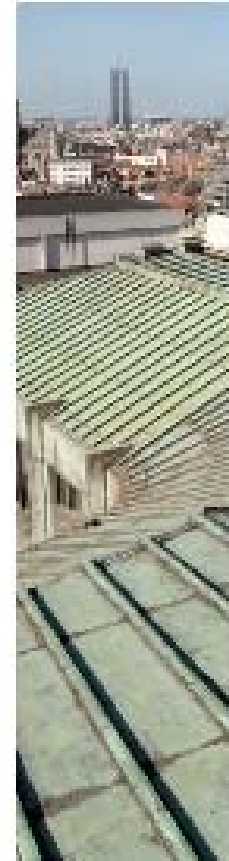
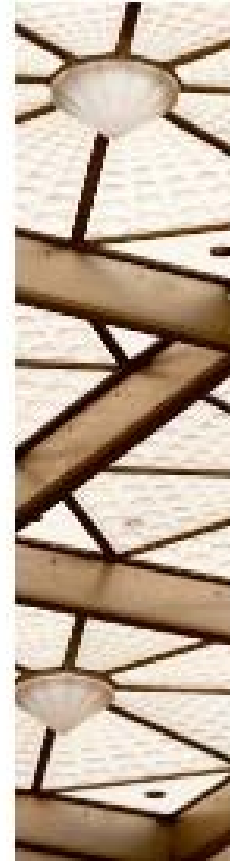
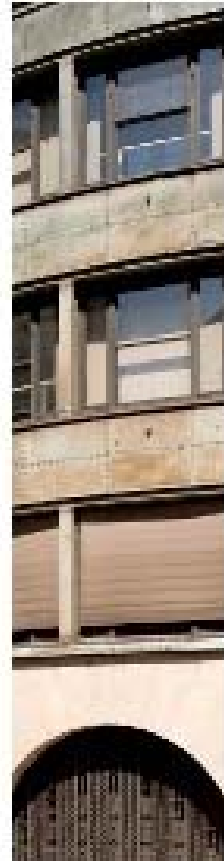


MIXED PROJECTS BY ALLFIN

Chambon: type of development

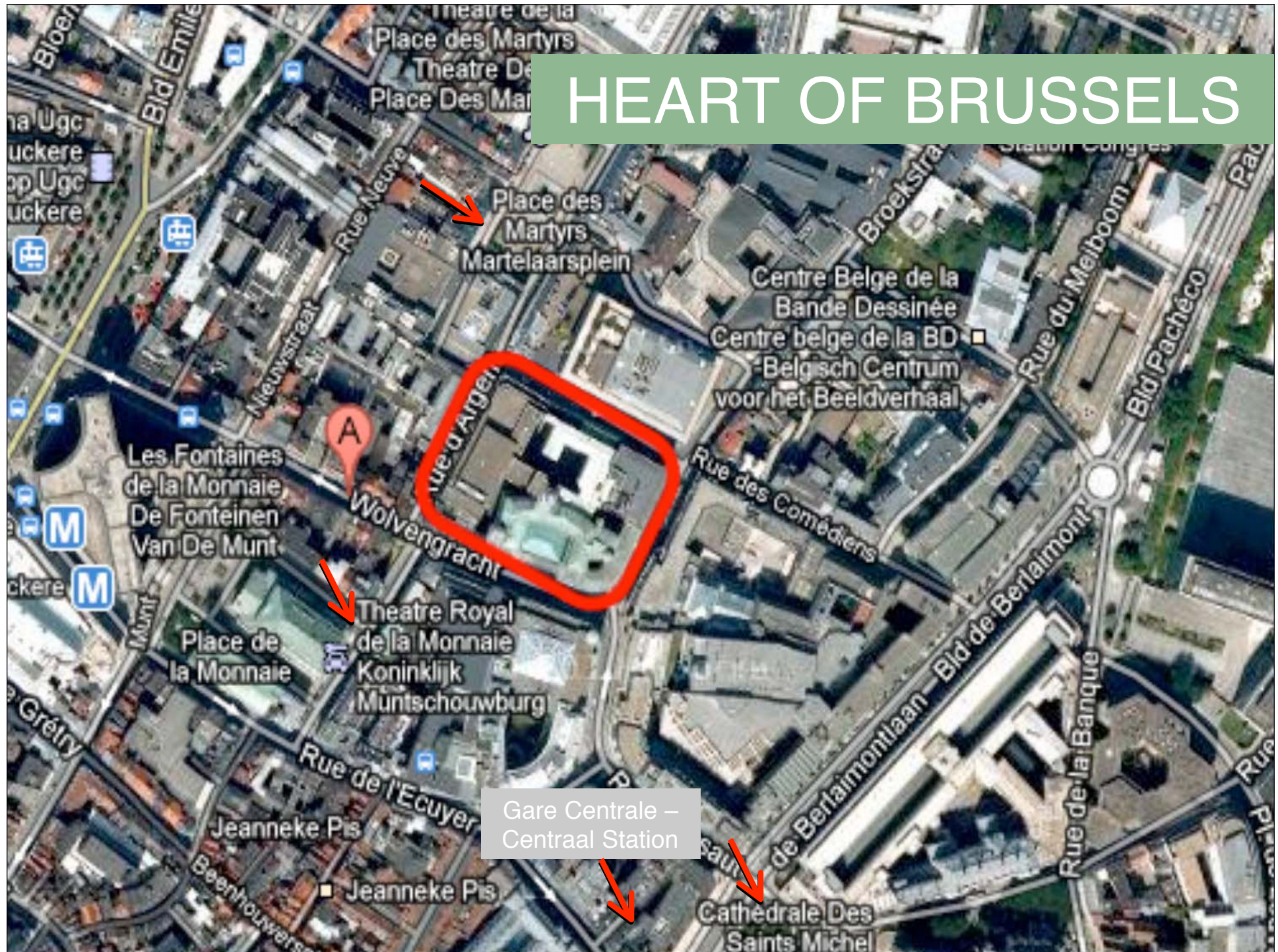
Van Maerlant: residential in the
European quarter

Solvay: first ideas



CHAMBON

HEART OF BRUSSELS



KEY POINTS

1889
Creation by
Beyaert

1893
CGER
headquarters

1930 &
1947
Creation by
Chambon

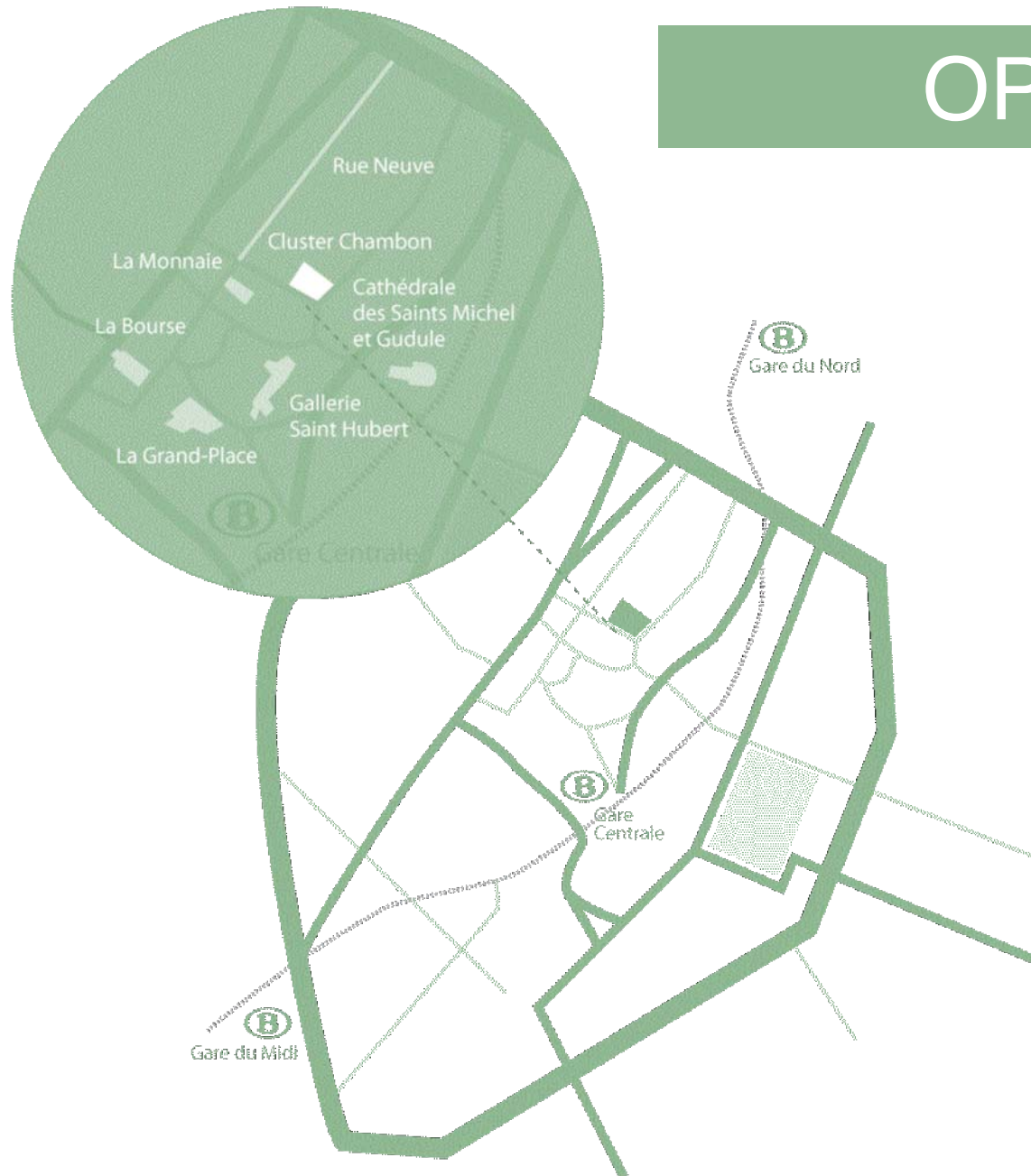
1972 & 1982
Creation of 2
new buildings

2011
Acquisition by
Allfin

Till 2012
Rented by
BNP Paribas
Fortis



OPPORTUNITIES



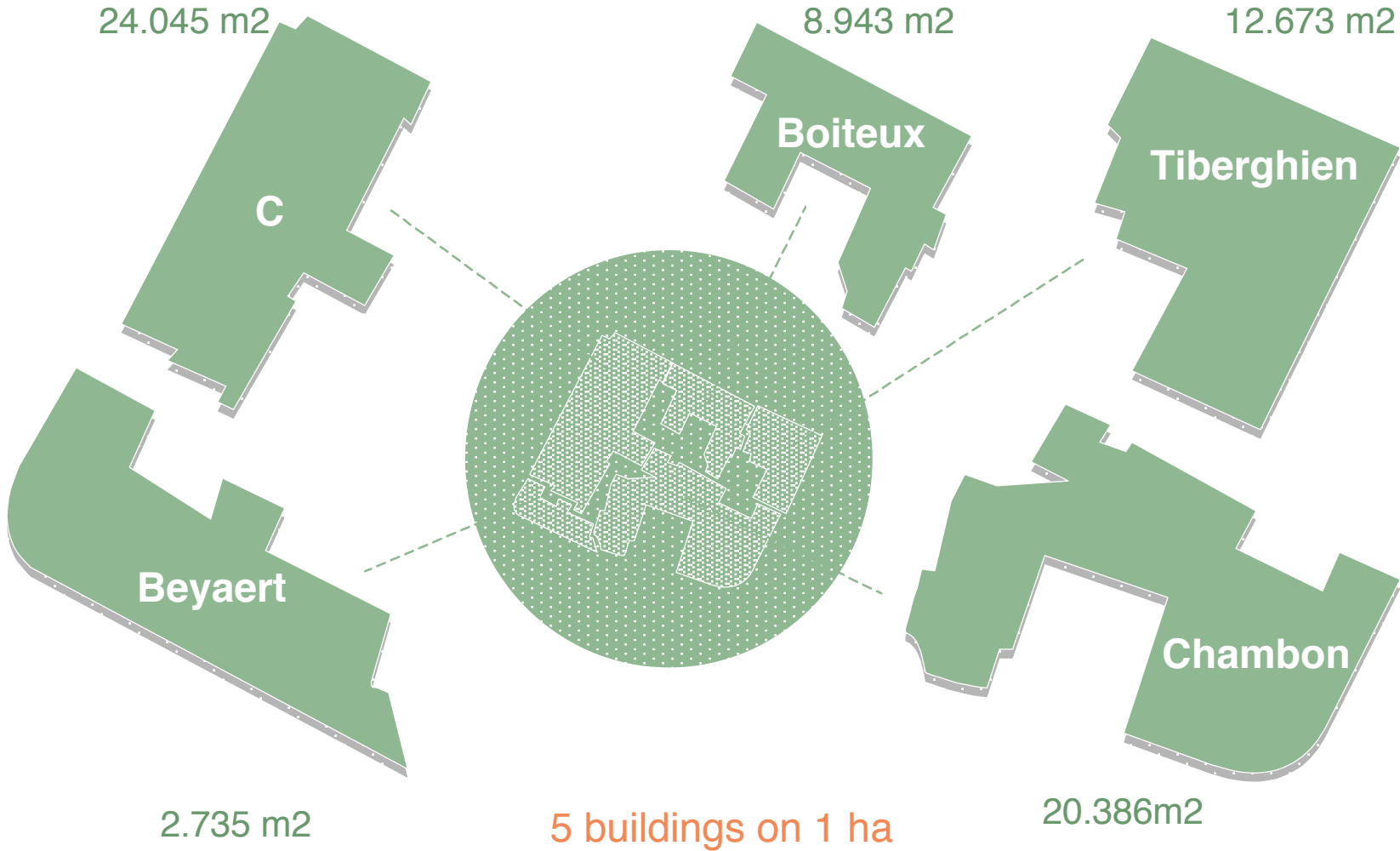
- Central situation/ easy access
- Nearby the touristic & cultural center
- Unique historical frame
- Unique potential
- Existing surface: +/- 75.000 m²



CHALLENGES

- Link-up 'living' central part of Brussels with 'inactive' part
- Optimize the existing surface: +/- 75.000 m²
- Respect the surroundings: place mixing culture, trade and people flow
- Save the historical elements and different styles of the buildings
- Optimize the existing configuration: condensed block

CURRENT SITUATION

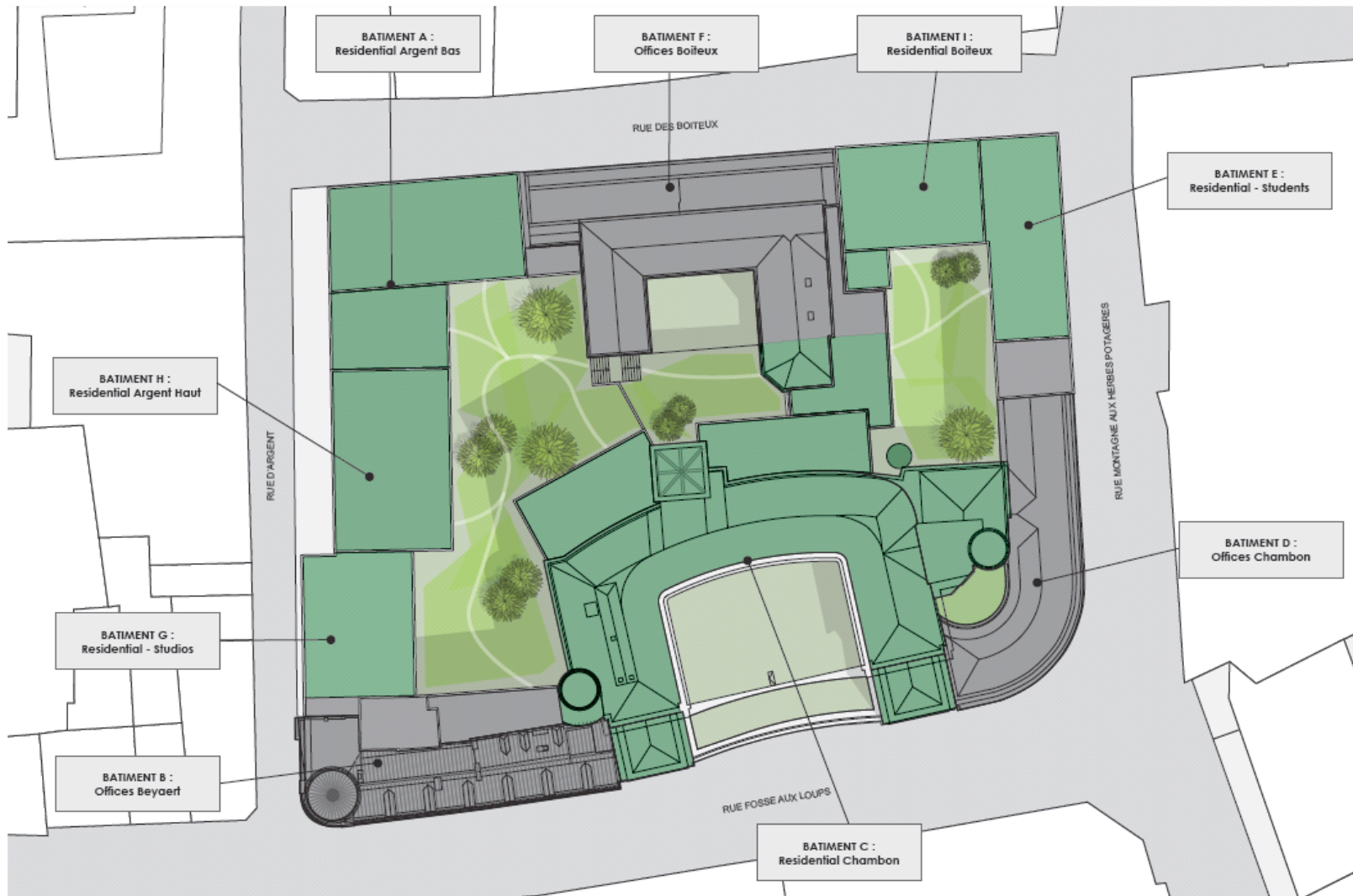


+/- 75.000 m² building surface

EXISTING BUILDINGS



MIXITY



STRATEGY

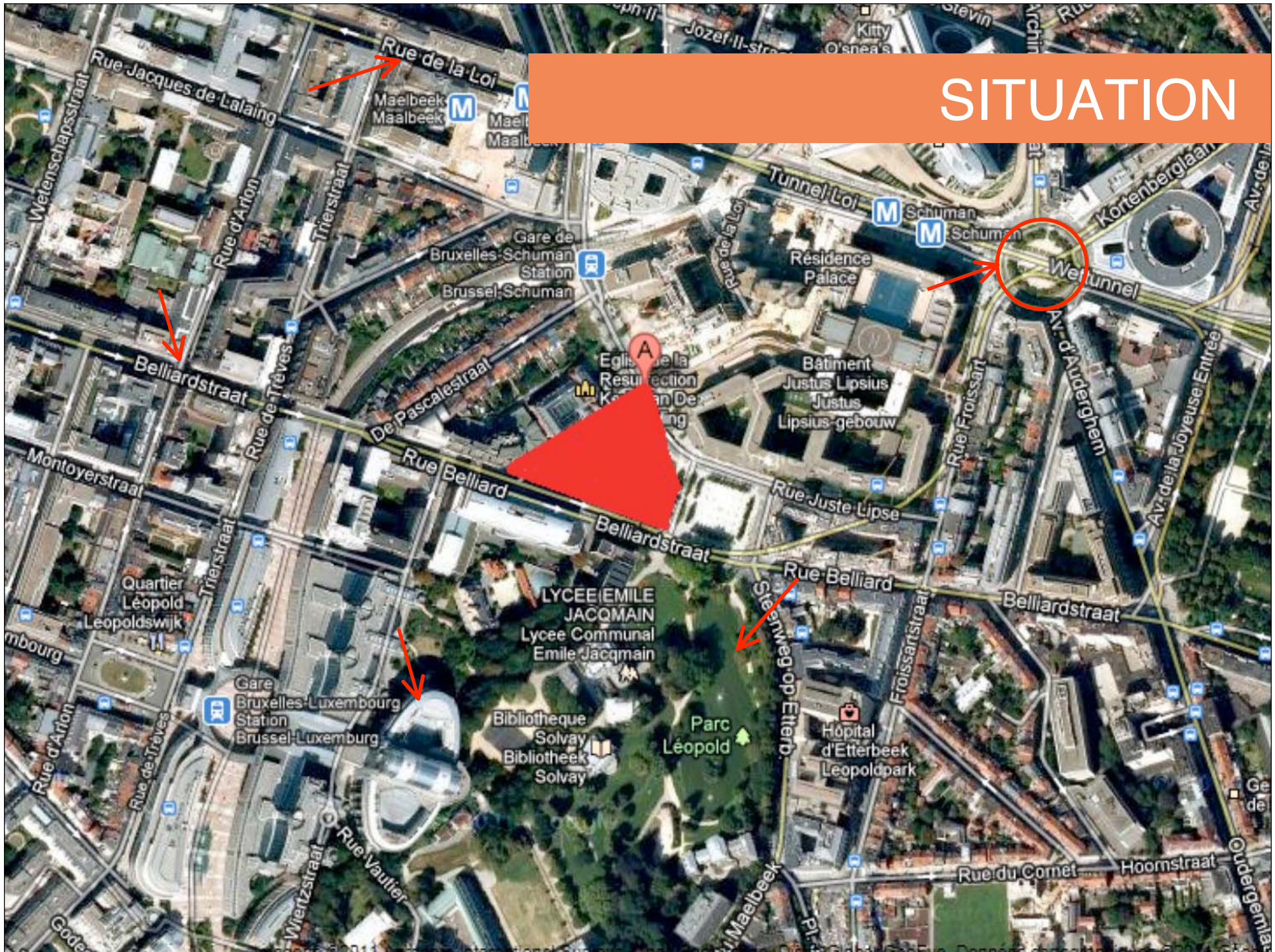


- Provide quality housing
- Set up mixity
- Open up space
- Maintain architectural heritage
- Revitalize a whole neighborhood in the city center
- Sustainable development
- Quality architecture

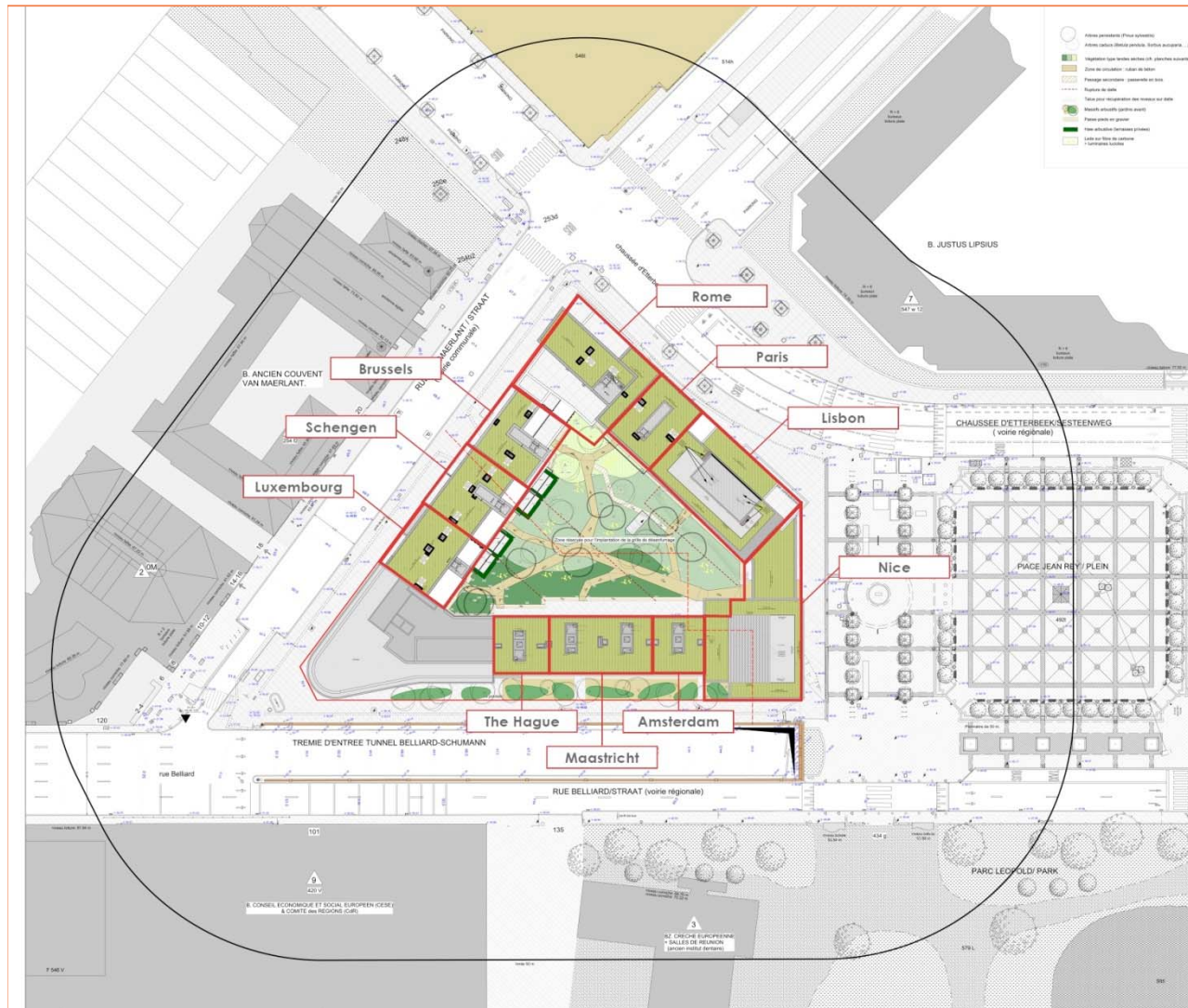


BELVIEW

SITUATION



KEY FACTS



- 10 residential buildings – 272 units – +/- 29.000 sqm of which +/- 9.500 sqm subsidized apartments

- 1 office building - +/- 5.300 sqm

- 3 basement levels and 196 parking spaces

- +/- 1.800 sqm retail and collective services

TYPES OF RESIDENTIAL

- 110 studios & 1-bedroom apartments
- 85 2-bedroom apartments
- 77 3-bedroom apartments



SUCCESSFUL RESIDENTIAL – EUROPEAN QUARTER

- Work proximity: a.o. European & international institutions, large companies,...
- Central location: proximity parks, train station, RER, metro, city center...
- Lively neighborhood nearby: Leopold, Jourdan, Schuman, Cinquantenaire,...
- Other successful residential examples nearby: Bell'Art, Leopold Village,



CONDITIONS TO SUCCESS

- Diversified offer
 - Types of apartments
 - Services around (ex: shared cars, bicycles, drycleaners, restaurants,...)
 - Sport center
 -





SOLVAY

SITUATION



KEY FACTS



- Total existing surface:
more than 40.000 sqm
- 2 main blocks:
 - +/- 12.500 sqm land surface (PA 44)
 - +/- 5.500 sqm land surface (PA 33)

STRATEGY



- Urban regeneration (as for Chambon)
- Mixity with focus on housing
 - Housing
 - Offices
 - Services
- Different types of housing
 - for all ages
- Now: starting phase