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- 120 ha surface to develop
- 1.200.000 m<sup>2</sup> gfa to construct
- 6.000 – 7.000 inhabitants
- 20.000 – 25.000 working places
- 1.000.000.000 € invest by government
- Direct motorway acces, 20 min to airport
- Direct train link
- Pedestrian distances

- TERRASSE DES HAUTS-FOURNEAUX
- SQUARE MILE
- PARC BELVAL
- QUARTIER BELVAL
- DÉVELOPPEMENTS À L'ÉTUDE

→ THE PLACE TO BE



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Belval-Nord  
75.000 m2 gfa to  
650 units  
Construction start 2007





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Start up Center  
5.000 m2 gfa realised  
Construction start 2007



Belval Info Point



Agora Offices

Dexia RBC Offices  
30.000 m2 gfa realised  
1.200 working places  
Delivery 2<sup>nd</sup> phase end 2008





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Rockhal  
2 concert halls (5.400 and 800 people)  
Finished 2005

ROCKHAL



Belval Plaza  
Cinema 1.400 seats  
26.000 sqm shopping  
2.000 sqm restaurants  
Delivery 1st phase





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CRP Lippmann  
Public research  
160 researchers  
Finished 2005

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UNIVERSITÉ DU  
LUXEMBOURG

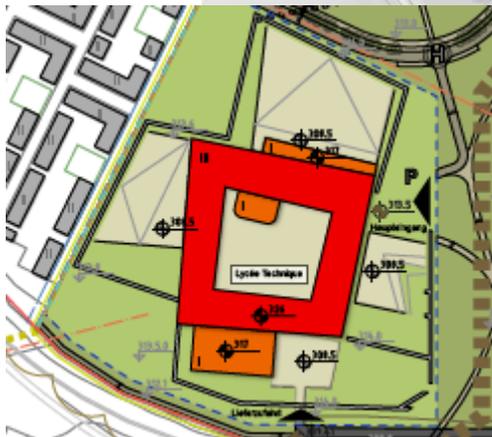


University of Luxembourg  
4.000 students  
2.000 research and administrative  
3 faculties  
Delivery 1st phase 2010





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Lycée technique Belval  
1.400 students  
300 teachers  
Delivery end 2010





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**SQUARE MILE**

450.000 sqm total gfa

300.000 sqm office space

120.000 sqm housing space

30.000 sqm retail/services

Delivery 1st phase 2010





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**SQUARE MILE**

First projects

a) Sudband (3 units)

17.000 sqm office space, retail,  
showroom, manufacturing

« Loft – concept »

Close to station and park  
Delivery 1st phase 2010



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**SQUARE MILE**

**First projects**

**b) Square 1 (up to 6 units)**

**70.000 sqm office, housing and  
small retail units**

**Buildings of 9.000 sqm and 14.000  
sqm gfa**

**2 levels underground parking**

**Close to station and park  
Delivery 1st phase 2010**

- Total population: 460.000
- Wage-earners: 302.000
- Unemployment rate: 4,6 %
- GDP growth: 5 %
- Office Stock: 2.600.000 m<sup>2</sup>
- Take-up p.a.: 160.000 m<sup>2</sup>
- Average Vacany rate: 4,8 %
- Yields: 5,5 % - 7,25 %
- Prime rents: 30 – 35 €/sqm/month



- Work, leisure and housing in the same location
- attractive financial conditions for investors
- Large offer of square metres for different activities for the next 15 years
- Unique address, industrial heritage
- Close to the border – ideal for french and belgium commuters, by train or by car
- Research and university site


  
 TERRASSE DES HAUTS-FOURNEAUX
   
 SQUARE MILE
   
 PARC BELVAL
   
 QUARTIER BELVAL
   
 DÉVELOPPEMENTS À L'ÉTUDE

„The Bank is a full participant in the human adventure which has begun in Belval. As a leading economic player, Dexia BIL is thus clearly demonstrating its wish to be part of the future.” (Dexia-Bil Homepage, June 2004)



Société de développement



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