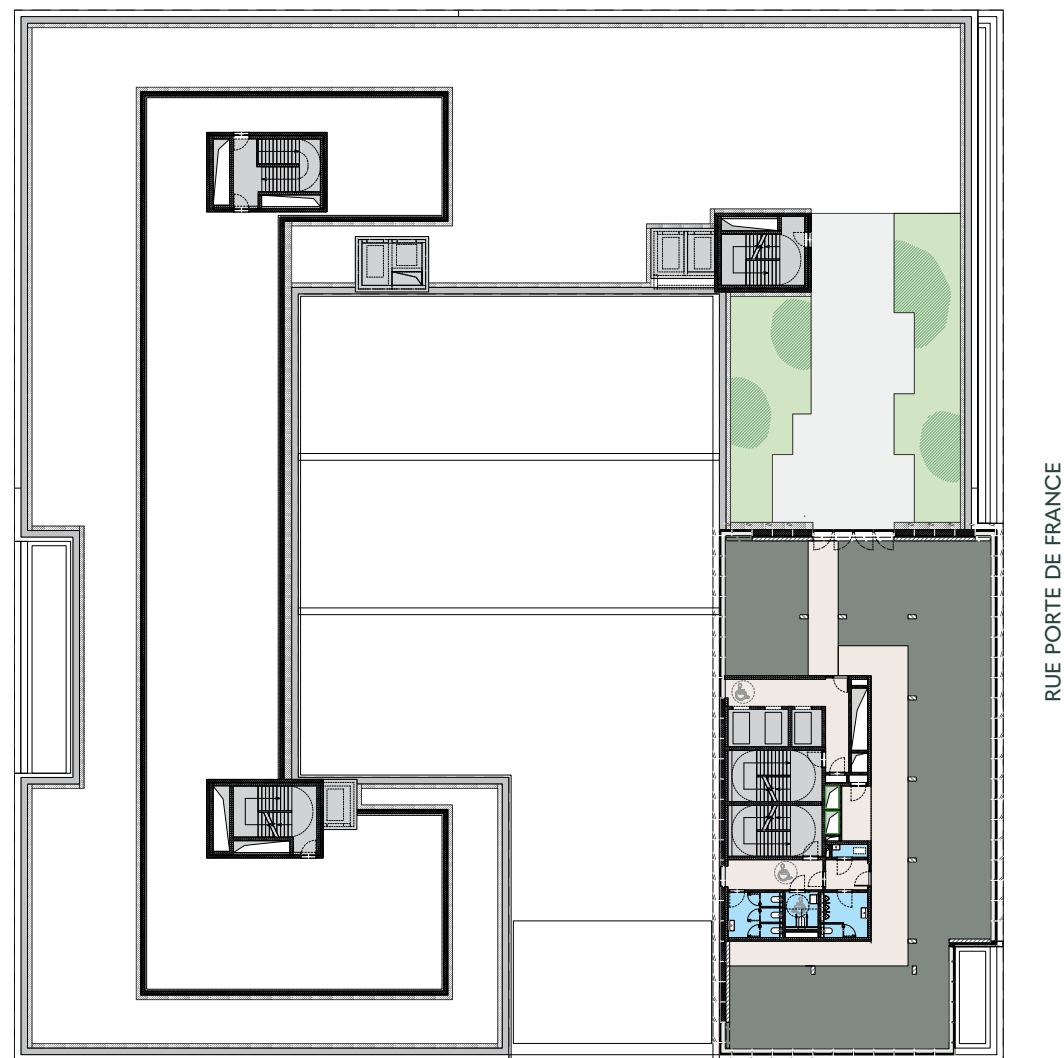


Offices  
 Horizontal circulation  
 Vertical circulation  
 Terraces / Galleries  
 Sanitaries

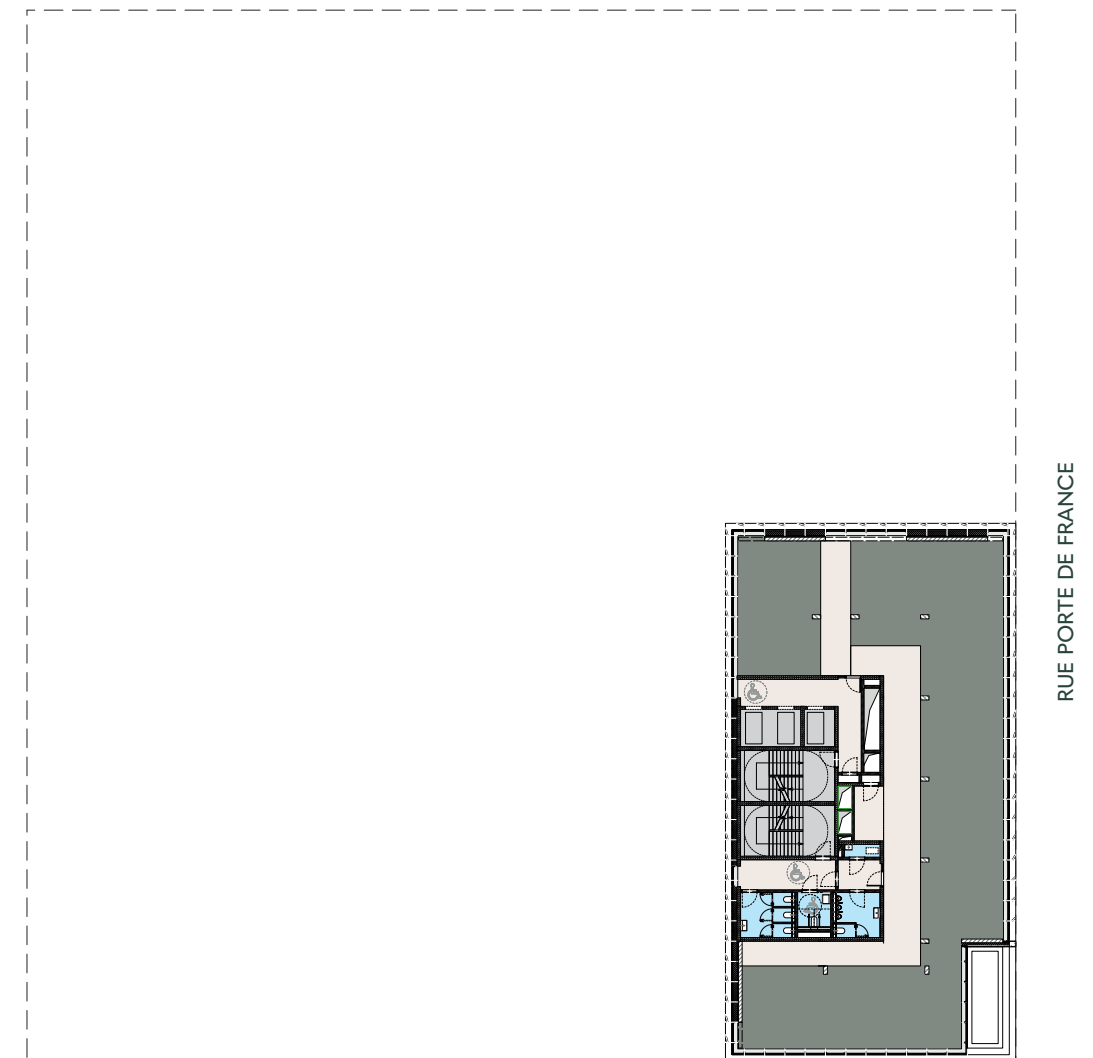


# 6<sup>th</sup> floor

# 7<sup>th</sup> floor



- Offices
- Horizontal circulation
- Terraces / Galleries
- Vertical circulation
- Sanitaires



- Offices
- Horizontal circulation
- Sanitaires
- Vertical circulation



# Technical specifications

TARGETED  
CERTIFICATIONS



## DISTRIBUTION AND MODULARITY

- 3 shops up to 300 m<sup>2</sup> in size
- 1 «common» area and 3 office areas on the first floor
- 2 large entrance halls, 1 with mezzanine
- Office space of over 3,000 m<sup>2</sup> divisible
- Terraces on ground, +1 and +6 floors (roof top)
- Accessible, planted outdoor walkways on floors +1 to +5
- Landscaped areas
- Modulation: 1.35 m

## FAÇADE

- Aluminium or wood and aluminium
- Triple glazing

## SOLAR PROTECTION

- Automatic external blinds + fixed sunshades

## FLOORS & CEILINGS

- Raised false floors (tiles for easy, flexible assembly/disassembly)
- Active false ceilings in reversible islands (hot and cold) with integrated ventilation and lighting for office areas

## CLEARANCE HEIGHTS

- 3 m in offices under wooden slabs
- 2.80 m under beams and technical islands
- First floor: offices 5.30 m and hall 4.90 m

## ELEVATORS

- 8 elevators to upper floors
- 3 elevators from basements to first floor (including 1 public)

## RAINWATER HARVESTING

- Intelligent roof retention system
- Rainwater recovery and use for sanitary facilities and watering green roofs
- Photovoltaic panels

## CENTRALIZED TECHNICAL MANAGEMENT

- Compartment-by-compartment monitoring for optimum temperature comfort

## PARKING

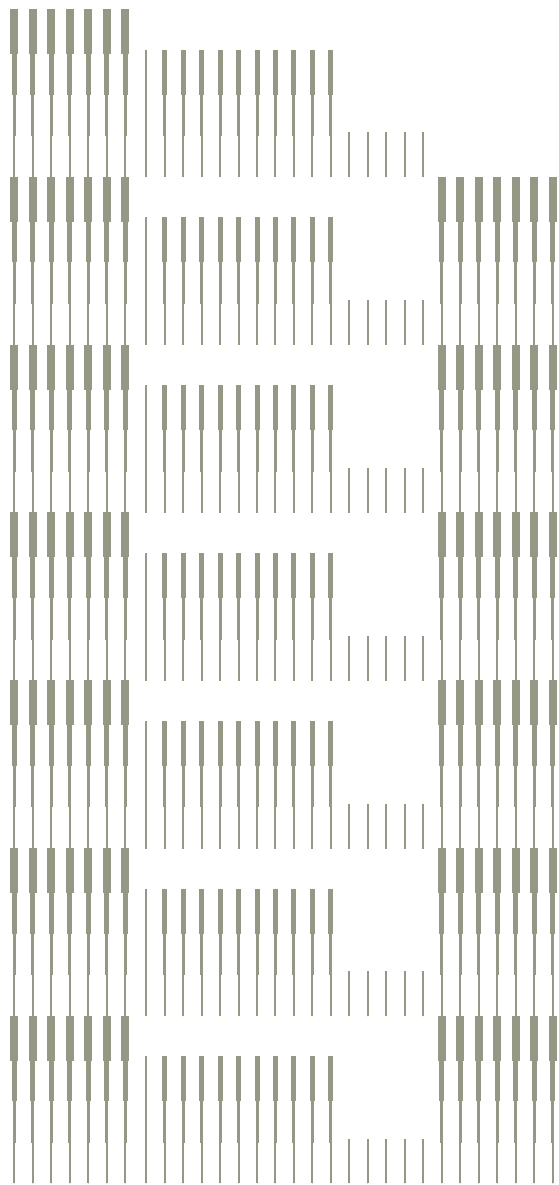
- 209 underground parking spaces
- 30% of parking spaces equipped with charging stations for electric vehicles, with the possibility of equipping 100% of spaces

## STRUCTURE

- Reinforced concrete on basement, first floor and core levels
- Wood on floors +1 to +7







# Development

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## CORES DEVELOPMENT

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# Architecture

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## MORENO ARCHITECTURE

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ATENOR is a real estate development company specialising in urban offices, mixed and residential projects in Brussels, The Hague, Luxembourg, Paris, Lisbon, Düsseldorf, Warsaw, Budapest and Bucharest.

CORES Development develops sustainable properties at locations that allow for qualitative densification and where all parameters tick the right boxes: mobility, green, supply and demand.

Driven by the same values, we share a common vision: to conceive and create the city of tomorrow.



