



CŒUR D'IXELLES in Brussels

The project comprises part of the former offices of Electrabel. The offices had been vacant for several years.

The mix (shops, offices, and housing) contributed to the better integration of the project in a neighbourhood that already combined these three functions. The aim of this project was for the most part environmental, which led to the creation of an 8-acre garden and the construction of energy-efficient housing.

The renovation related to the underground level and the office building. The challenge for this building was to maintain its structure while changing its function.

Immo-Pro was tasked with construction project management for the entire project, from the feasibility, the draft project, the construction, the many technical and financial aspects.



Client	Immo XL
End client	N/A
Mission	Construction project management
Design offices	Corbisier & Associés – Setesco – Venac
Contractor	Les Entreprises Louis De Waele
Location	chaussée d'Ixelles in 1050 Brussels
Project type	Partial demolition of an existing building and construction of new buildings
Building type	Housing (55 apartments) Offices 600 sq.m. Shops 641 sq.m. Parking : 57 underground spaces
Surface area	9,800 sq.m.
BEP	E 47
Time frame	2010 – 2013 (works will last 24 months)
Cost	€ 10,500,000