



AU FIL DE L'EAU in Verviers

Building a shopping centre in the city centre is always a difficult undertaking as city centres are not adapted to such large buildings.

In the case of this project, the problem was compounded by the fact that various versions of the planning permission existed and that several parties had protested against the applications for planning permission. Planning permission was finally granted in March 2014.

At the end of 2012, Immo-Pro was asked to come on board to finalise the planning permission and oversee a building team, which led to the signature of a construction contract. At the end of 2014, the new property developer conducted a detailed economic study, which led to a complete overhaul of the project.

Immo-Pro helped the client draw up the parameters for the new project to establish a new economic balance. We are also assisting the client with all contacts with the authorities, the contacts with future operators of the retail space and the management of study teams, while respecting the planning schedule and project cost.

A new application for planning permission should be submitted by the end of 2015.

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| Client | Les Rives de Verviers (Urbanove/Banimmo) |
| End client | N/A |
| Mission | Construction project management |
| Architects | DDS – Altiplan |
| Contractor | Besix |
| Location | Verviers |
| Project type | Construction |
| Building type | Shopping centre |
| Surface area | 20,500 sq.m. of retail space 750 parking spaces |
| Time frame | in the course of 2018 (24 months) |
| Cost | € 60,000,000 |