

# DUCUROI

**AVENUE VAN VOLXEM 308, B - 1190 BRUSSELS**

**STATUS : PROJECT / SALES**

## PASSIVE AND « VERY LOW ENERGY » HOUSING IN FOREST

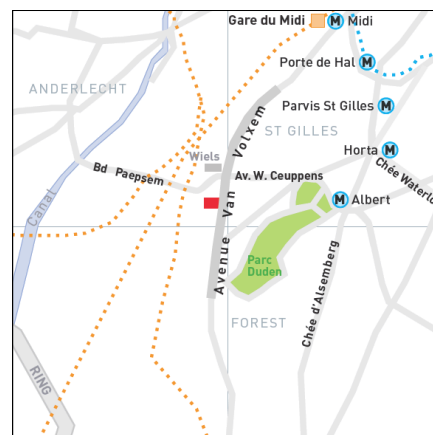
Next to the prestigious renovated former factories, the Brussels Centre for Contemporary Art WIELS and the BATA residences, JCX is converting the industrial site Ducuroir into a project of 64 new housing, oriented towards the well-being of the residents and respect for the environment. Half of the housing units are to be built according to the principles of the "passive" standard and the other half, for reasons of technical feasibility, to the "very-low-energy" standard.

The entire project was the subject of a competition, at the end of which 32 housing units were sold with the certification of Citydev, which is granting a subsidy to their buyers.

The housing units will overlook a magnificent common garden and an extensive shared vegetable garden, which will be the uniting link among all the residents.

Traits of the passive and very low energy apartments :

- high-performance insulation
- cost efficiency (very low costs linked to the building's use)
- solar thermal panels
- reuse of rainwater for toilets, common areas and ground maintenance
- green roofs
- efficient sanitary appliances
- the orientation of the building will be East-West, to derive maximum benefit from solar energy, natural light and ventilation.



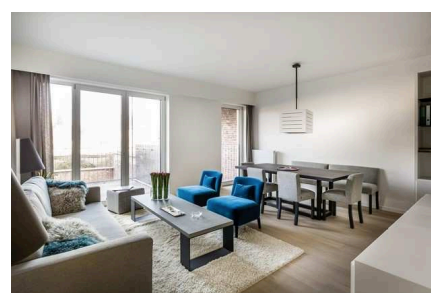
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## THE BENEFITS

- an environmentally-friendly project
- quality of life
- 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)

## SITE DETAILS

- 64 apartments set in 2 buildings with 5 to 6 floors:
- 32 very low energy housing units
- 32 regulated passive housing units
- Dual aspect apartments, very well lit
- large terraces
- High-performance soundproofing
- Videophone
- security doors
- tended gardens and courtyards
- on-site security
- common premises: bicycle and stroller room, rubbish room
- one cellar per apartment
- one parking place per apartment

## SITE PLAN

	A	B	Total
Studios	4	-	4
Apartments 1 bedr	2	4	6
Apartments 2 bedr	-	11	11
Apartments 3 bedr	9	2	11

