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A sustainable working and living experience at the gateway to Brussels

"Creativity takes courage", Henri Matisse used to say. That is also true for real estate development. Matisse is BESIX RED's newest large-scale mixed-use development in Brussels. With well-being, sustainability, and connectivity at its heart, the project makes a bold statement and offers a comprehensive experience where working, living, and relaxing are combined.

Visibility and connectivity

The city begins at Matisse. Standing like an entry door to Brussels, Matisse is a 41,500 m² sustainable and high-performance mixed-use development including high-quality offices and housing units which will create a true urban and lively environment. The Matisse project benefits from a prime location next to a new transportation hub. Strategically located close to NATO Headquarters, it is at the crossroads of main axes to Brussels Airport. The site is set to become the epicentre of a new exemplary urban and multimodal hub: it is already directly connected in 10 minutes to both the EU District and the airport through the train station Bordet - literally at the doorstep of the building -, which will also soon welcome the terminus of a new metro line as well as a tramway line to the airport. "Mixed-use regeneration projects close to transportation hubs fit perfectly into our ESG strategy because living, working, and shopping under one roof enable short distance, promote a sense of community, while encouraging the use of soft mobility modes. That's the philosophy behind Matisse", says Raphaël Legendre, Country Director Belgium at BESIX

A new landmark to work and live

Matisse features contemporary offices, co-housing units, apartments as well as retail space and is integrated within a fully developed landscape. Designed by the award-winning Neutelings & Riedijk Architects, the project combines high-quality architecture with stringent environmental standards, functional, modern interiors, and plenty of green outdoor spaces. Out of the two buildings, the first one of 20,000 m² spreads over 14 floors and consists of offices, two rooftop terraces, a restaurant, a large bicycle parking, a car park, and retail space. The second one features 21.500 m² of apartments, co-living spaces, and areas for public equipment. The co-living facilities, alongside the offices, will bring a dynamic and warm community life to Matisse and its neighbourhood all around the clock. The design of the offices will place the well-being and health of its users at the centre of the experience, while also ensuring that the workspace is adjustable to future needs and advancements.

The bright, spacious offices will offer an open, elegant setting filled with light, greenery and a central atrium with a glass roof at the heart of the building. Its scheme features a flexible layout, allowing for single occupancy options as well as for multiple tenants. The open-plan workspaces and flexible offices are places where creativity and collaboration are encouraged, whereas comfortable lounges and informal meeting areas as well as outdoor spaces contribute to the overall well-being of employees. With a verdant rooftop terrace on the fourth floor, space for an urban garden on the fifth floor and great diversity of trees, plants and more greenery, Matisse prioritises green spaces throughout. The building has a green roof terrace that offers views on the city as well as a restaurant with promenade terrace, a cafeteria, a fitness with showers and changing facilities.

Bringing together circularity, sustainability, and aesthetics

Designed for maximal visual effect, but minimal environmental impact, the Matisse offices include a partial renovation of an existing building dating from the 1970s. Structural columns and beams will be retained, whereas a volume will be added. This will create a visual transformation of the setting. Five heat pumps, 1,100 m² of solar panels, and a rainwater recovery and infiltration system will participate in the sustainability of the project. Matisse has been designed to obtain a BREEAM Outstanding certification, a WELL Platinum reference and follows a fossil-free approach.

With a permit expected in 2023, Matisse is set to be delivered by the end of 2025.

Project details

Matisse

Category

Partial renovation and new development

Project type

Mixed-use

Location

Evere, Brussels (Belgium)

Total area

20,000 m² of offices and 21,500 m² of residential units

DevelopersBESIX RED

Architects

Neutelings Riedijk Architects & Axent

Expected certifications

BREEAM Outstanding & WELL Platinum









BESIX RED's mission has always been to enhance the well-being and comfort of end-users by developing sustainable and innovative spaces. Matisse testifies to our commitment to create better workplaces that not only comply with the highest ESG standards, but provide in the first place a healthy and productive environment for people and businesses to thrive in.

Gabriel Uzgen, CEO BESIX RED