



# FICO

FLANDERS INVEST

Flanders Investment Company



Multifunctional project: Offices / Residential / Retail

square Jan Van Gentstraat - Pacificatiestraat - Gijzelaarstraat, 2000 Antwerpen

Offices: 8.000 m<sup>2</sup> / Residential: 4.700 m<sup>2</sup> / Retail: 705 m<sup>2</sup> / Shopping: 2.650 m<sup>2</sup> / Parking: 12.091 m<sup>2</sup>

**NIEUW ZUID IS SITUATED IN THE SOUTH OF ANTWERP, A STONE'S THROW FROM THE NEW COURTHOUSE AND IN AN UP-AND-COMING REGION FOR INVESTORS AND COMPANIES. THE SUCCES OF THIS REGION IS FOUNDED ON ITS OUTSTANDING ACCESSIBILITY, ROOMY FACILITIES AND LIVELY SURROUNDINGS.**

### Construction and design

- production of the façade in smooth white plaster, with a white architectural plinth and vertical high windows.
- separate sectioning between the commercial section on the ground floor and the residential office section from the 1st floor upwards, with parking facilities allocated to each target public
- the offices have a separate yet open entrance area, extended in the playful details of the façade, with a variety of patterns and coloured areas

### Technical features

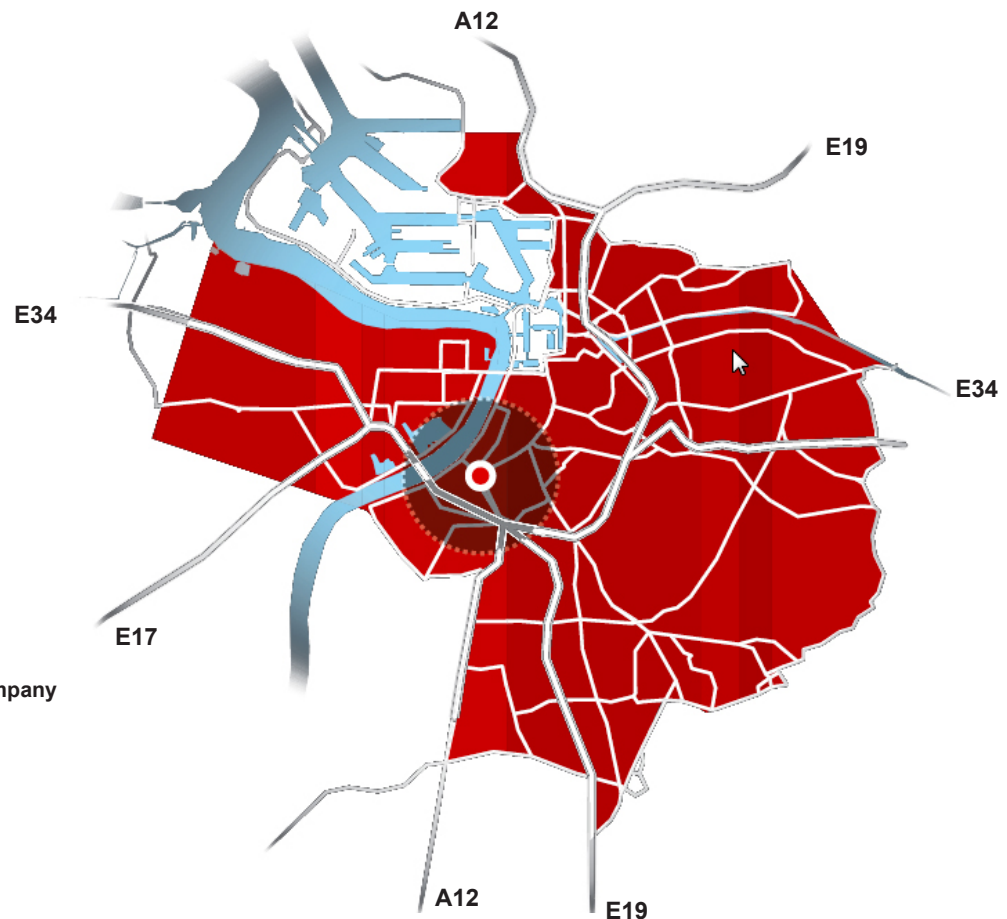
- modern "climate control" ceiling with inbuilt modular ventilation, lighting, heating and air conditioning;
- computer platform floors;
- four wonderfully produced lifts (per four offices);
- kitchen facilities for each office;
- at least 126 parking spaces;
- G/L sanitary facilities on each floor (per two offices) forming a sumptuously designed whole;
- swift access to escape routes;
- access control with electronic badge system;
- facilities for wheelchair users;
- provision for flexible division of office space.





Nieuw Zuid is accessible both by public transport and via an extensively developed road network. In the immediate surroundings of the facilities, there are two tram stops and four bus stops providing a direct link to – among others – Central Station and Antwerp City Centre. In addition, there is direct access to the Ring Road, and consequently to all motorways both to and from Antwerp.

Over the past few years, Antwerp's southern district has undergone a thorough face-lift and has come to be a much-desired location for residential as well as office applications. With the construction of the new courthouse, it is expected that the economic activity of the region will be set for still further revival.



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