



ROYALE 93

Rue Royale 93
1000 Brussels



DARE 2
build

NESTN[®]



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.

More than a building

This beautiful art-deco building will be fully renovated while respecting its historical value, and will have the highest levels of comfort on the inside.



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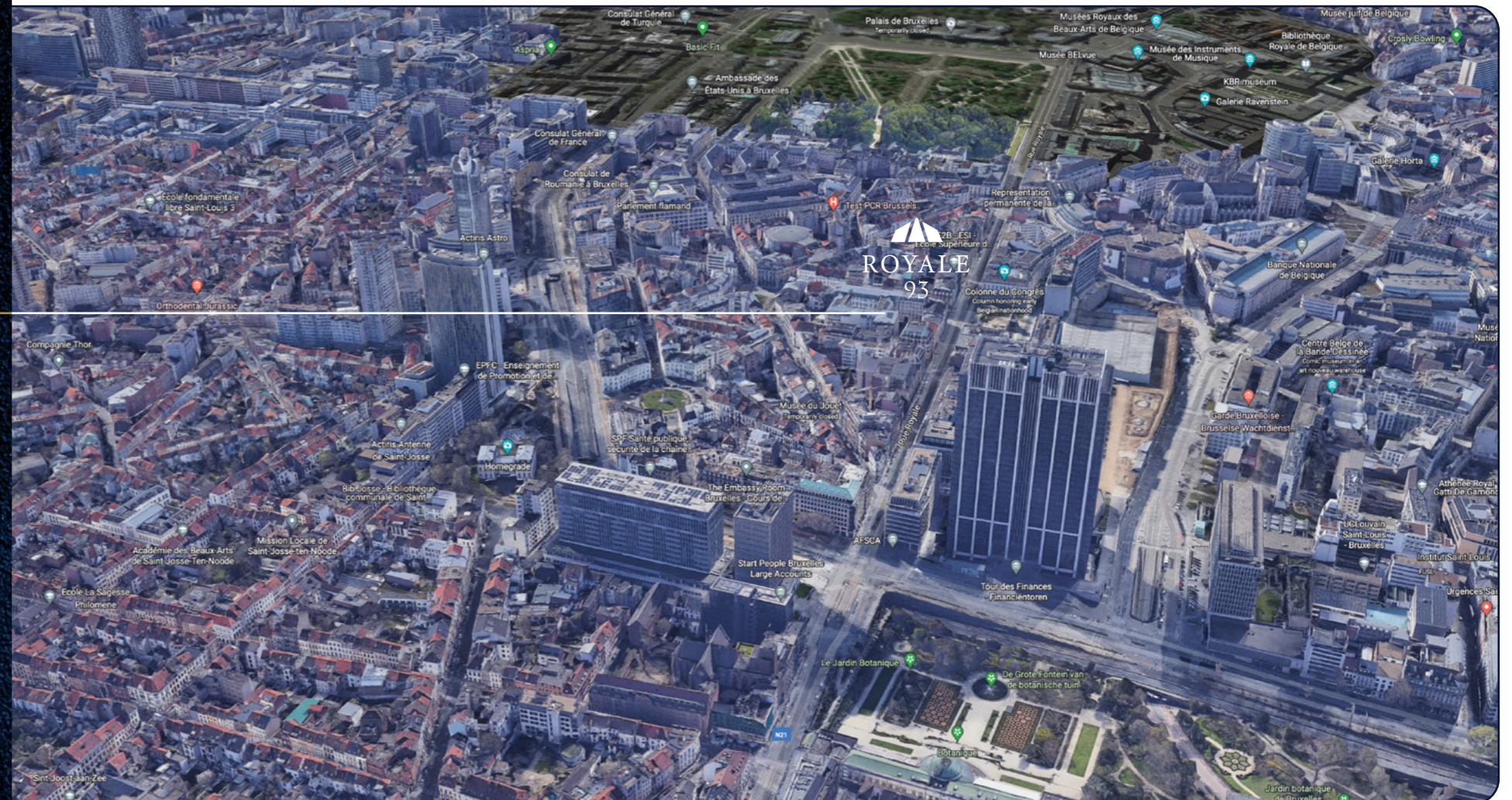
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1 THE LOCATION

RUE ROYALE CITY CENTER DISTRICT

RR93 is located on the prestigious rue Royale, in the heart of Brussels. This district offers a broad mix between living, working and relaxing, which results in a vibrant environment.

Royale 93 is surrounded by public buildings. Perfectly located between the “Cité Administrative de l’Etat”, the Parliament buildings and the national bank. The location is ideal for corporates and public entities. Moreover, a wide range of services is available in the neighbourhood.



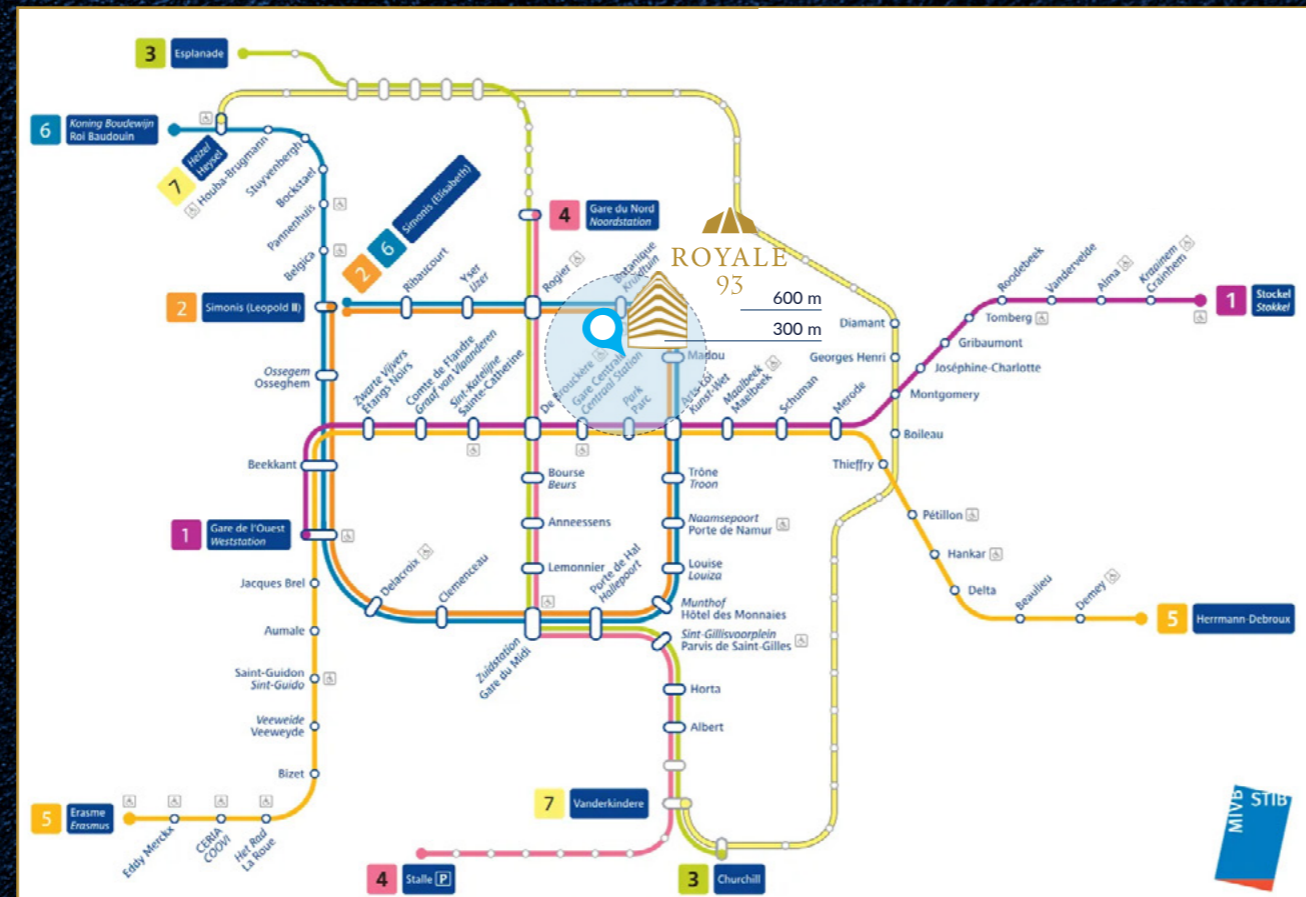
2 TRANSPORTATION



The building is very easily accessible by public transportation, 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.

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

ROYALE 93 IS A REAL MULTI-MOBILITY HUB.





PALAIS ROYAL - PARC ROYAL



ROYALE
93

NEIGHBOURHOOD



ÉGLISE ROYALE SAINTE-MARIE DE SCHAERBEEK



LE BOTANIQUE



COLONNE DU CONGRÈS



MONTS DES ARTS - GRAND PLACE



3 THE BUILDING

3.800 m²
TOTAL BUILDING

21
UNDERGROUND PARKING SPOTS

50
BICYCLES & E-STEPS PARKING

> 100 m²
TERRACES

4

SUSTAINABILITY WELL-BEING

The existing building will undergo a full renovation. Due to the renovation and recycling of building materials, much tons of CO2 are saved and much of the old building materials will be recycled.

Incorporating the latest in sustainable design, the building will obtain a WELL gold and BREEAM excellent certificate.

WELL is the leading tool for advancing health and well-being in buildings. This certification shows that owners and occupants can feel confident that their spaces are purpose-built to support human health. Important aspects during certification are air quality, light, mind, innovation, ...

BREEAM is the world's leading sustainability assessment method. B52 will strive to obtain a BREEAM excellent certificate. The certification recognises and reflects the value in higher performing assets across the built environment lifecycle.

With the '9 features of healthy buildings' and the WELL certificate in mind, the ultimate goal is to create a productive workforce in the building. This is created, amongst others, by large windows (for lots of natural light) and high air quality thanks to an extensive ventilation system,

During the BREEAM certification process, buildings are rated on the environmental, social and economic sustainability performance. The measures taken in B52 are the installation of heat pumps, solar panels, high quality windows, ... This also results in a lower cost of ownership .



5 | WORKSPACE OF THE FUTURE

The days of traditional office buildings are long gone.

The business world of the 21st century demands the latest technologies, flexible working spaces, outstanding energy-efficiency and a sustainable building from beginning to end.

We believe that a healthy work environment inspires the best workforce.

Through careful design, both inside and out, we aim to increase the health, wellbeing and productivity to everyone.

There is a great connection between the user's productivity and the building. A great building, with the right ventilation, lots of access to open views, ...

All this has a large impact on the users and companies in the building.

DESIGNED TO INSPIRE

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



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 facade

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

The LOBBY is cleverly designed
To be a great welcome zone.
It is a social space
for everyone to meet,
share ideas and inspiration
over coffee,
all in the spirit
of collaboration.



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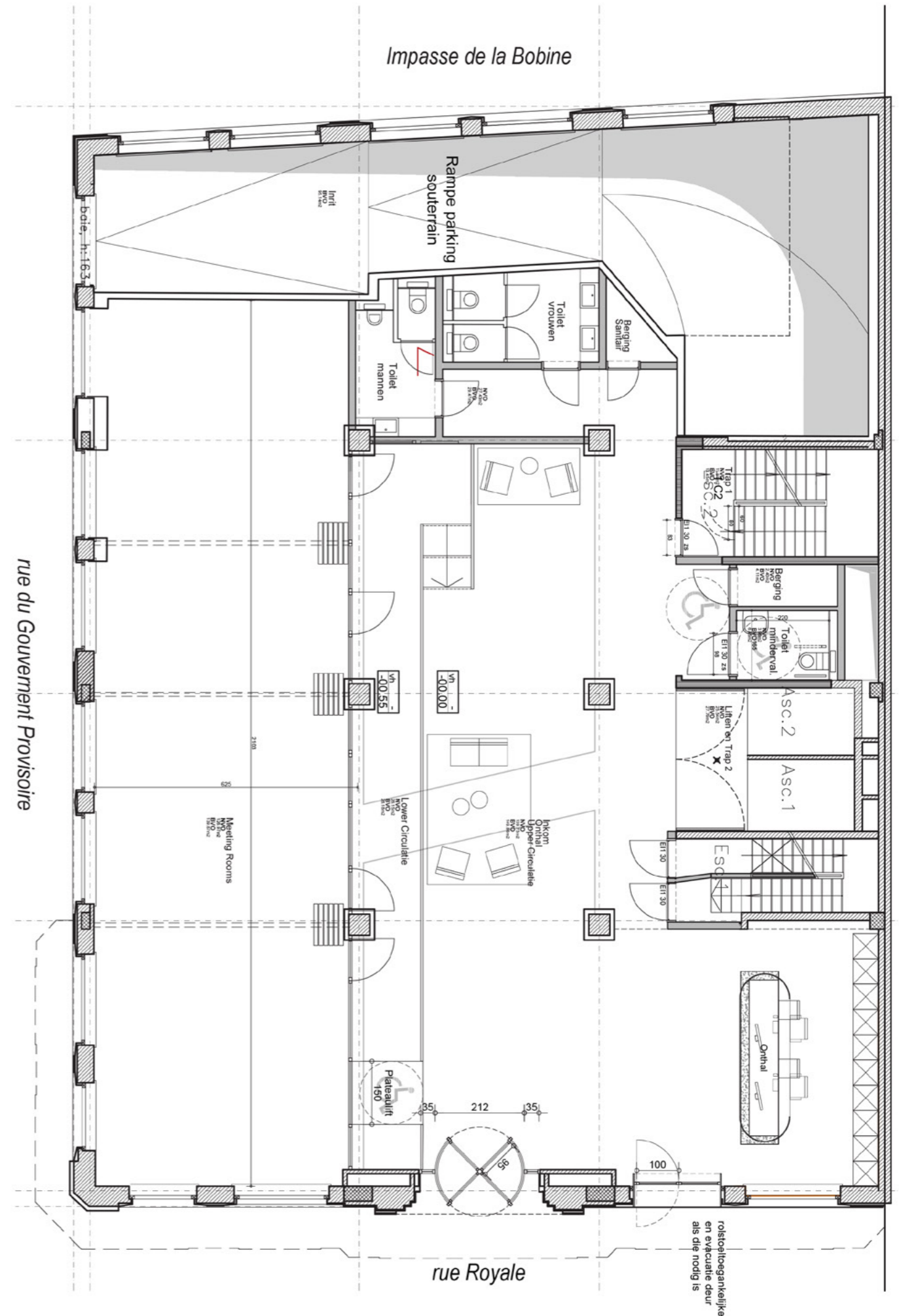
FLOORS BLUEPRINTS

THE GROUND FLOOR

The LOBBY

a social space for everyone
to meet, share ideas
and inspiration over coffee, all in
the spirit
of collaboration.

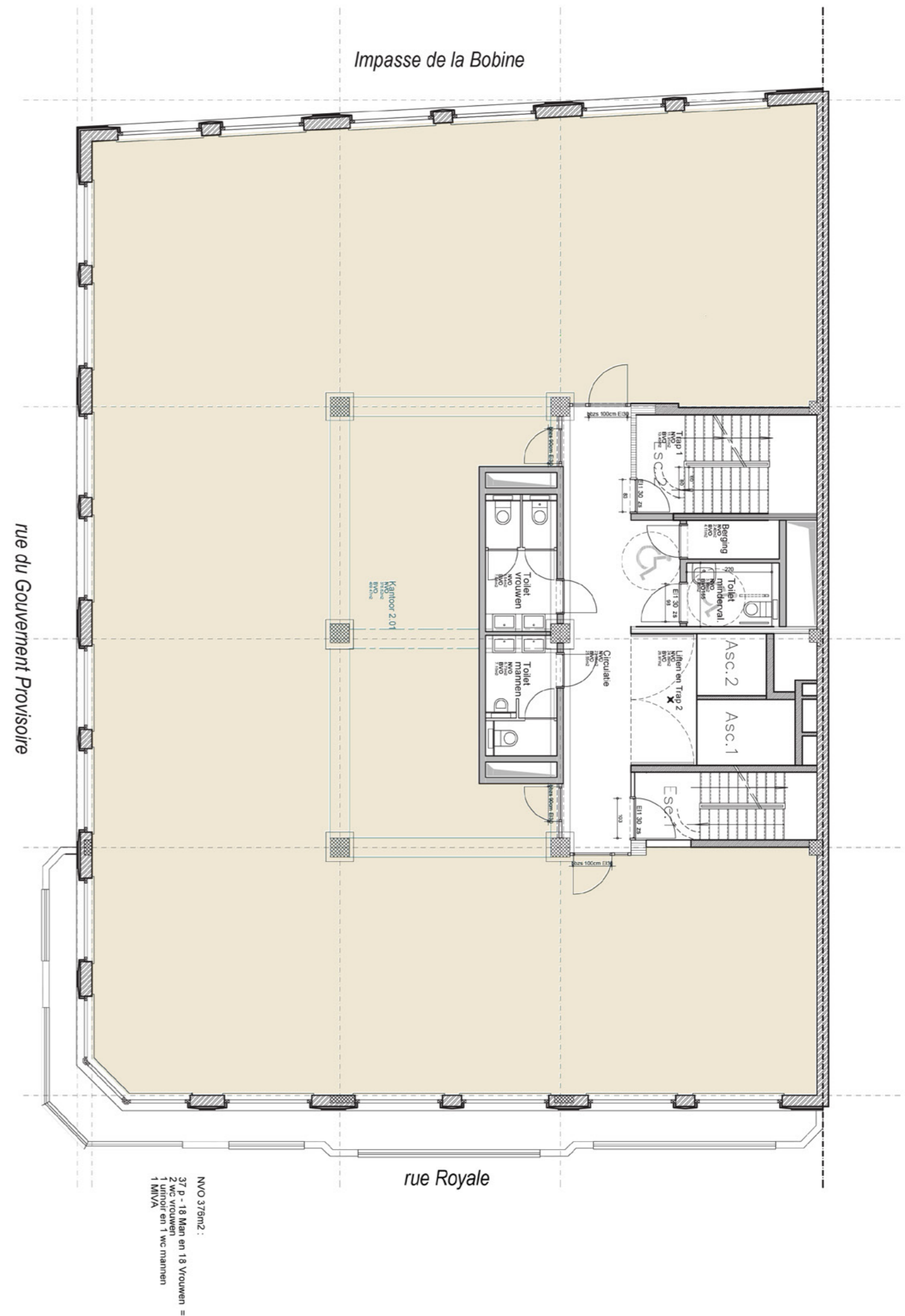
Next to the front desk,
SHARED MEETING ROOMS.



OPEN SPACE OFFICES

The floor plans of Royal 93 are efficient and flexible. Future users can easily choose to have a full open space office or can choose to have a lot of closed offices.

The partitioning walls can be build from slab-to-slab, providing the best acoustics.



MULTIPLE OFFICES



NVO 373m² :
 37 p. - 18 Man en 18 Vrouwen =
 2 WC vrouwen
 1 uitloof en 1 wc mannen
 1 MIVA



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

NESTN[®]

SOME OF OUR DEVELOPMENTS



KORTRIJK BUSINESS PARK



CHIEN VERT



ROYALE 93



B52



ROYALE 93

INTERESTED IN
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