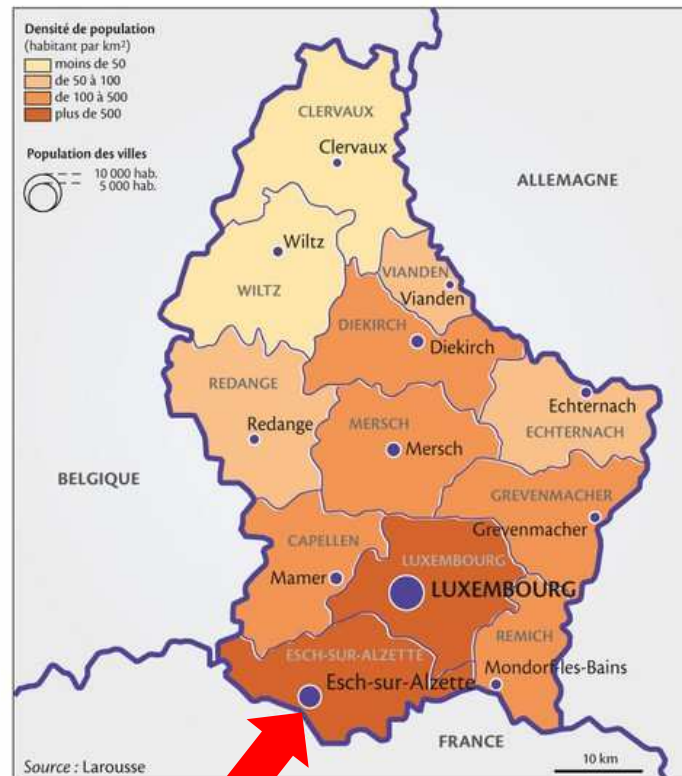




Belval – Presentation 2021



Luxembourg - Keyfacts



- Surface: 2.586 km²
- Population: 626.000 Hab.
- Pop. density: 242 hab/ km²
- 200.000 commuters every working day



Belval – Fact sheet



- Located at Esch-sur-Alzette and Sanem in the southern region of Luxembourg
- **120 ha** total surface according to Masterplan 2002
- **1,350,000 m²** gfa: 600,000 m² public sector and 750,000 m² private sector
- 300,000 m² gfa office, 350,000 m² gfa housing, 100,000 m² gfa shopping / leisure / hotel / service facilities in private development
- Currently more than 1,100,000 m² gfa sold => 81% of the entire program
- **694,000 m²** finished or under construction => 51 % of the entire program

Belval – Fact sheet



- More than 8,000 inhabitants, about **3,300** already on site including students and CIPA residents
- Up to 25,000 jobs, **10,000** workers already on site every day
- **5,700** students and pupils on site. 8,000 foreseen
- Around **250** companies, shops and public institutions already on the site
- Direct motorway access, 25 minutes to the airport
- Existing direct train link from the greater region, station Belval-Université on site, walking distances within the location
- Efficient bus connexions to Luxembourg, Esch and Metz

Belval – 1997



Transforming former industrial sites into modern urban districts – That's the core mission of Agora !

Belval – 2020

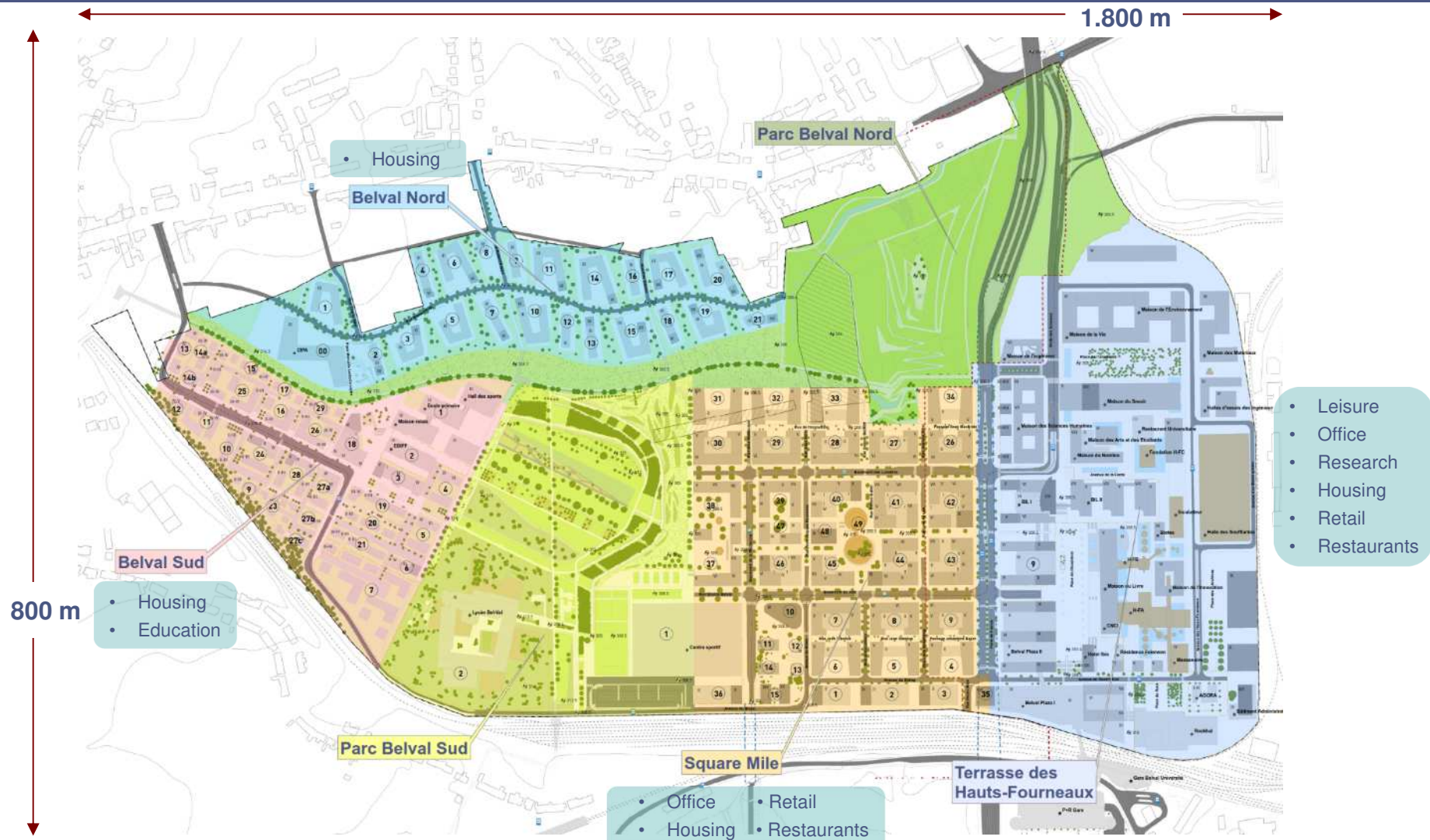


Belval – Masterplan

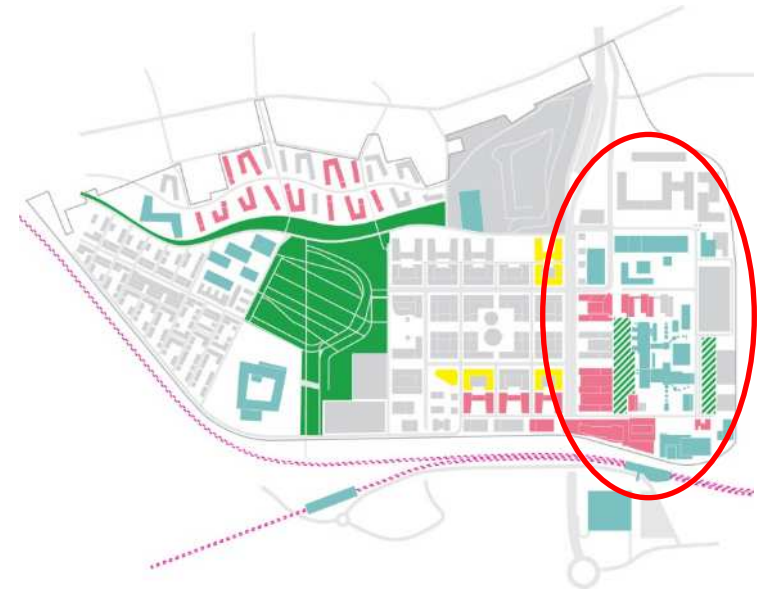
Working, living and enjoying – Belval means quality of life!



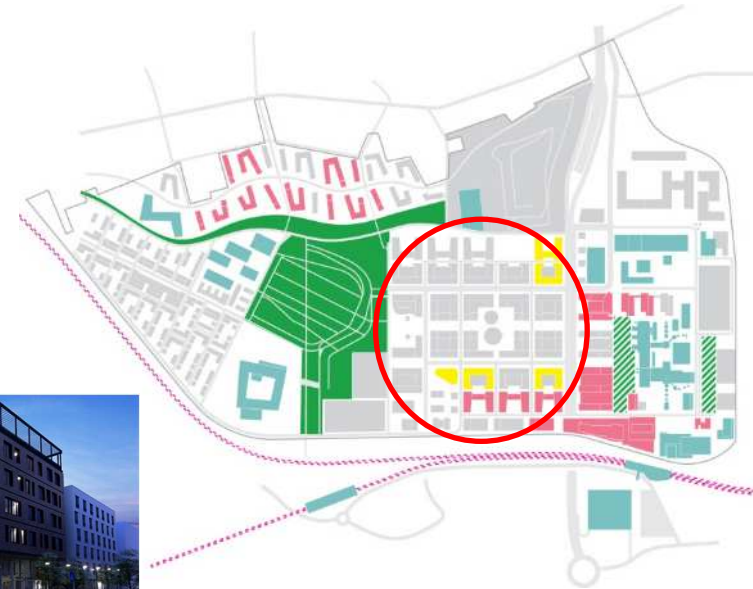
Belval – Masterplan



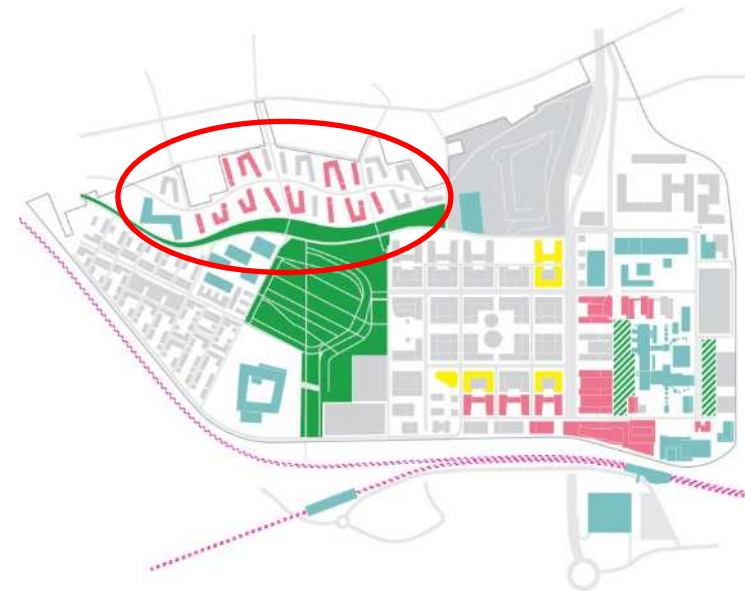
Belval - Terrasse des Hauts-Fourneaux



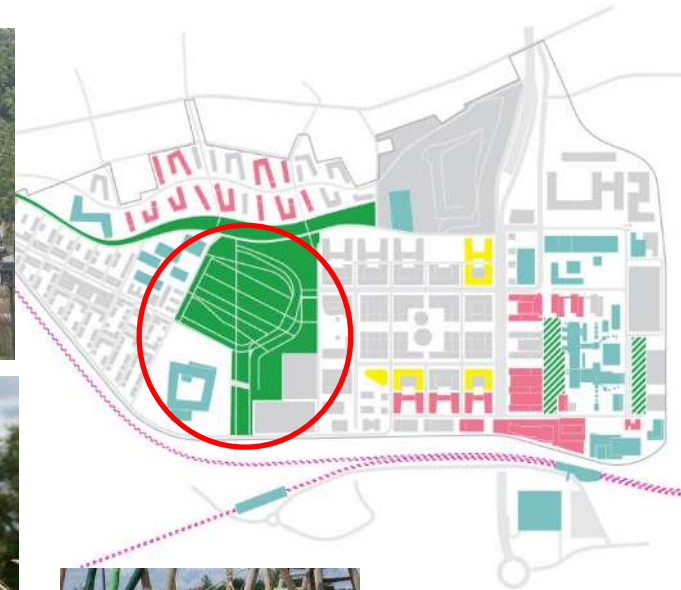
Belval - Square Mile



Belval - Belval Nord



Belval – „Um Belval“ parc



Belval - Public areas



- | | | |
|-------------------------|------------------------|--------------|
| ① Place de l'Université | ④ Hauts-Fourneaux | ⑦ Place CIPA |
| ② Place de l'Académie | ⑤ Parc « Um Belval » | |
| ③ Place des Archives | ⑥ Plateau Saint Esprit | |



Belval - Public areas



Belval - Retails



BelvalPlaza:

- Total m² shopping: 36,500 m²
- Retails: 54
- Restaurants/bars: 13
- Leisure: 5
- Parking spaces: 853

Other:

- Retails: 16
- Restaurants/ bars: 11
- Leisure facilities: 4

Hotel: 2

- Rooms: 180
- Parking sp.: +/- 160



Belval – Leisure facilities



1



Rockhal

- 1 concert hall up to 6,500 people
- 1 concert hall up to 1.200 people

2



Ciné Belval

- 7 rooms

3

Belval Parc

- 8 ha

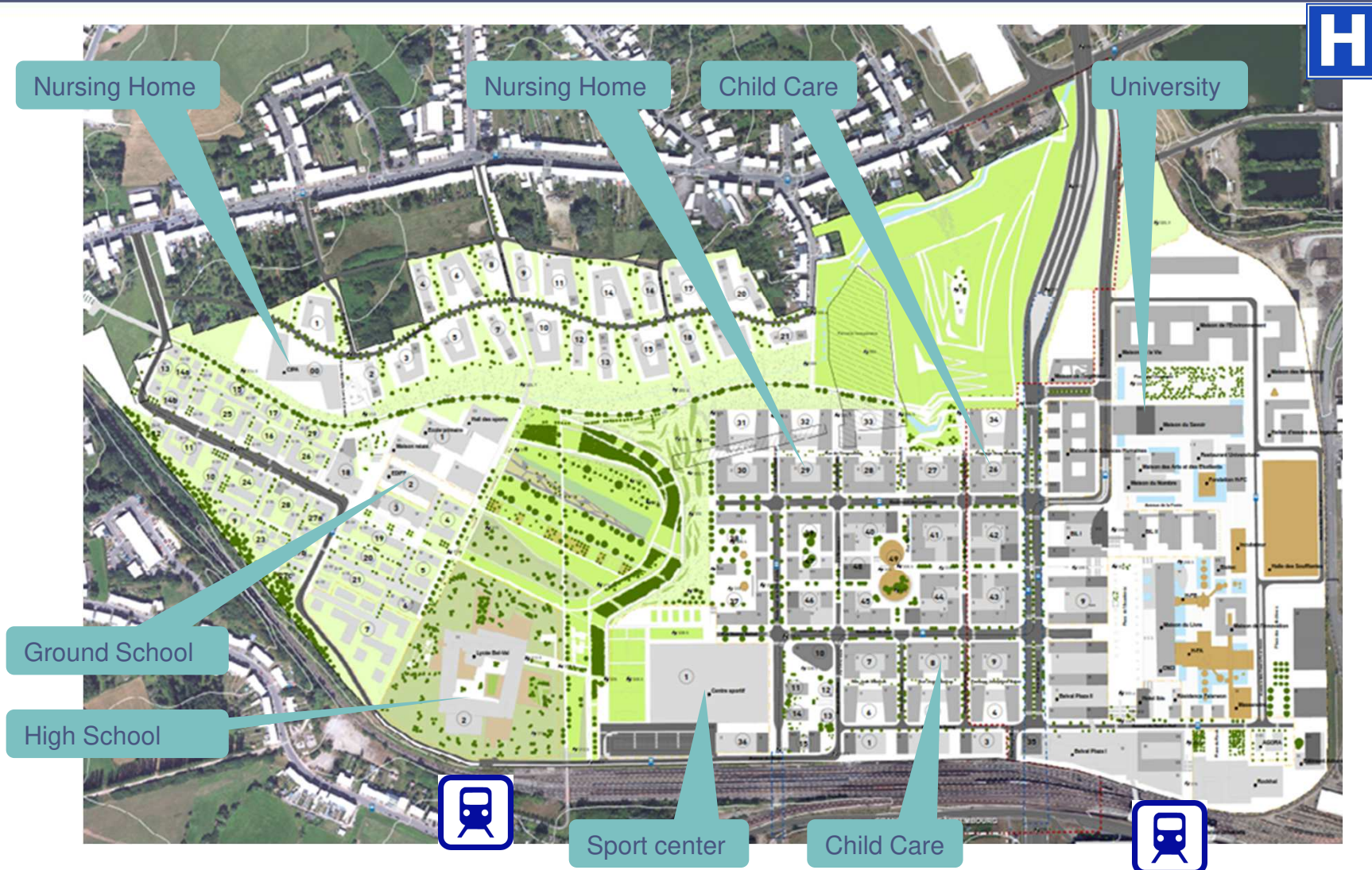
Belval – Research



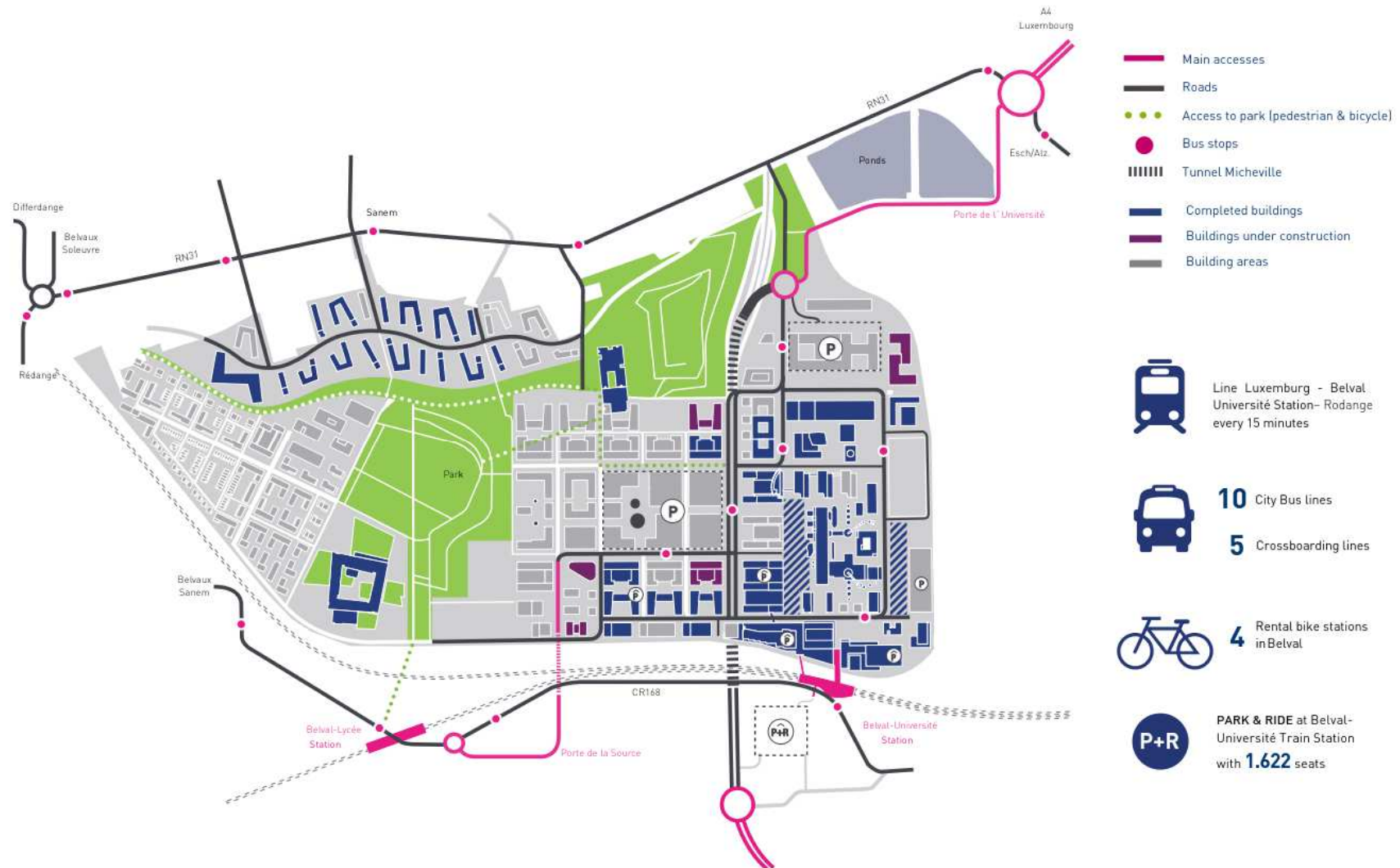
- 1 Maison du Savoir
- 2 Maison du Nombre
- 3 Maison des Sciences Humaines
- 4 Maisons des Laboratoires
- 5 Maison des Arts & des Etudiants
- 6 Maison du Livre
- 1 LIST
- 2 Start Up Center
- 3 Biotech
- 4 Maison de l'Innovation
- 5 Biotech II



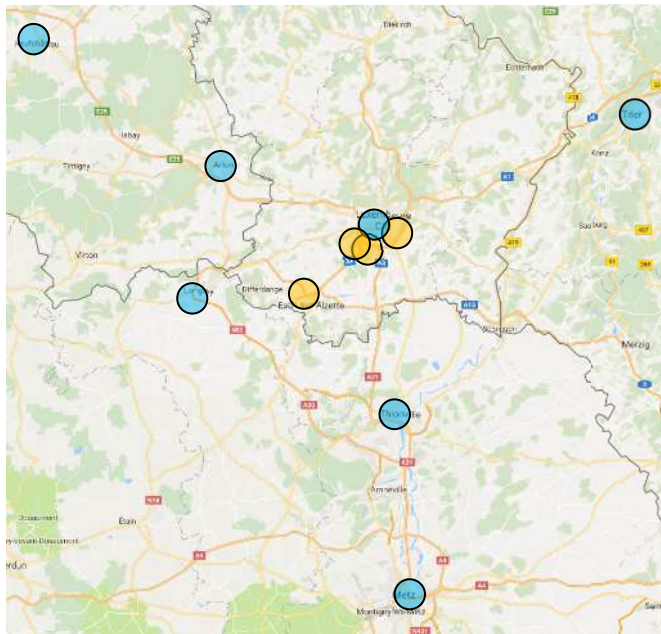
Belval - Services



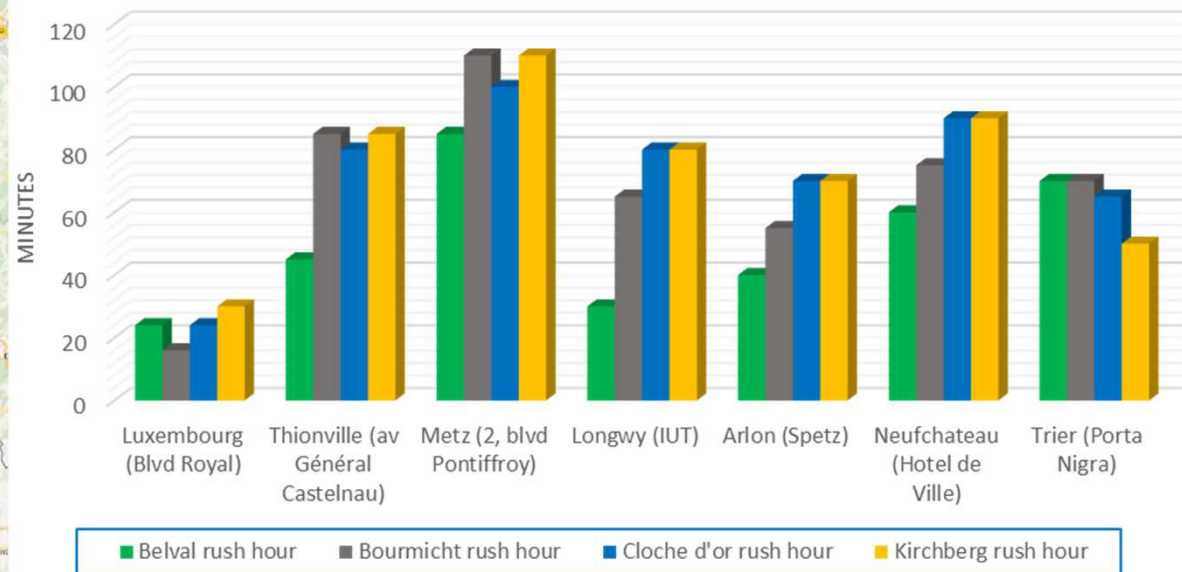
Belval – Mobility – Site map



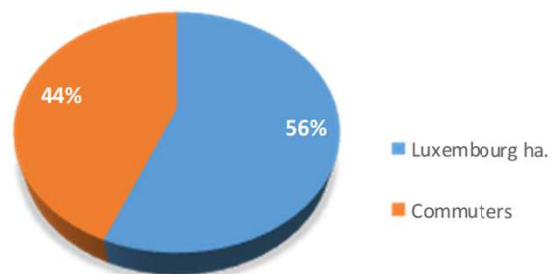
Belval – Mobility - Car



Morning car travel time

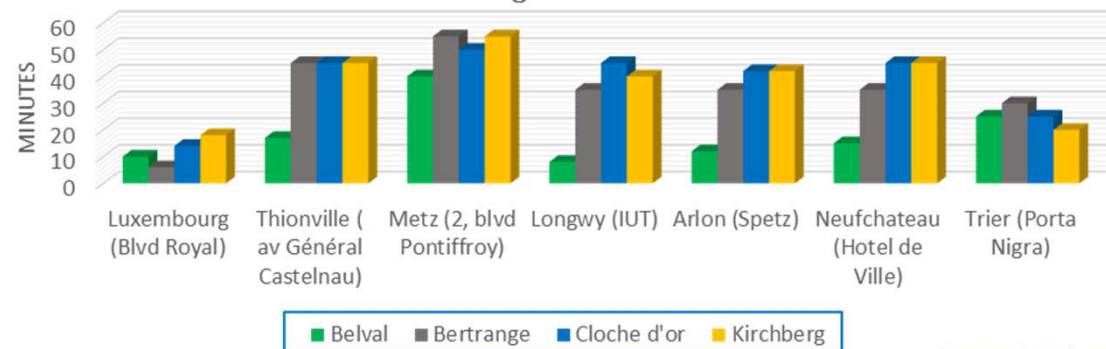


Workers repartition. Tot: 437,000



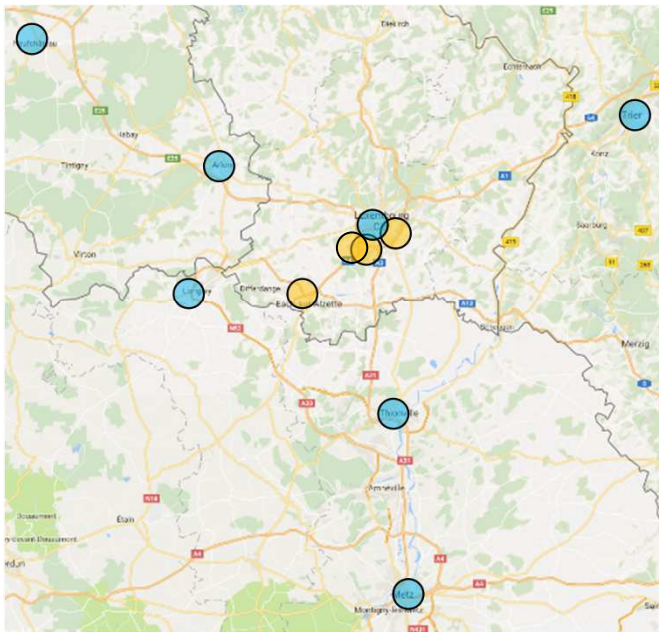
Source: Statoc

Morning time waste

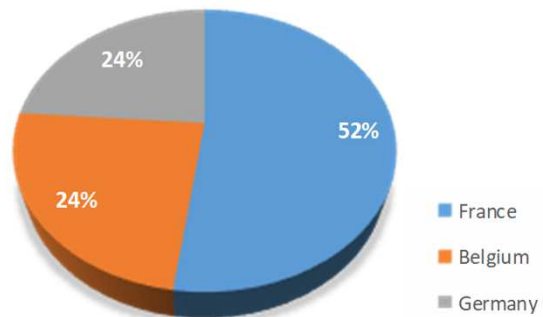


Source: Google maps

Belval – Mobility - Car

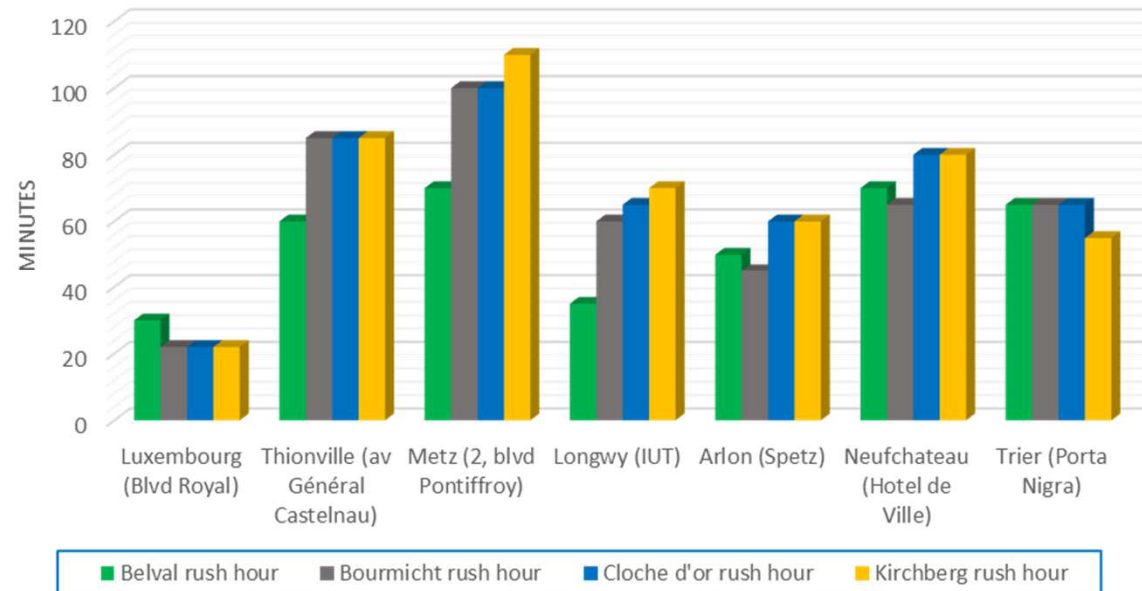


Commuters repartition. Tot: 192,000

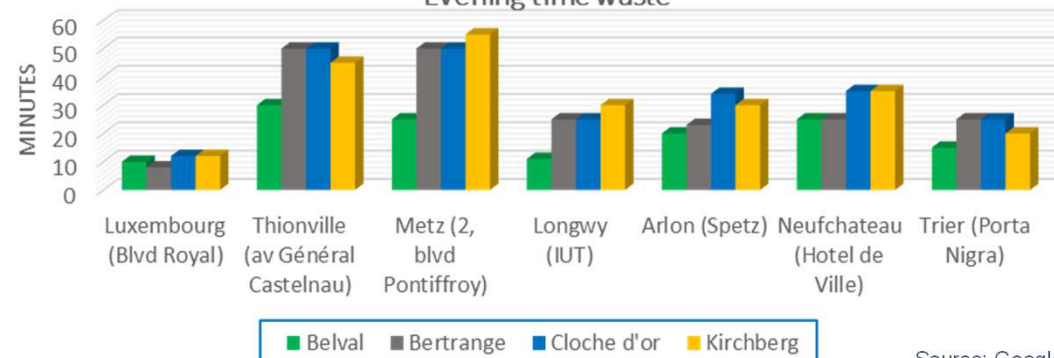


Source: Statoc

Evening car travel time



Evening time waste



Source: Google maps



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