

AVENUE VAN VOLXEM 302-304, B-1190 BRUSSELS

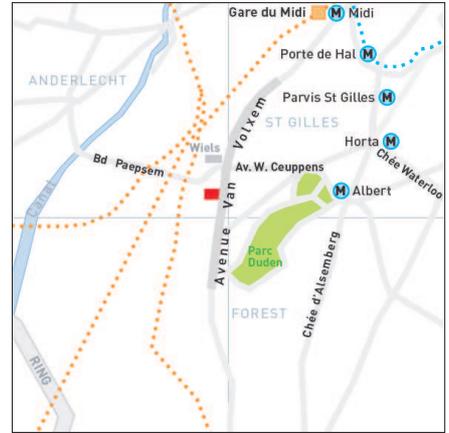
STATUS : PROJECT / SALES

HISTORY

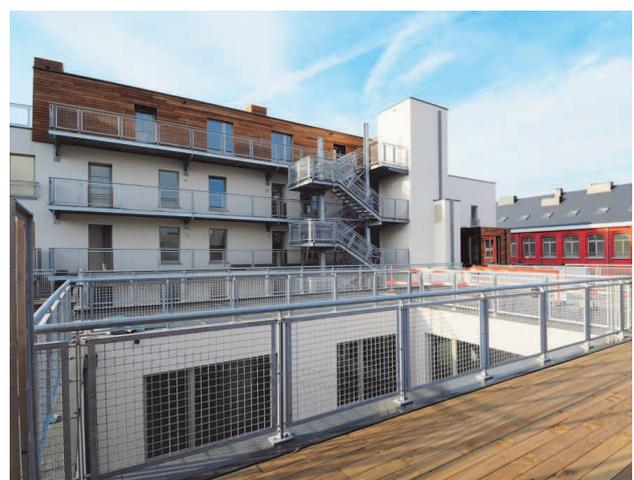
Established in Czechoslovakia in 1894, the shoe manufacturer Bata excelled thanks to its business philosophy that identified public service and meeting people's needs as key success factors. Having enjoyed tremendous growth since the beginning of the century, it set up operations in the south of Brussels in 1927 near the famous Wielemans-Ceuppens brewery. Adjoining the site is an industrial building built in 1871 with a typical red-brick façade, large picture windows and extensive floors. This is where the building was constructed, and it has a beautiful Art Deco façade.

APARTMENTS FULL OF CHARACTER IN A BOOMING AREA

JCX Immo acquired the site in 2004 to develop it into prestige apartments with loft-type space integrated into a charming environment. The architects Art & Build, who managed the renovation project, have produced a style of architecture that incorporates the industrial character into a thoroughly modern vision, with an area of almost 10,090 m². The opportunity to move into this vibrant area, which was recently lauded by the Financial Times, has now arrived. It is located close to Parc Duden, the high-speed train station (TGV), the ring road and near the city centre and the areas of Uccle, Saint-Gilles and Ixelles. The WIELS art centre, near to where architects and lovers of art and galleries have already chosen to live, is a further attraction.



DEVELOPER
JCX IMMO
 ARCHITECT
ART & BUILD
 CONSTRUCTION
CIT BLATON



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1190 BRUSSELS**

THE BENEFITS

- Prestigious apartments in a location full of character that has retained aspects of its industrial past
- An area experiencing a boom close to WIELS and parc Duden, also near the centre of Brussels and the vibrant areas of Uccle, Saint-Gilles and Ixelles
- Location with good road links:
 - 3 km from the ring road (exit n°17)
 - 15 minutes by foot from the "Gare du Midi" railway station (Thalys, Eurostar, other high-speed trains (TGV), national and international connections)
 - Good public transport connections (trams 18, 52 ; bus 49, 50)
- An environmentally-friendly project

SITE DETAILS

- 60 apartments (10.090 m²) in three buildings (ABC)
- Very well lit apartments (large picture windows)
- High ceilings
- High-performance soundproofing and insulation
- Videophone
- Security doors
- Parquet flooring
- Ultra-modern kitchen
- 68 underground parking spaces and cellars
- Terraces
- Tended gardens and courtyards
- On-site security
- Ventilation systems

SITE PLAN

| | A | B | C | Total |
|--------------------|----|----|---|-------------------|
| No. of offices | 4 | 0 | 0 | 770m ² |
| No. of businesses | 1 | 0 | 0 | 420m ² |
| Apartments 1 bedr. | 3 | 2 | 2 | 7 |
| Apartments 2 bedr. | 17 | 19 | 4 | 40 |
| Apartments 3 bedr. | 2 | 10 | 1 | 13 |

