

Icone - Flex offices

Mixed-use property development in Esch-sur-Alzette

Plot 9, on the Belval site in Esch-Sur-Alzette (LU)

Building engineering services and energy design mission

Owner
Besix Red Luxembourg

Architects
Foster + Partners associé à
Beiler François Fritsch

Cost of the works
€ 46,6 M excl. vat of which
€ 11,6 M for the building en-
gineering services

Studies
2017 - 2021

Execution
2019 - 2023



The property developer Besix Red Luxembourg has purchased plot No. 9 at the Fonds de Belval in Esch-Sur-Alzette. It plans to build an office and retail building on the site, incorporating an atrium with a direct link to the urban landscape. The building will be flexible and multi-occupant.

The challenge for bureau greisch Luxembourg is to introduce innovative technologies that fit perfectly into the architect's design.

A «smart building» project is also being studied. The commercial areas will be delivered CASCO. From an electrical point of view, the building will be pre-equipped to meet any demand from investors or tenants.

All the office areas will be covered by a partial reversible hot-cold false ceiling. Technical strips will be integrated into the false ceiling to accommodate lighting, detectors, sprinkler heads and ventilation units.

Heat will be supplied by the district heating network. Cooling will be produced by two refrigeration units operating at different water temperatures in order to optimise output according to demand.

A hygienic airflow of 4.40 m³/h/m² (net offices) will be treated

mechanically by high-performance air handling units. This air flow rate will make it possible to meet the specific requirements of occupants wishing to create meeting rooms or any other premises with a higher occupancy rate than 1 person/10 m² net office space.

The building will be certified «Excellent» under the BREAAAM code. The Energy Performance Certificate (EPC) classifies this project as «A».

