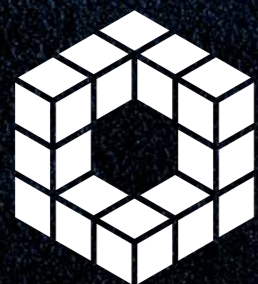




ROYALE 93

Rue Royale 93, 1000 Brussels



DARE 2
build

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trusted developers



ROYALE 93

ROYALE 93

is developed with a high focus
on well-being and productivity.

This forward-thinking building delivers
an outstanding work environment
in a central location.

Revitalizing a classic

THE 1930S ART-DECO OFFICE TRANSFORMATION

The original building, constructed in the 1930s for 'Union et Prévoyance', is a stunning example of art-deco architecture, designed by J. Prunelle. The last renovation took place in 1991, so it's now time for a complete makeover. This renovation will honor the building's historical charm while transforming the interior into a state-of-the-art office space equipped with all modern amenities.

J. PRUNELLE - 1934



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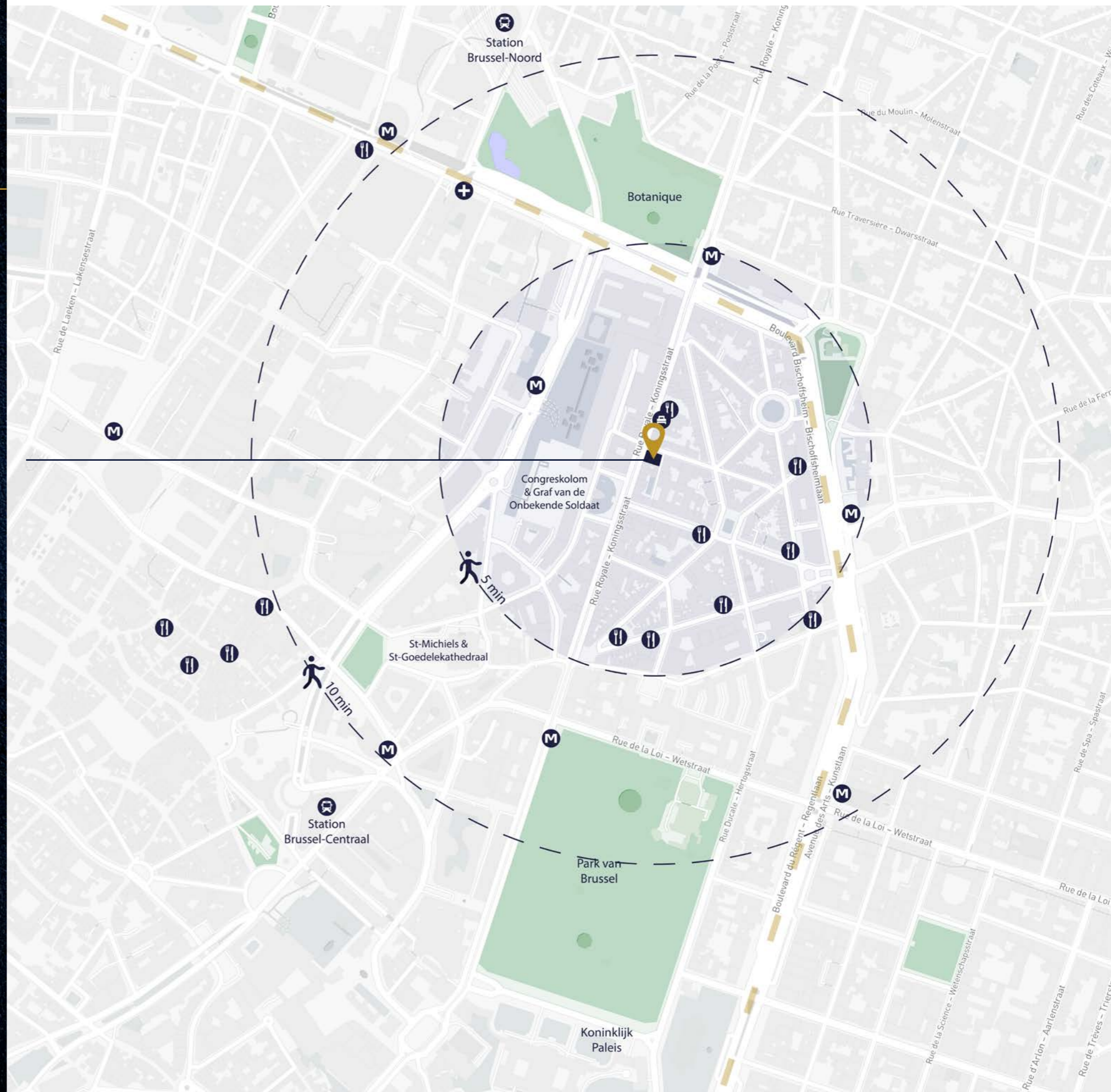
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1 THE LOCATION

RUE ROYALE CITY CENTER DISTRICT

Royale 93 is situated on the prestigious Rue Royale, right in the heart of Brussels. This district offers a dynamic blend of living, working, and relaxing, creating a vibrant atmosphere.

Royale 93 is surrounded by prominent public buildings and is perfectly positioned between the “Cité Administrative de l’Etat”, the Parliament buildings, and the national bank, making it an ideal location for corporate offices and public entities. Additionally, the neighborhood boasts a wide range of services, adding to its appeal.



2 TRANSPORTATION



The building is very easily accessible by public transport, via the metro lines Botanic, Madou and Parc. There is also a tram stop in front of the building and the train stations Central and Congres are within walking distance.

Reaching the building is possible for all types of commuters. With underground parking spaces for cars, bikes and e-steps, all types of mobility are possible to reach the building.



ROYAL 93 IS A REAL MULTI-MOBILITY HUB.





PALAIS ROYAL - PARC ROYAL



GRAND HOTEL ASTORIA BRUSSELS



ÉGLISE ROYALE SAINTE-MARIE DE SCHAERBEEK



LE BOTANIQUE



COLONNE DU CONGRÈS



MONTS DES ARTS - GRAND PLACE



3 THE BUILDING

3.937 sqm
TOTAL BUILDING

18
UNDERGROUND
PARKING SPOTS

31
BICYCLES & E-STEPS PARKING

156 sqm
ROOFTOP TERRACE

4 SUSTAINABILITY WELL-BEING

By choosing to undertake a full renovation while preserving the existing structure, tons of CO2 will be saved, significantly reducing the building's carbon footprint. The latest in sustainable design will be incorporated, aiming for WELL Gold and BREEAM Excellent certifications.

WELL is the leading standard for promoting health and well-being in buildings. This certification ensures that both owners and occupants can feel confident that their spaces are designed to support human health. Key aspects considered during certification include air quality, lighting, mental well-being, and innovation. With the '9 Foundations of Healthy Buildings' and the WELL certificate in mind, the ultimate goal is to foster a productive workforce. This is achieved through features like large windows for ample natural light and a high-quality ventilation system.

BREEAM is the world's leading sustainability assessment method. The goal for Royale 93 is to achieve a BREEAM Excellent certificate, which recognizes and reflects the value of high-performing assets throughout the building's lifecycle. During the BREEAM certification process, buildings are assessed on their environmental, social, and economic sustainability performance.

Measures taken at Royale 93 include the installation of heat pumps, solar panels, and high-quality windows. These improvements not only enhance sustainability but also result in lower ownership costs.



5 INNOVATIVE DESIGN FOR A SUSTAINABLE FUTURE

The days of traditional office buildings are long gone. The business world of the 21st century demands cutting-edge technology, flexible workspaces, exceptional energy efficiency, and sustainability from start to finish.

We believe a healthy work environment inspires the best in every workforce. Through meticulous design, both inside and out, we aim to enhance health, well-being, and productivity for everyone.

There's a strong connection between a user's productivity and their environment. A well-designed building with excellent ventilation and abundant natural light can significantly impact the well-being and performance of its occupants.

DESIGNED TO INSPIRE

Built to focus on well-being, nurturing the health and success of everyone who encounters it.



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6 KEY POINTS



SUSTAINABLE

The actual building will have a complete refit

THERMAL COMFORT

Designed for optimal thermal comfort

DAYLIGHT

Every spaces enjoys natural daylight thanks to the 3 facades

CONSTRUCTION

Complete renovation of the building while saving the concrete frame saves tons of CO2

ENERGY

Optimised energy performance designed to create an energy efficient building

VENTILATION

Constant supply and extraction for fresh and filtered air for a healthy indoor environment

BUILDING MANAGEMENT

Advanced building and energy management system to accurately monitor and efficiently manage operations and energy consumption

LIGHTING

Energy efficient lighting with LED throughout, controlled using daylight and proximity sensors

CERTIFICATES

WELL Gold and BREAAAM Excellent certificates will be obtained





7 THE LOBBY

A GRAND WELCOME: THE HEART OF COLLABORATION AND INSPIRATION

The lobby is intuitively designed to be a welcoming zone. It is a social space where everyone can meet, share ideas, and find inspiration over coffee, all in the spirit of collaboration.

Our lobby, defined by its double-height ceiling, is designed to impress, inspire, and invoke a sense of limitless possibilities. Every detail is crafted to enhance your business presence, ensuring that the first impression for your visitors is nothing short of awe-inspiring.

Adjacent to the lobby, several meeting rooms can be combined to create a larger event space.

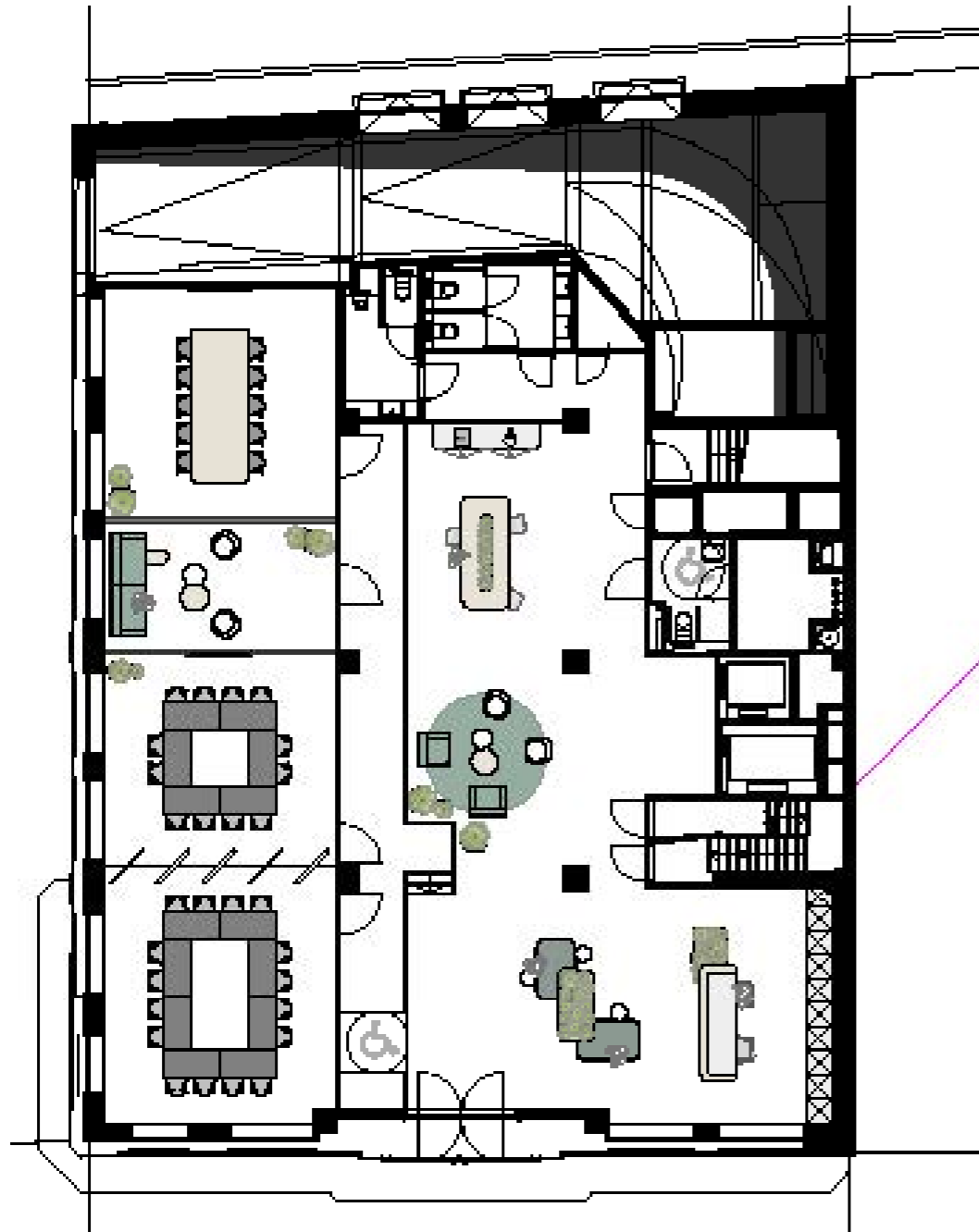
The centerpiece of our lobby is more than just a luminaire; it's a testament to timeless design. This art-deco masterpiece, already on site, will be restored. Its presence not only illuminates the space but also enriches it with a story, a piece of heritage that we are proud to preserve and incorporate into the new development.



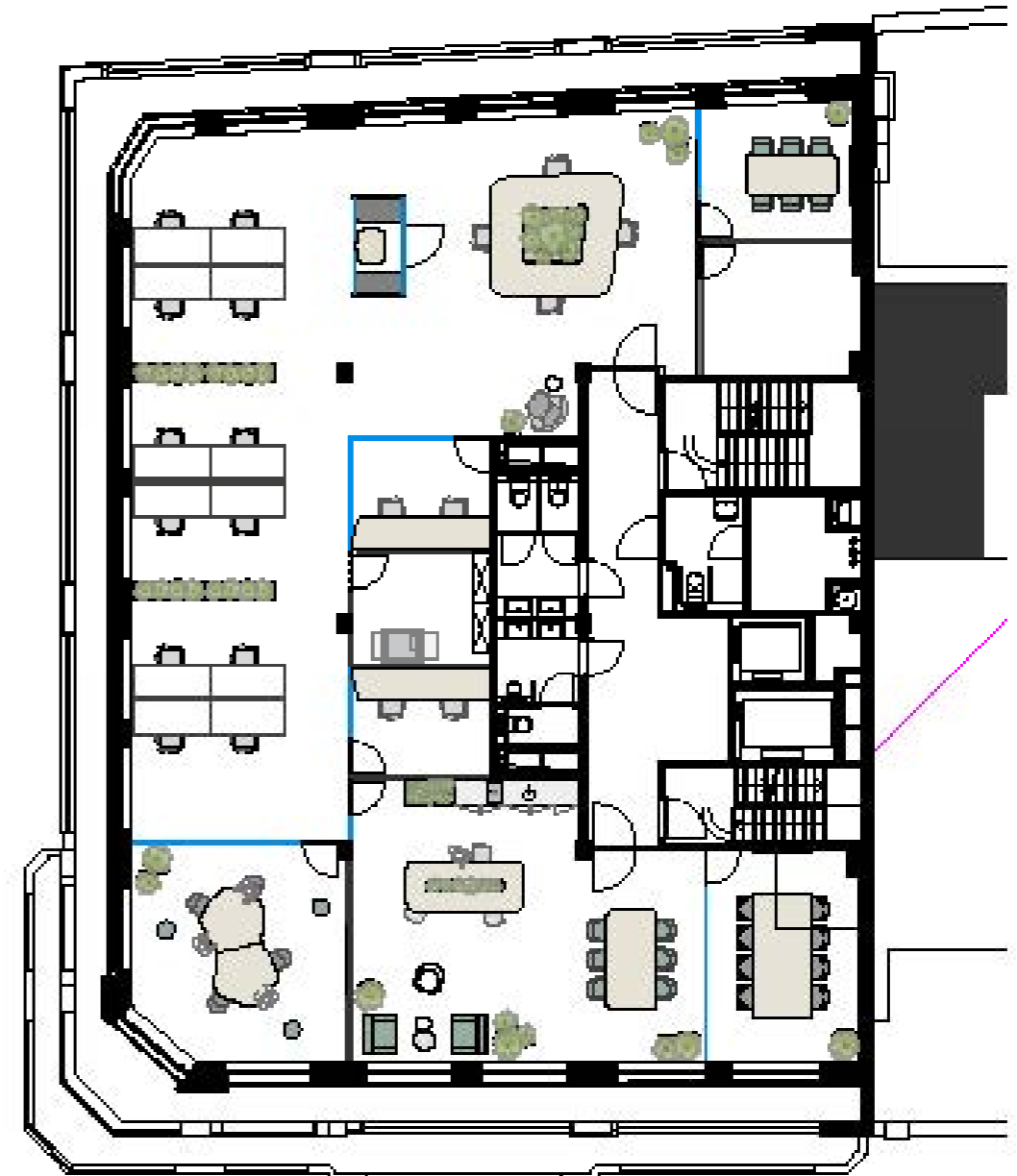
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FLEXIBLE FLOOR PLANS FOR MODERN WORKSPACES

The floor plans of Royale 93 are designed for efficiency and flexibility. Future tenants can easily choose between a full open-plan office or multiple standalone offices. The partitioning walls can be built from slab-to-slab, providing excellent acoustic benefits.



GROUND FLOOR



6TH FLOOR

STACKING PLAN





9 TENANT FRIENDLY

With the focus on the well-being and productivity of the people in the building, actions are taken:

- Climate control ceilings
- Individual electricity metering
- Raised floors
- LED lighting with absence detection and daylight control
- Showers
- Lockers
- Welcoming entrance
- Impressive art-deco facade
- 3-facade building
- Underground car parking spaces
- Underground bike and E-step spaces

DEVELOPED BY



DARE 2

build

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SOME OF OUR DEVELOPMENTS



KORTRIJK BUSINESS PARK



CHIEN VERT



JABIT'O



B52



INTERESTED IN ROYALE 93?

www.royale93.be



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