



Real Estate

LES PROMENADES D'UCCLE: NATURE, JUST A STEP AWAY FROM THE CITY



LES PROMENADES D'UCCLE, BRUSSELS-CAPITAL REGION, BELGIUM

IN THE SOUTH-WEST OF BRUSSELS CAPITAL REGION, *LES PROMENADES D'UCCLE* IS TAKING SHAPE. BESIX RED DEVELOPS, IN COLLABORATION WITH BELGIAN PARTNER MATEXI, A 42,000 M² NEW RESIDENTIAL DISTRICT ON THE ENGELAND PLATEAU IN UCCLÉ. IN-HOUSE COMPANY ENTREPRISES JACQUES DELENS ACTS AS THE GENERAL CONTRACTOR FOR THE FIRST PHASE. PARTIALLY LOCATED ON A NATURA 2000 SITE IN ONE OF THE MOST SOUGHT-AFTER MUNICIPALITIES OF THE BELGIAN CAPITAL, THE NEIGHBOURHOOD OFFERS A UNIQUE LIVING EXPERIENCE IN A RESIDENTIAL, PEACEFUL AND GREEN ENVIRONMENT, THAT WILL WELCOME, ONCE FINISHED, ABOUT 300 NEW FAMILIES.

Les Promenades d'Uccle is a true cocoon in the middle of nature. Fruit of an in-depth reflection and continuous dialogue with the local authorities and residents, this project is the perfect balance between BESIX RED clients' needs and urban planning.

A CONCEPT PERMEATED BY NATURE

Built around the concept of nature, *Les Promenades d'Uccle* is set in a vast area of 11.5 hectares of which 6.4 are destined for the creation of the district and five protected as a Natura 2000 site. Developed in four phases and consisting of 238 apartments and 60 houses, the new neighbourhood comprises a wide range of housing types and sizes ranging from single-family homes to affordable houses and apartments. A2RC and Espace Architectes conceived a contemporary, mixed architecture with light-filled living spaces larger than the average on the Brussels market and a strong focus on the surrounding green setting. The project's dual but complementary design – a sleek, modern architecture on the one hand and a rather classic one on the other hand – as well as



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GABRIEL UZGEN,
CEO BESIX RED



its varied concept, contribute to a social and generational mix in the district. Small co-ownerships ensure privacy at all times as well as an easy day-to-day management of the residences.

"Gardens, terraces and various footpaths were meticulously developed and integrated in the project to reinforce the sense of nature and spaciousness", explains Laurent Graas, Regional Manager Brussels BESIX RED. "*Les Promenades d'Uccle's* prime location combined with the well thought out landscape design by JNC International, contribute to the project's identity and success", he adds.

Les Promenades d'Uccle also sets an example in terms of sustainability with its unique rainwater recovery system, which is a first for Uccle and Brussels Capital Region. "In collaboration with the Municipality and the Brussels-Environment authorities, we set up a network of individual rainwater tanks and private infiltration storm basins for each building. Three additional big infiltration basins deal with the water overflow from the buildings and the roads of the district. Any water excess is diverted to infiltration basins so it does not burden the sewerage system – not even in exceptional weather conditions – and prevents rainwater run-offs towards low-lying neighbouring areas. The water will be reused for sanitary facilities and gardens", clarifies Laurent Graas.

TEAM COMMITMENT AND SYNERGY

The creation of this large-scale district was nevertheless not achieved without any challenges. With the first procedures and plans dating back to 2002 and finalisation foreseen in 2025, *Les Promenades d'Uccle* clearly illustrates the team's perseverance. "At the beginning, we faced some challenges, especially some mistrust towards the project from the locals. The constructive and continuous dialogue with the authorities and the local residents, in particular with the municipality, contributed to obtaining the permits and the progress of the project", Laurent Graas says.

This first phase of *Les Promenades d'Uccle* is finalised and completely sold. "The health crisis has significantly accelerated the sales of this project, because of its focus on wellbeing and privileged environment", adds Gabriel Uzgen proudly. The second phase – 12 houses and 69 apartments – is currently under construction and is expected to be completed at the end of 2022. More than 60 % of the units are already sold. "We are now working on six different permits for the final phases – 30 houses and 93 apartments – to be introduced this year and we plan to complete the entire project in 2025", explains Laurent Graas. "Constructed by an in-house contractor, this project illustrates, once again, the multidisciplinary expertise of BESIX Group", Gabriel Uzgen concludes.