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## PRESS RELEASE

Non regulated information

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# The “Clos Bourgeois” development opens its doors at Berchem-Sainte-Agathe

Brussels, July 6<sup>th</sup> 2016 - IMMOBEL and citydev.brussels announce the completion of the project Clos Bourgeois in Berchem-Sainte-Agathe. The completion of the 78 passive and low energy apartments is the start of a new era for the site where the former “Hôpital Français” was erected in the past.

## A site drenched in history

Located along the Avenue Josse Goffin in Berchem-Sainte-Agathe, between the Place Docteur Schweitzer and the Basilique of Koekelberg, the site represents a major piece of history for the municipality. For more than sixty years it hosted the buildings of the “Hôpital Français”. The main pavilion built in the late 1920s united the administrative offices, the rooms, the radiotherapy department, the pharmacy and the operating room. Two other pavilions on the roadside were the access to the various departments of the hospital. After the move of the hospital departments, the pavilions were abandoned in the 1980s. Between 1990 and 1992 citydev.brussels acquired the site to give it a new lease of life. The pavilions were demolished during the works, with the exception of the main pavilion. In view of its architectural and heritage character, the latter was preserved and renovated.





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## A project in several phases

In a first phase, 22 regulated homes were built and sold in the Clos du Tilleul. Afterwards the former "Hôpital Français" was renovated. Finally, in a third phase, 12 regulated one family homes were built. The final phase of the Clos Bourgeois project is the start of a new era for the development. It consists of 9 buildings with 78 apartments, 68 underground parking spaces and 10 outside parking spaces.

All the phases of the project were completed in a private public partnership by citydev.brussels and IMMOBEL through the limited company « Les Jardins du Nord ». In this last phase, the regulated accommodation of citydev.brussels consist of 36 1 or 2 bedroom apartments distributed over four buildings with three to four floors. These buildings, designed by the study agency Franz Dupont meet the passive standards and are equipped with a double flow ventilation system. The temperature is therefore pleasant both in winter and in summer, although the apartments have no radiators. The ground floor accommodations are located at 1.50 m above street level. Therefore, the residents will benefit from optimal lighting and will fully enjoy their garden or terrace.

The delegated management of the project was entrusted to the company Consortium Immobilier Général SA that currently delivers the last apartments of the project and also deals with the marketing of the last few still available non-regulated apartments for sale.

For the CEO of citydev.brussels, Benjamin Cadranel, *"The Clos Bourgeois project is a good example of what citydev.brussels can do for urban revitalisation. It designed a project capable of boosting a site in decline since the 1980s and harmonising with the existing Brussels heritage"*.

Alexander Hodac, CEO of IMMOBEL, is particularly pleased of having been involved in an ambitious project that provides an appropriate response to the land and demographic pressure in the Brussels region.

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#### **About the new Group IMMOBEL:**

The new IMMOBEL group stems from June 2016 merger between IMMOBEL and ALLFIN. IMMOBEL, listed on Euronext Brussels since September 19<sup>th</sup>, 1863, is since more than 150 years a major player in property development in Belgium. ALLFIN was founded in 2001 by Marnix Galle. It was a dynamic real-estate development company that grew rapidly, on the residential market in particular.

The merged IMMOBEL will be the largest listed real-estate development group in Belgium. IMMOBEL is mostly active in Belgium and the Grand Duchy of Luxembourg and is also active in Poland. IMMOBEL is mainly present on the residential market and, due to its expertise, also active on the office and landbanking markets. The company employs more than 90 persons and has a market capitalization of over 400 MEUR.

For more information, see also: [www.immobel.be](http://www.immobel.be)

For more information, see also: [www.allfin.be](http://www.allfin.be)

#### **About citydev.brussels :**

citydev.brussels, independent public body created in 1974, is in charge of the urban development of the Region Brussels Capital through real estate projects.

citydev.brussels promotes the economic expansion of the RBC by attracting or retaining enterprises. For that purpose, citydev.brussels provides the high quality property infrastructures that can welcome them in the various stages of their development. Today citydev.brussels gives them access to a heritage of around 200 ha of industrial land and PME parks spread over 45 sites, 75,000m<sup>2</sup> of rooms, 8 enterprise centres and 5 incubators.

Since 1988 citydev.brussels has been producing new accommodation, partly subsidised by the RBC and intended for citizens of moderate income.

Finally, as a regional operator, citydev.brussels is involved in the achievement of complex projects that combine the production of various accommodation, economic activities, shops, public spaces, collective installations and anything that can revive or boost a city or a neighbourhood.

For more information, see also: [www.citydev.brussels](http://www.citydev.brussels)