



The Next-Gen Workplace

LIBERATE YOUR POTENTIAL

In the Heart of the European District

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Concept



Designing an ideal workspace was the objective of our team when creating Oasis. A space conducive to concentration, exchange, creativity, rejuvenation, relaxation... a space where all potential is waiting to be expressed.

First of all, we needed an exemplary location, in a lively district that is reinventing itself, a source of numerous possibilities, right in the heart of the capital's European quarter. It's a place with exceptional assets, and we wanted to make the most of them to offer a concept that would live up to the most demanding expectations.

From the outset, we were seduced by the location and garden of a building we were going to completely redesign. An interior garden of over 500m² extended into rooftops, thanks to generous terraces totalling over 160m² and offering unrivalled views of the city from the two new floors we added to the existing building.

The complete renovation of the building is fully conceived to achieve a BREEAM - New Construction «Excellent» certification, in line with Fidentia's commitment to supporting the United Nations' sustainable development goals.

But today, such a development can no longer be limited to purely technical or energy considerations.

As with all of its developments, Fidentia has designed The Oasis with the aim of creating happiness at work, thanks to a global approach focused on the positive impacts that a new environment should bring to its occupants.

The garden was a natural choice for the building given the sense of calm it provides, thanks to its size and location at the rear of the building... like an oasis of serenity in the big city.

A place of disconnection and well-being in the heart of a hectic environment, The Oasis evokes a relationship with nature and respect for the environment, perfectly aligned with sustainability objectives.



Welcome to Oasis, The Next-Gen Workplace





Overview

LOCATION:

right in the heart
of the European
district



FACILITIES:

shops,
restaurants,
fitness center,
bars, ...

ACCESSIBILITY:

Train,
bus service,
metro,
main roads





Key Figures

**TOTAL
LETTABLE
AREA:
5,060m²**

which could represent
an ideal opportunity
for a single occupant
(division is of course
possible)

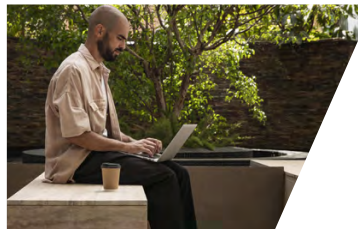
**BREEAM - New
Construction
«Excellent»
Certification**

**TERRACES:
220m²**

Floors 7 and 8

**GARDEN:
530m²**

**BICYCLES:
30
SPACES**



**CAR
PARKING:
29
SPACES**



Key Benefits/

- Redevelopment with a delivery Q2/2025
- Ground floor, 8 uppers office floors, patio (-1) for offices, basement (-2) car parking
- Rear garden
- The building's redevelopment programme was designed to achieve a high level of sustainability and to offer a high-quality working environment.





The European Quarter: a new breath of life for Brussels' main business district

The prime business district, long dominated by office use and the presence of the European Institutions, is now transforming into a more diverse area, seeking a balance between residential and leisure uses opening up to new ways of working and public interaction and the improvement of the built environment.

Art Nouveau stroll in a very green district

The Parc Léopold, a former royal zoological garden transformed into a vast green space, the Parc du Cinquantenaire with its triumphal arch erected in 1880 to celebrate Belgium's 50th birthday, the squares Ambiorix, Marie-Louise and Marguerite with their elegant Art Nouveau mansions make the European Quarter an area with extensive green spaces complementing the dynamic urban environment.



Afterworks

The area is home to a wealth of culinary delights.

A vast area reserved for pedestrians and soft mobility, Place Jourdan has benefited from a complete renovation that has transformed it into an airy space conducive to relaxation and socializing, particularly during the market held every Sunday.

Inaugurated in 2001, Place Jean Rey has been transformed into a space where you can enjoy yourself, with trees, water fountains and benches.

Location

In the heart
of the European
quarter



Place du Luxembourg is a ideal place to enjoy warm summer evenings and weekday lunchtimes.

Festive and sunny, the Place de Londres was completely redeveloped in the 2000s for the benefit of pedestrians, cyclists and terraces, often taken over by a cosmopolitan clientele from institutions as well as Matonge and Porte de Namur.

Close to



rue de Trèves 45 / 1040 Etterbeek



Institutions

- 1 Parliamentum
- 2 European Parliament's Info Hub
- 3 European Parliament
- 4 Le Berlaymont
- 5 European Economic and Social Committee
- 6 European Committee of the Regions

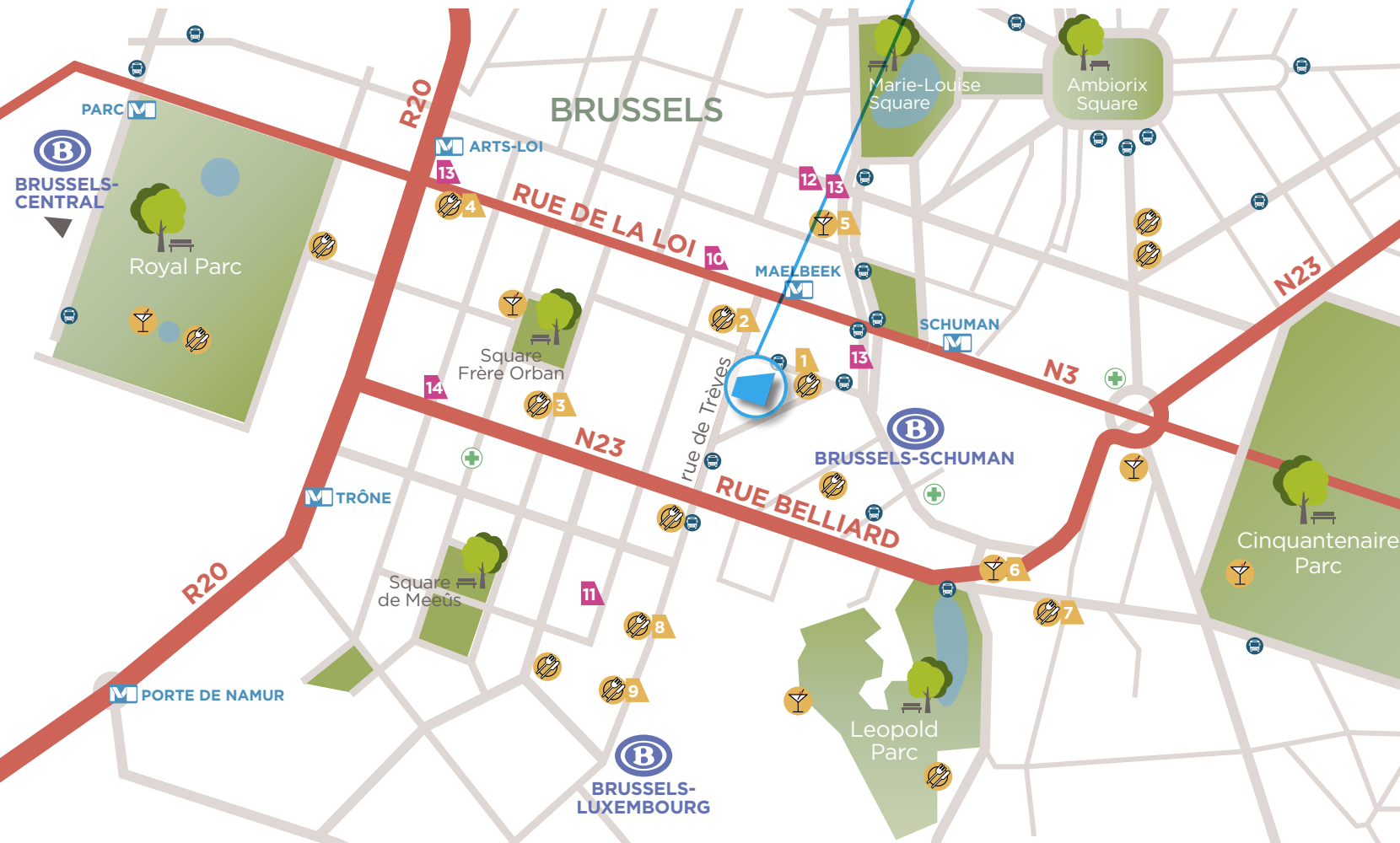
Permanent Representation to the European Union

- 6 Greece Representation
- 7 The Netherlands Representation
- 8 Hungary Representation
- 9 Denmark Representation
- 10 Croatia Representation
- 11 Germany Representation
- 12 Belgium Representation
- 13 Lithuania Representation
- 14 Sweden Representation
- 15 Estonia Representation
- 16 Latvia Representation
- 17 Slovenia Representation
- 18 Italy Representation
- 19 Switzerland Representation
- 20 The United Kingdom Mission
- 21 Poland Representation
- 22 Portugal Representation
- 23 Malte Representation
- 24 Norway Representation
- 25 Cyprus Representation
- 26 Luxembourg Representation
- 27 Slovakia Representation
- 28 Romania Representation

Amenities/



rue de Trèves 45 / 1040 Etterbeek



Some Pubs & Restaurants

- 1 Il Ramo Verde
- 2 Chaba Thai
- 3 Gioia
- 4 Léopold Café Arts Loi
- 5 The Wild Geese
- 6 Grand Central
- 7 Paul
- 8 Café Luxembourg
- 9 Ginette Bar
- ...

Some shops

- 10 Belfius Bank
- 11 Axa Bank
- 12 La Poste Bank
- 13 Carrefour Express
- 14 Shop & Go Delhaize
- + Pharmacies

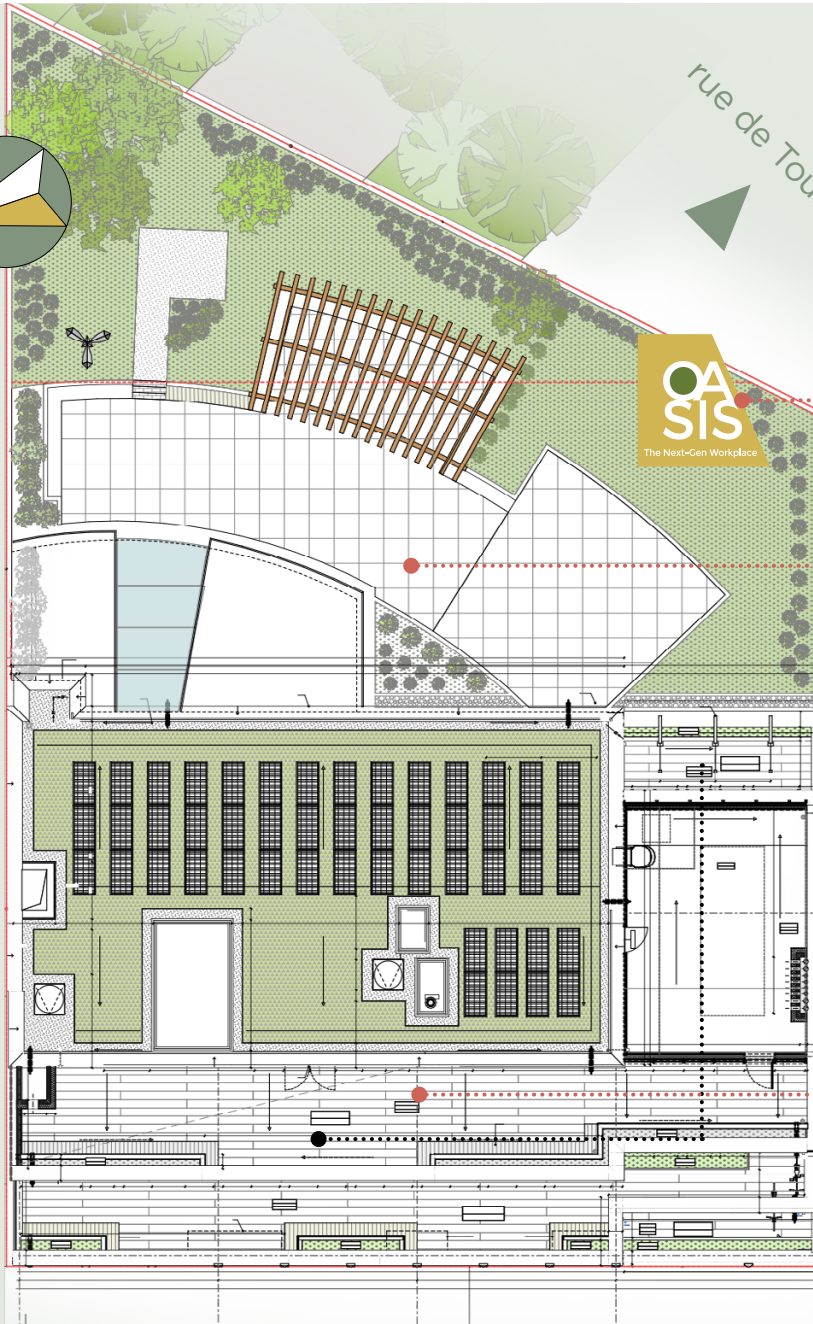
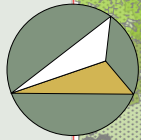
LIBERATE
YOUR
POTENTIAL

Site Plan

rue Jacques de Lalaing

rue de Toulouse

rue de Trèves



Total surface area:
5,060m²

Garden:
530m²

Terraces:
220m²



Building



Happiness at work
and
sustainable
development



The environmental approach, with its attendant technical and energy considerations, is now a must for all projects. BREEAM - New Construction «Excellent» certification is, after all, the least that can be expected of a new project.

As this approach alone is no longer enough to make the difference, projects can no longer rely on these considerations alone to stand out from the crowd.

Sustainable development is inseparable from the search for meaning and happiness in the workplace. This is precisely the spirit in which we created Oasis.



The garden, regenerating and convivial

We were keen to make the garden one of the main assets: rather than considering it as a simple outdoor space, we integrated it into the overall thinking behind the building's layout and functionality.

Naturally, it is ideal for festive events such as afterworks and receptions.

It is also set up as a place for informal discussions and creative exchanges, the main reasons why employees return to the workplace. A kind of outdoor coworking space, it enables small groups to meet and interact in comfort, protected from the sun.

People looking for a place to get away from it all for a while will also find plenty of space for concentration, revitalization or meditation.

The convivial aspect is of course also present, thanks to the terrace area.

Natural materials, refined aesthetics, selected furnishings and appropriate planting create an irresistible atmosphere.



Bright, flexible floors

All floors are equipped with the latest HVAC technology, providing comfort, brightness, efficiency, flexibility and an ideal working environment.

The transparent walkway linking the lobby to the garden floods the basement patio with natural light, opening onto 2 generous rooms with a wide range of uses.

The 2 new floors, corresponding to the 7th and 8th levels, are exceptionally bright and offer superb views over the city.



Spacious, plant-filled terraces

Totalling over 220m², the terraces extend the 2 new floors and offer incomparable views in all directions.

Their vegetation adds a welcome touch of nature to an urban and mineral environment, extending the spirit of the garden to the very top of the building.



Technical Aspects

Sustainable

- Solar panels
- Led Lighting
- Charging point for cars and bicycles
- 2 additional floors in with wood framed construction

**BREEAM®
EXCELLENT**

- Extensive green roofs
- Recycling of rainwater to toilets
- Daylight and motion detectors

Security

- Video monitoring
- Access Control
- Secure parking



Comfort

- Shower rooms
- Free height office zone: 2,60 m
- Active ceilings (SAPP)
- Digital regulation of technical installations
- Air ventilation (100% fresh)
- Flexible layout (modulation 1,2 m)
- Tinted triple glazed windows
- Common garden
- Privates terraces

Services

- Coffee corner in the walkway area leading to the garden
- Various services to be set up in agreement with the future tenant
- Showers for cyclists

Optional Services

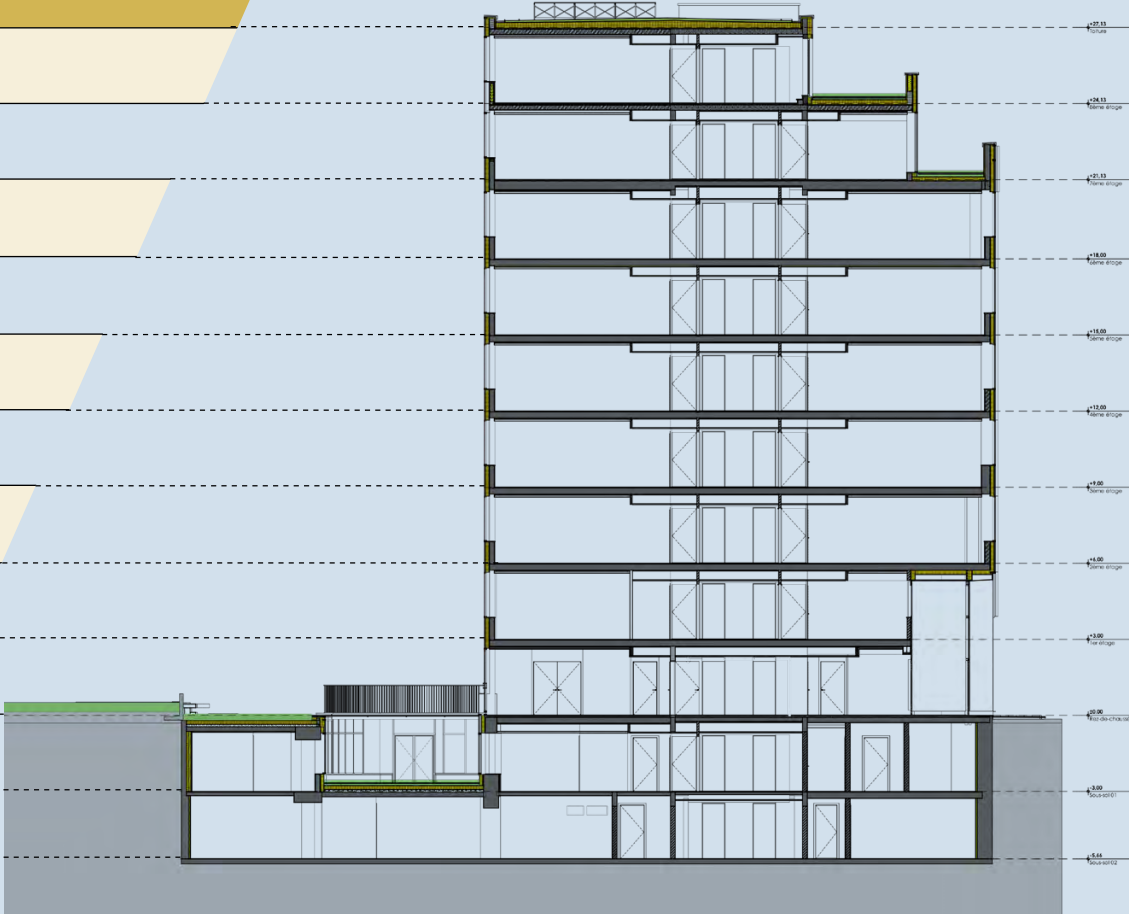
- (Virtual) reception
- Digital concierge service
- Shared electric bikes





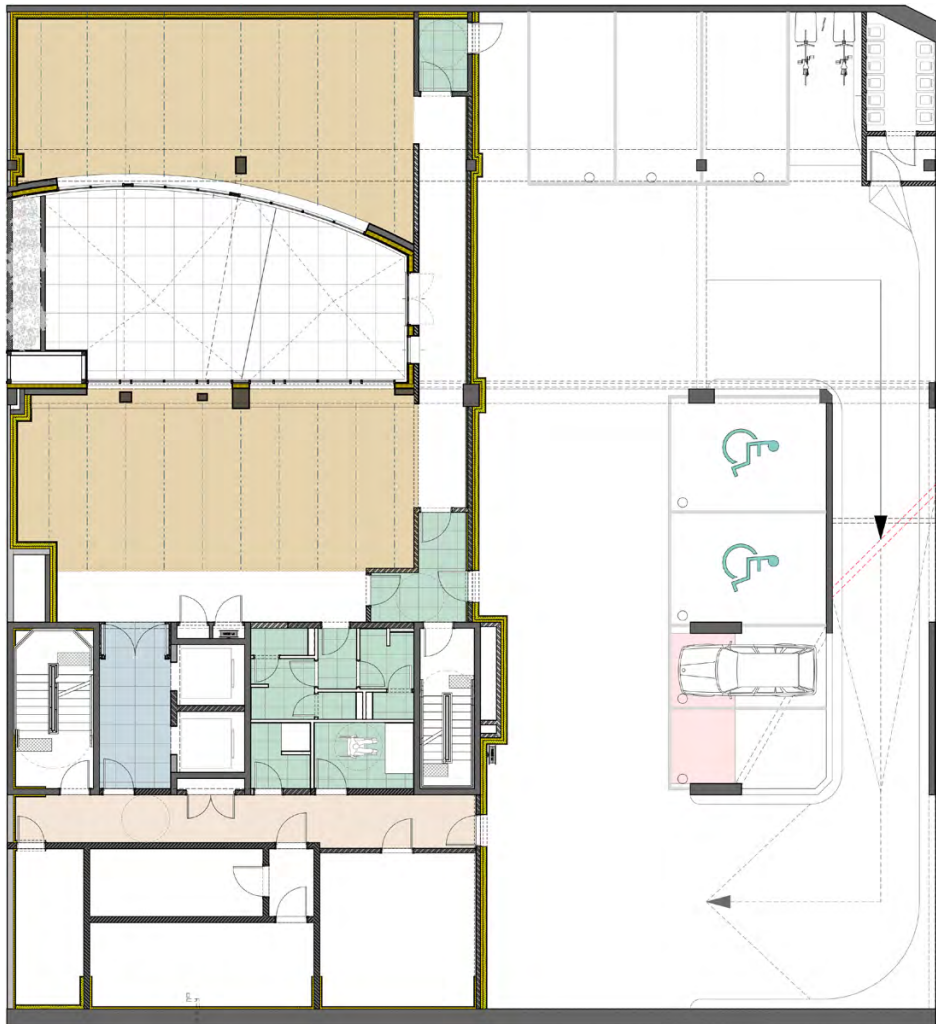
Surface areas

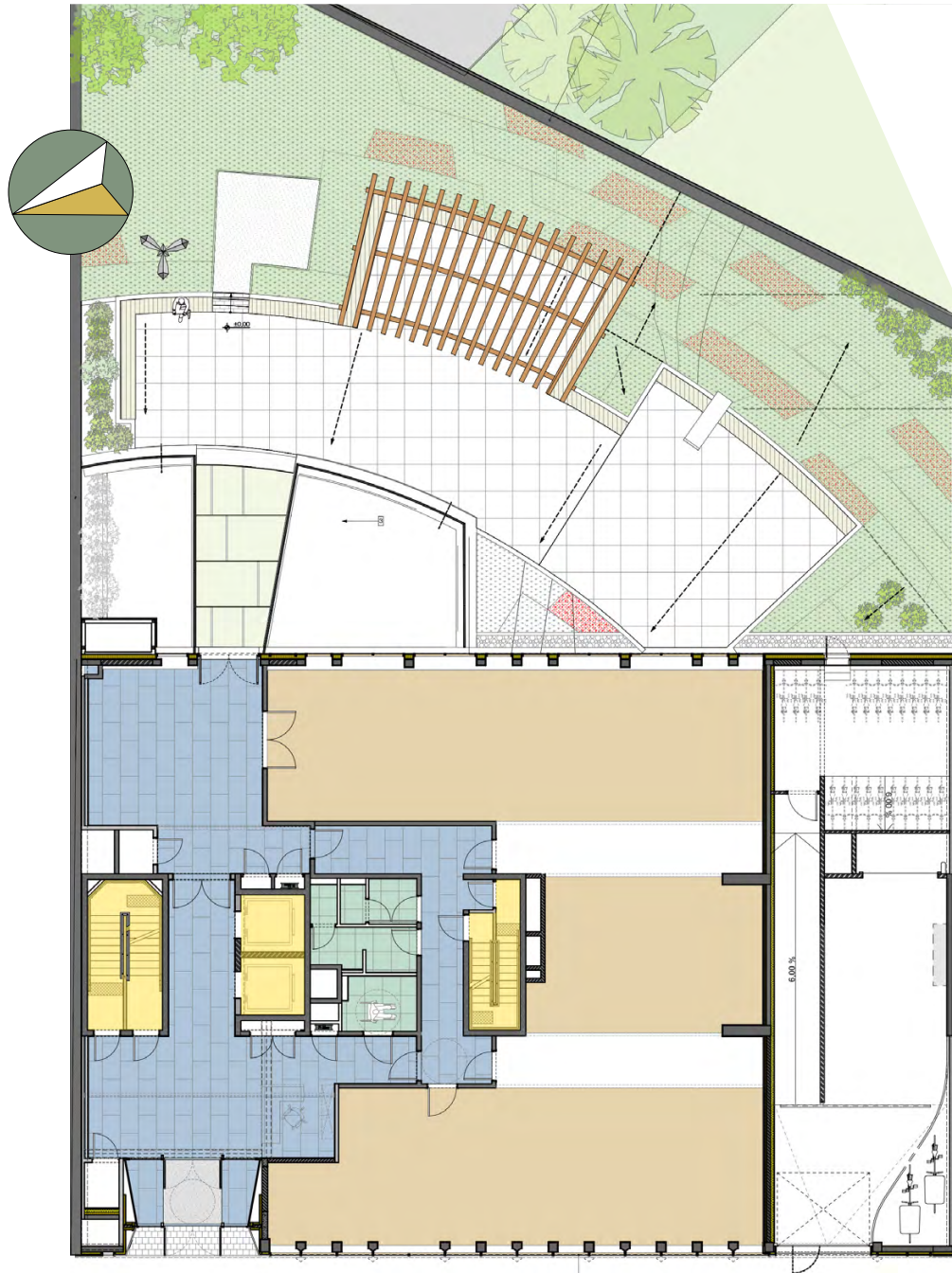
Floor	Lettable Area	
8th floor	225 m ² (+114.5 m ² terrace)	
7th floor	499 m ² (+107.7 m ² terrace)	
6th floor	623 m ² (+16 m ² terrace)	
5th floor	639 m ²	
4th floor	639 m ²	
3rd floor	639 m ²	
2nd floor	639 m ²	
1st floor	619 m ²	
Ground floor	326 m ²	
Patio - SS -1	212 m ² + Parking	
SS -2	Parking	
TOTAL	5.060 m² (excluding terraces)	
Archives	130 m ²	
Car parking	29 to 50 basement spaces	
Bicycleparking	30 spaces	



Floor Plans

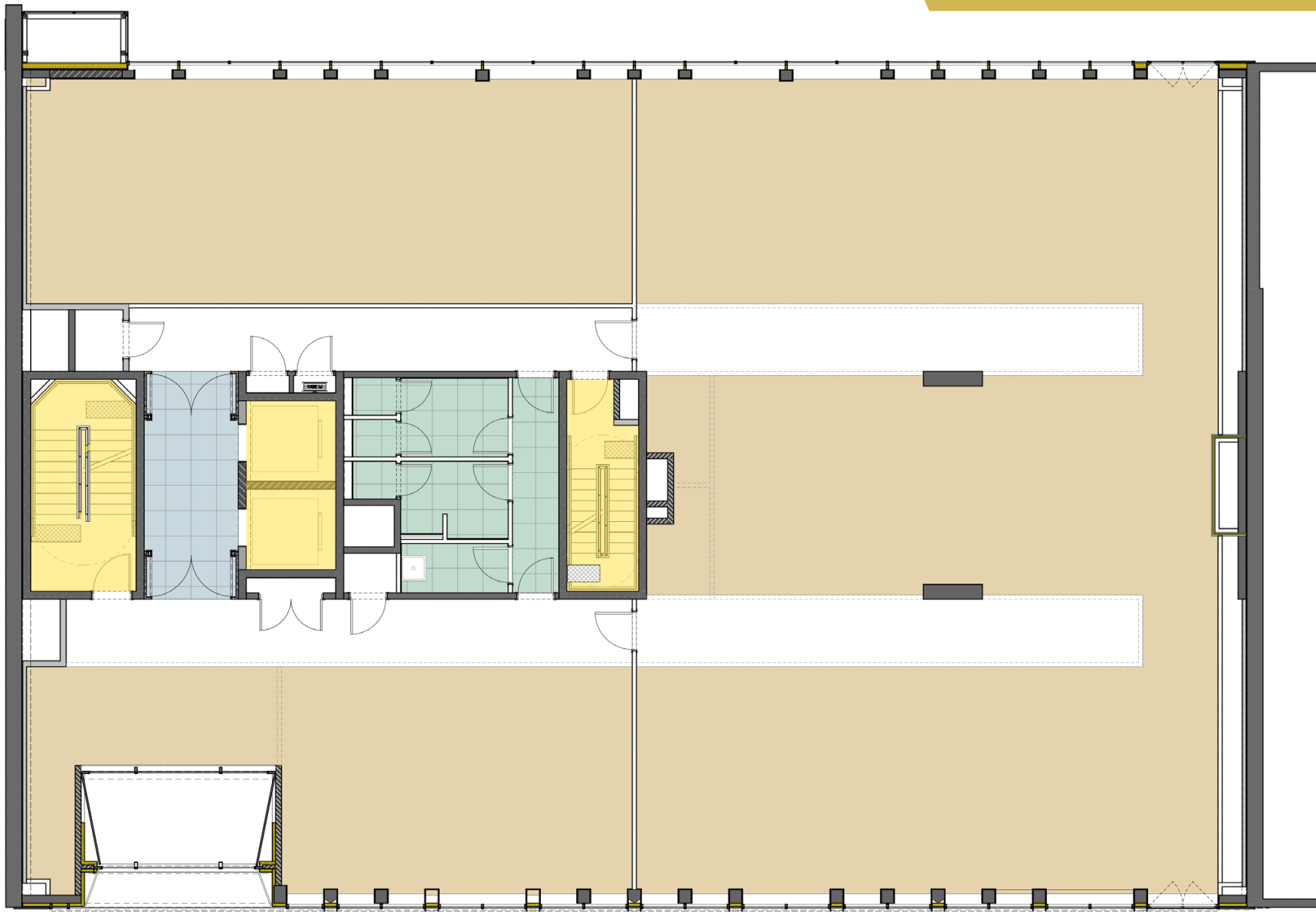
Patio plan / Underground -1



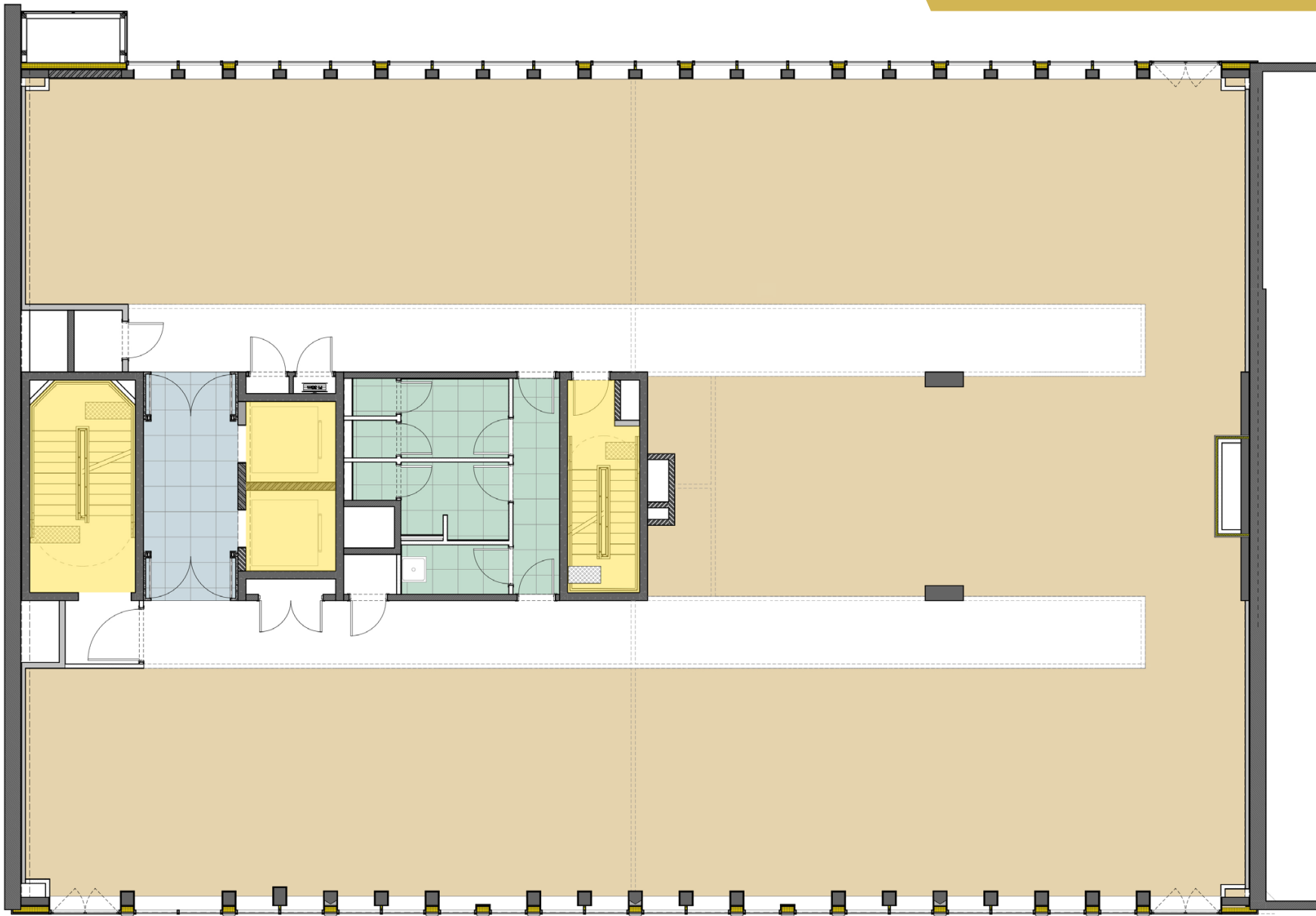


Ground floor plan

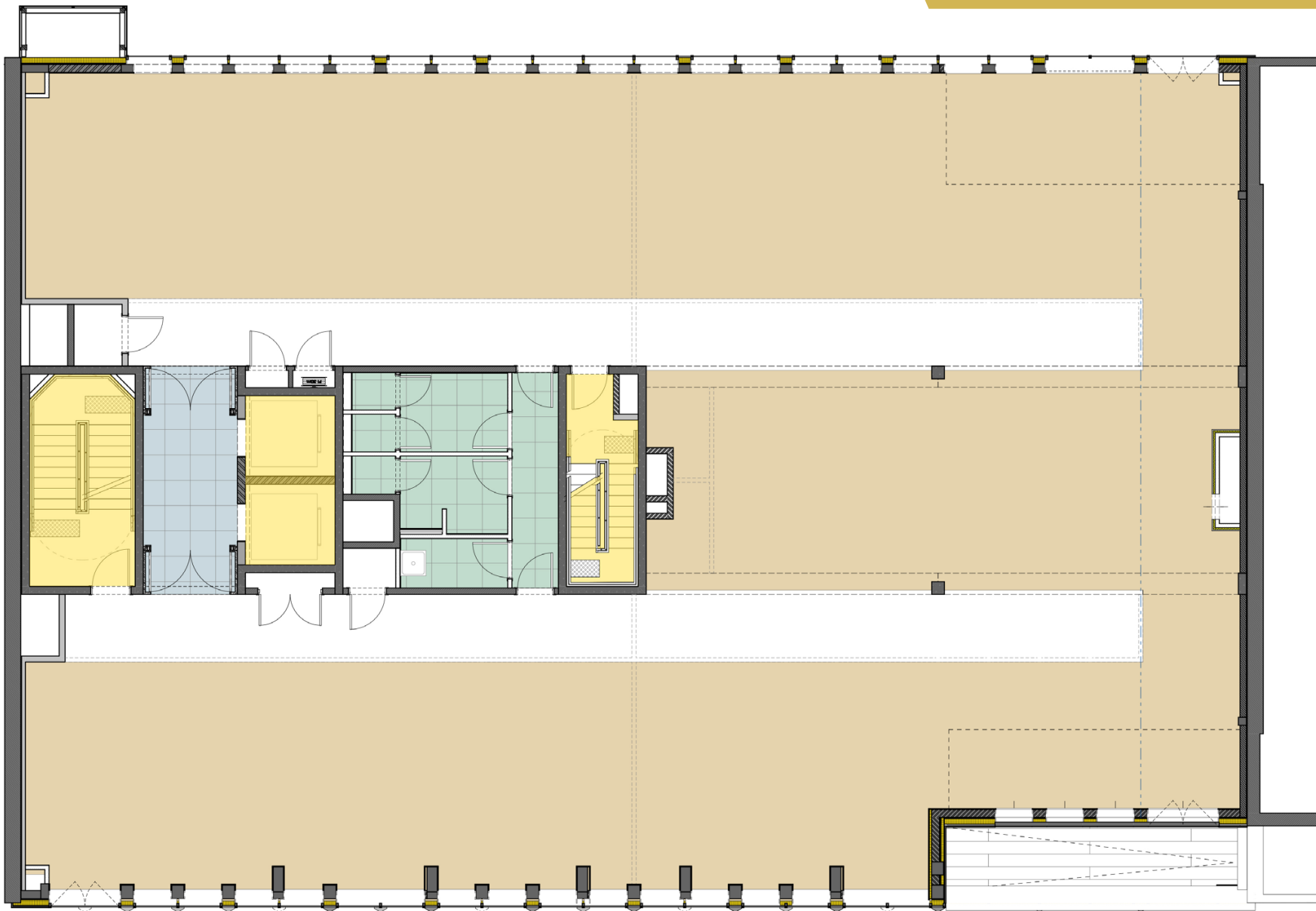
Floor plan +1



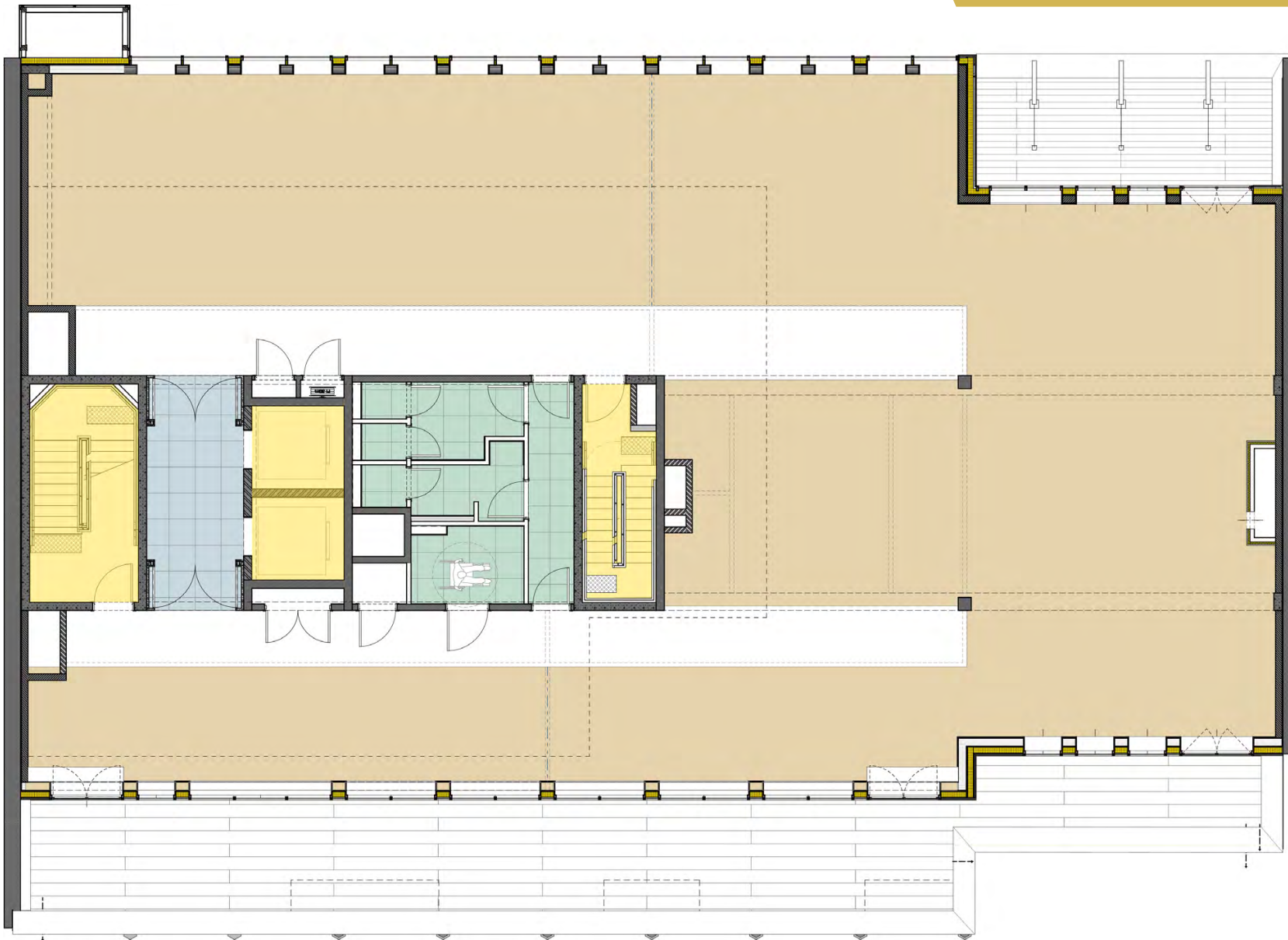
Floor plan +2 / +3 / +4 / +5



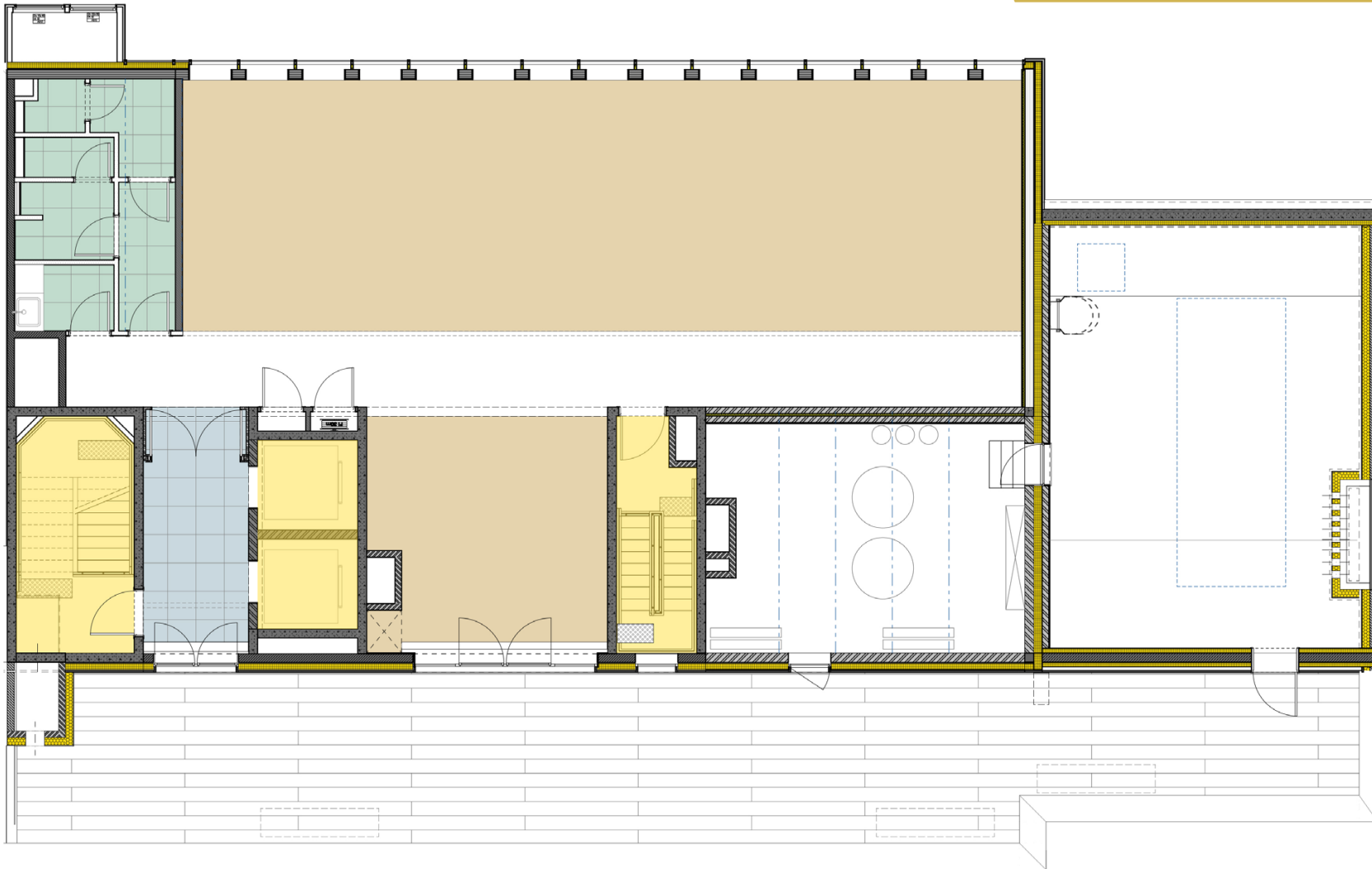
Floor plan +6



Floor plan +7



Floor plan +8





Fidentia is a Brussels based Sustainable and Responsible real estate Investment («SRI») fund manager. Fidentia is independent and owned by its partners.

Fidentia, with established offices in Belgium and Luxembourg, invests in order to create positive economic impact, long-term value and growth for its investors and the communities in which it works.

By its activities and investments, Fidentia takes action to support several goals of the Sustainable Development Goals. These goals have been developed by the UN to ensure a better and more sustainable future by 2030. Among the 17 goals, Fidentia has a direct impact on the sustainable infrastructures (Goal 9), the sustainable cities (Goal 11), the sustainable consumption of energy (Goal 12), and indirectly on other such as renewable energy (Goal 7) or good jobs and economic growth (Goal 8).



Fidentia is recognized as a trustworthy and dependable partner.

The name «Fidentia» conveys the key aspects of our company's character:

Partnership / Confidence / Boldness



The Next-Gen Workplace

Developer: **fidentia**
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