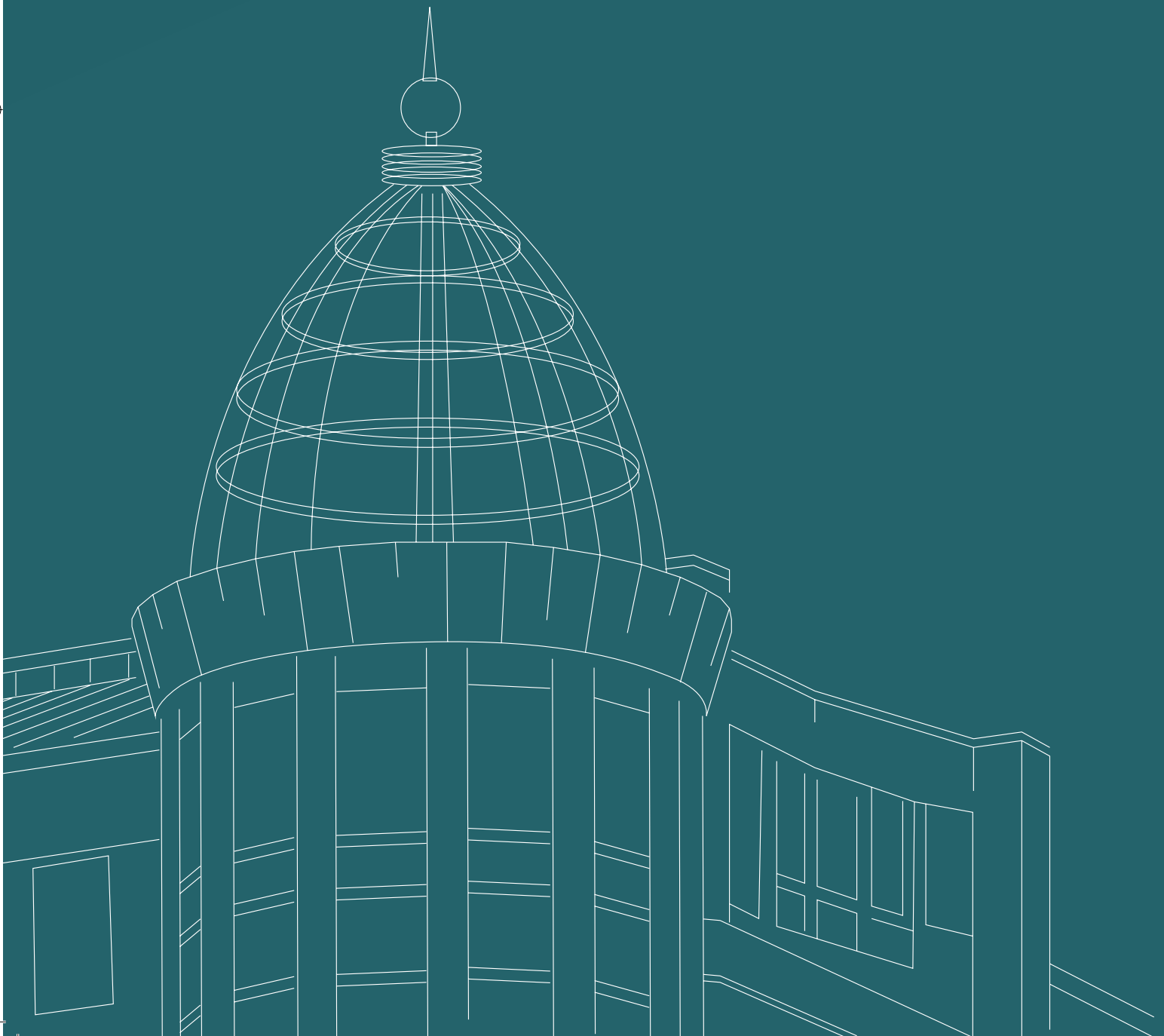


ALHAMBRA

OFFICES ▫ BRUSSELS





A story of Renaissance

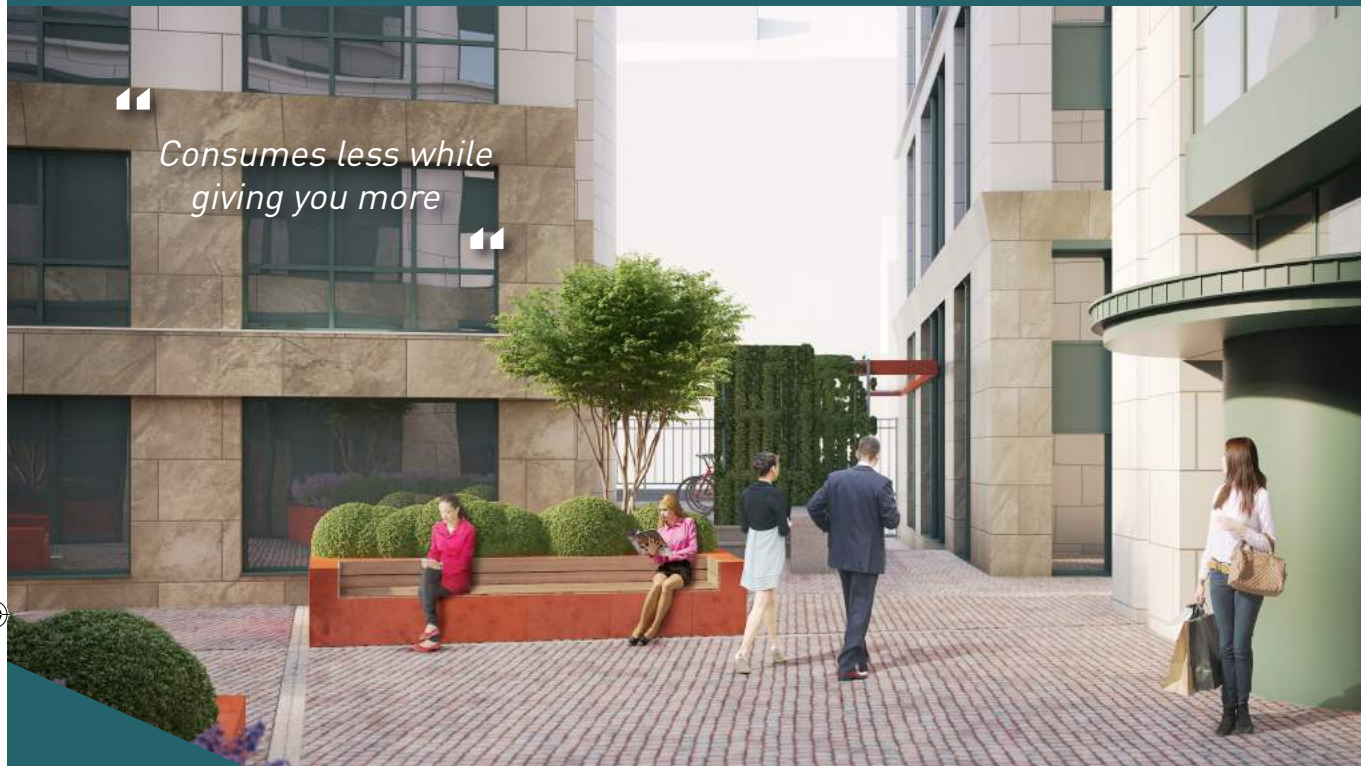
The city centre grows and shifts with the needs of those who live there. The renovated Alhambra office building is an extension of this: a perfect opportunity to discover the hidden beauty of an overlooked neighborhood. It's the past refreshed and reinvigorated with the excitement of what tomorrow has to offer.

This dynamic and evolving neighborhood is the centerpiece of our latest development, giving you access to all the potential it has to offer.

- Close to the new pedestrian area in Brussels downtown yet accessible by all forms of public and private transport. You're never more than a few steps away from one of the many nearby restaurants and shops.
- The famous Grand-Place and Rue Neuve shopping area are your backdrop, and Brussels city is your canvas.
- Distinctive architecture and modern features make the Alhambra offices a stand out construction in the area, and unique in the surroundings.
- The ring road around the centre of the city is easily reached, giving you access to the outer ring road with ease.

Boulevard Emile Jacqmainlaan 20
1000 Brussels

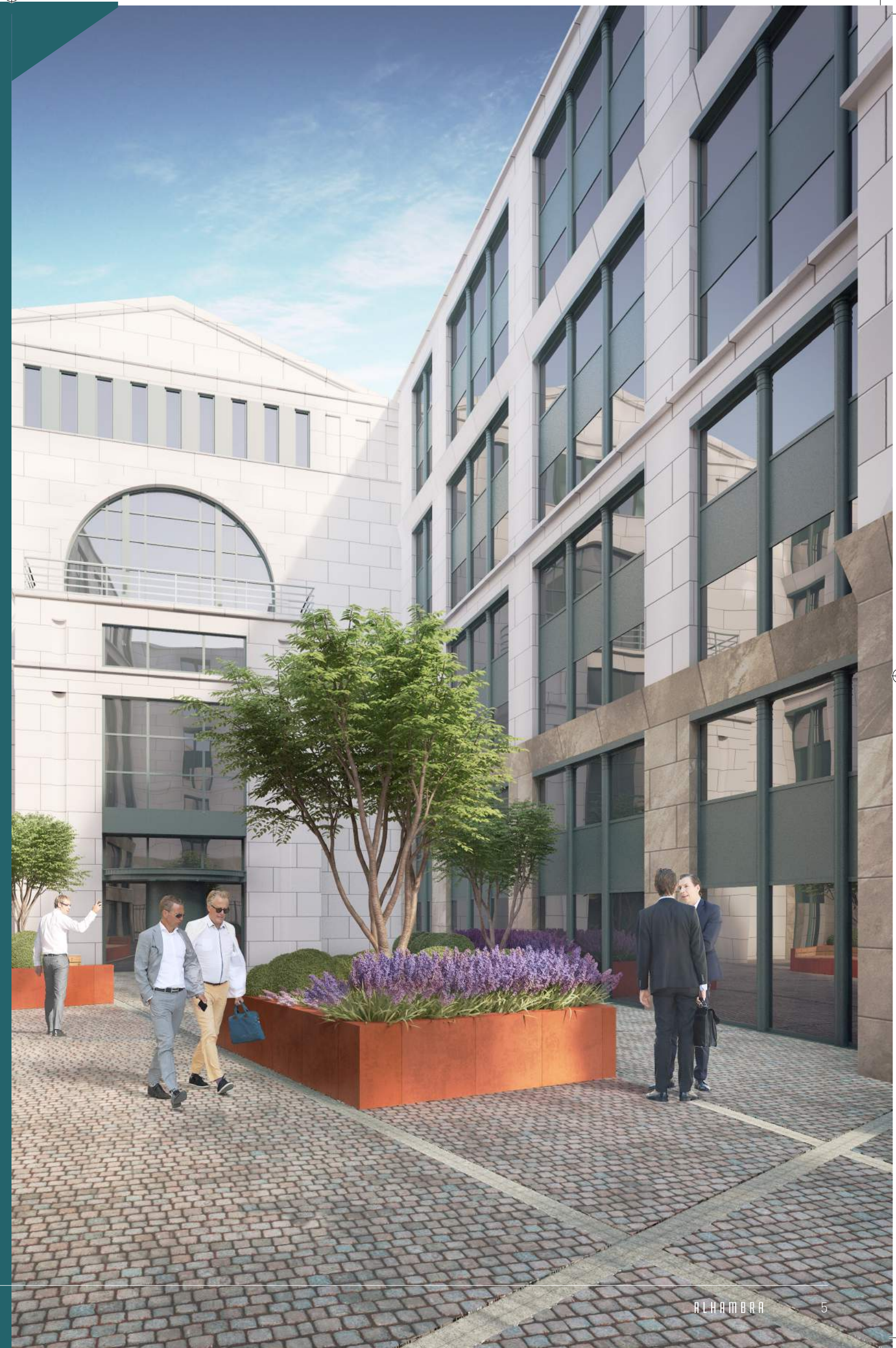
Evergreen patio



“Consumes less while
giving you more”

In our mission to connect with the city centre, the Evergreen Patio gives you an open line to the benefits of nature, creating a calming and soothing green space.

- First impressions last forever, which is why Alhambra greets all visitors with a nature-inspired welcoming space.
- Updated and renovated with consideration for the environment, Alhambra now consumes less while giving you more. This is in part thanks to the abundant flow of natural light as well as the modern ventilation and air-conditioning systems that filter and recycle the air.



Location

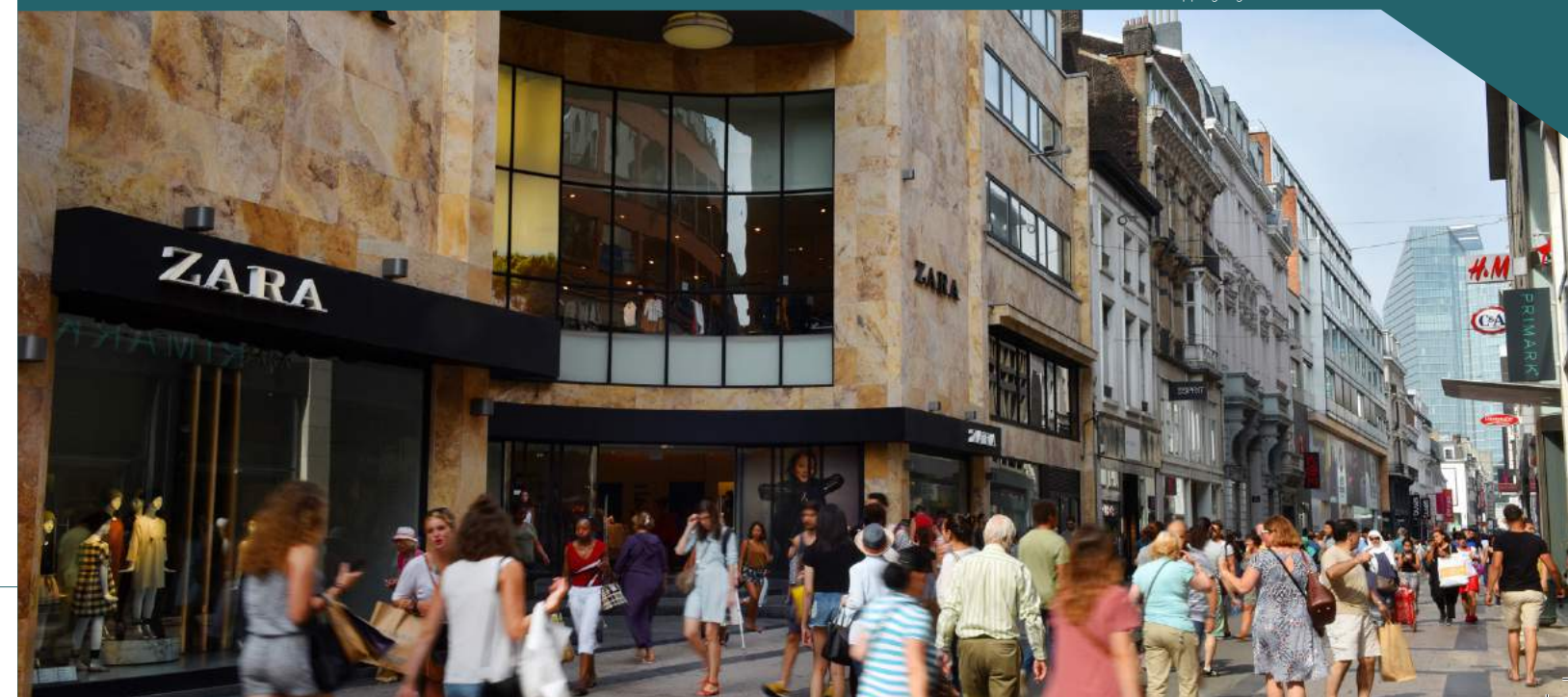
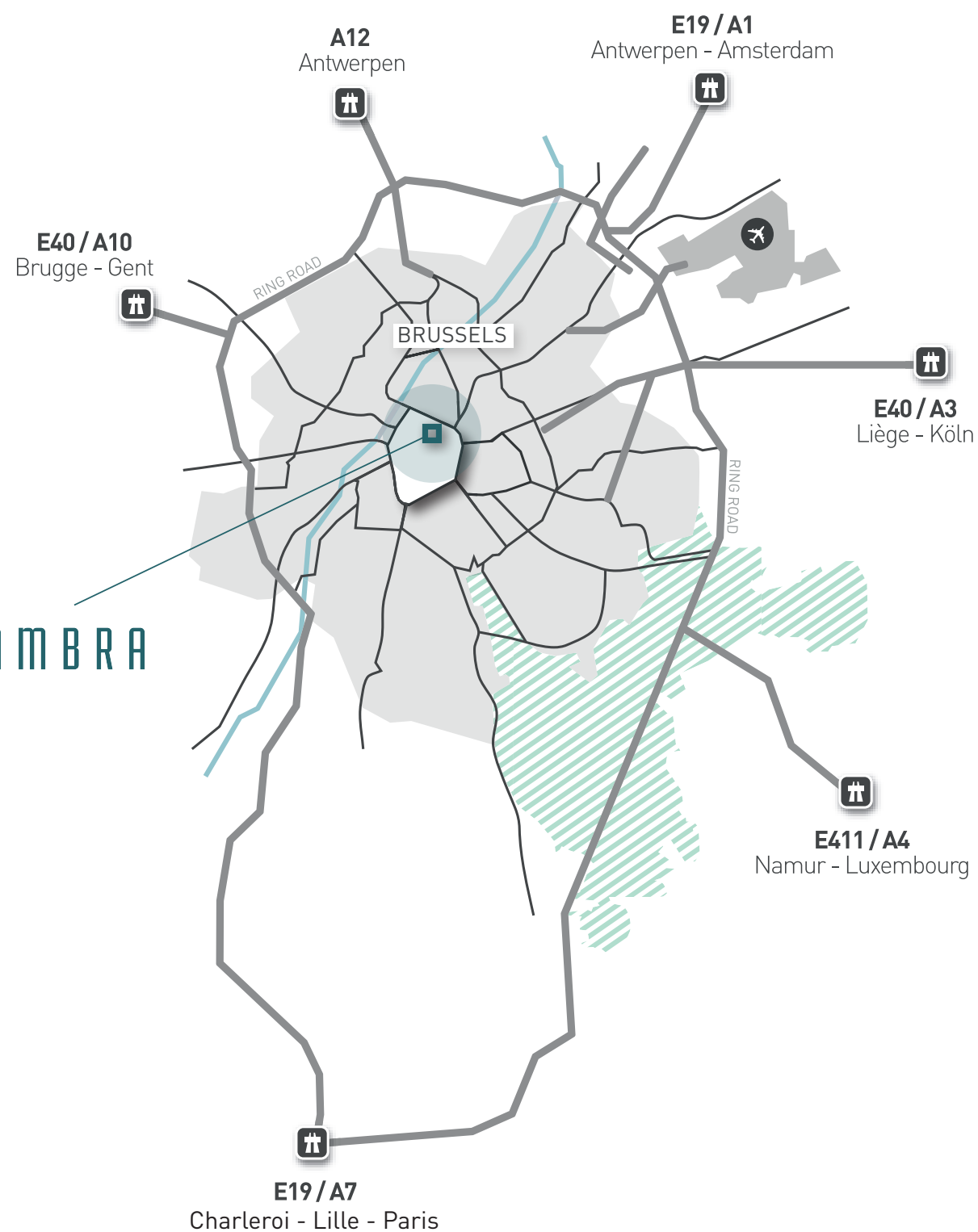
*Alhambra
is on a main artery
leading to the beating
heart of Brussels*

We like to think of Alhambra as a village within a city. It's connected to the outside while giving you plenty of room to move and live in.

- Perfectly located near the Grand-Place and the popular shopping street, Rue Neuve.
- Inspiration is never far away with restaurants, shops and hotels conveniently located nearby.
- Set in the middle of a lively neighborhood, with its own unique sounds and experiences to share.
- Being near to, yet not in, the new pedestrian zone offers you all the benefits with none of the drawbacks: easy to access, by bike, by car or by public transport.

Rue Neuve, main shopping high street in Brussels

ALHAMBRA



Accessibility

WALK



Located right next to the Place de Brouckère, and everything that downtown Brussels has to offer: shops, restaurants, post office, banks, cinema, ... Everything is within easy reach.

TRAIN



North Station: 15-minute walk
Central Station: 15-minute walk

METRO



De Brouckère, Lines 1 and 5: 2-minute walk.
Rogier, Lines 2 and 6: 10-minute walk.

BUS



The nearest bus stops
De Lijn : 126 - 127 - 128
Stib : 47 - 88

BIKE



A Villo! stand is to be found on the Place de Brouckère, just 2 minutes away from cvAlhambra

TAXI



There is a taxi stand right in front of the building

CARS & PARKING



Access is easy from the inner Brussels ring road, and there is ample parking in the Alhambra complex itself: 194 available spaces

PLANE



The airport is 25 minutes' drive away by car or about 15 minutes by train from North Station.



Sustainability Matters

*Alhambra has been refurbished according to the highest standards and is **BREEAM** certified*

10,500 M²
OFFICE SPACE

9
LEVELS

194
CAR PARKING SPACES



GREEN PATIO

LARGE
BICYCLE
PARKING AREA



HIGH LUMINOSITY
NATURAL LIGHT
→ LESS POWER CONSUMPTION

HIGH-QUALITY INSULATION
ENERGY SAVED
↓ **20%**

Flexible spaces

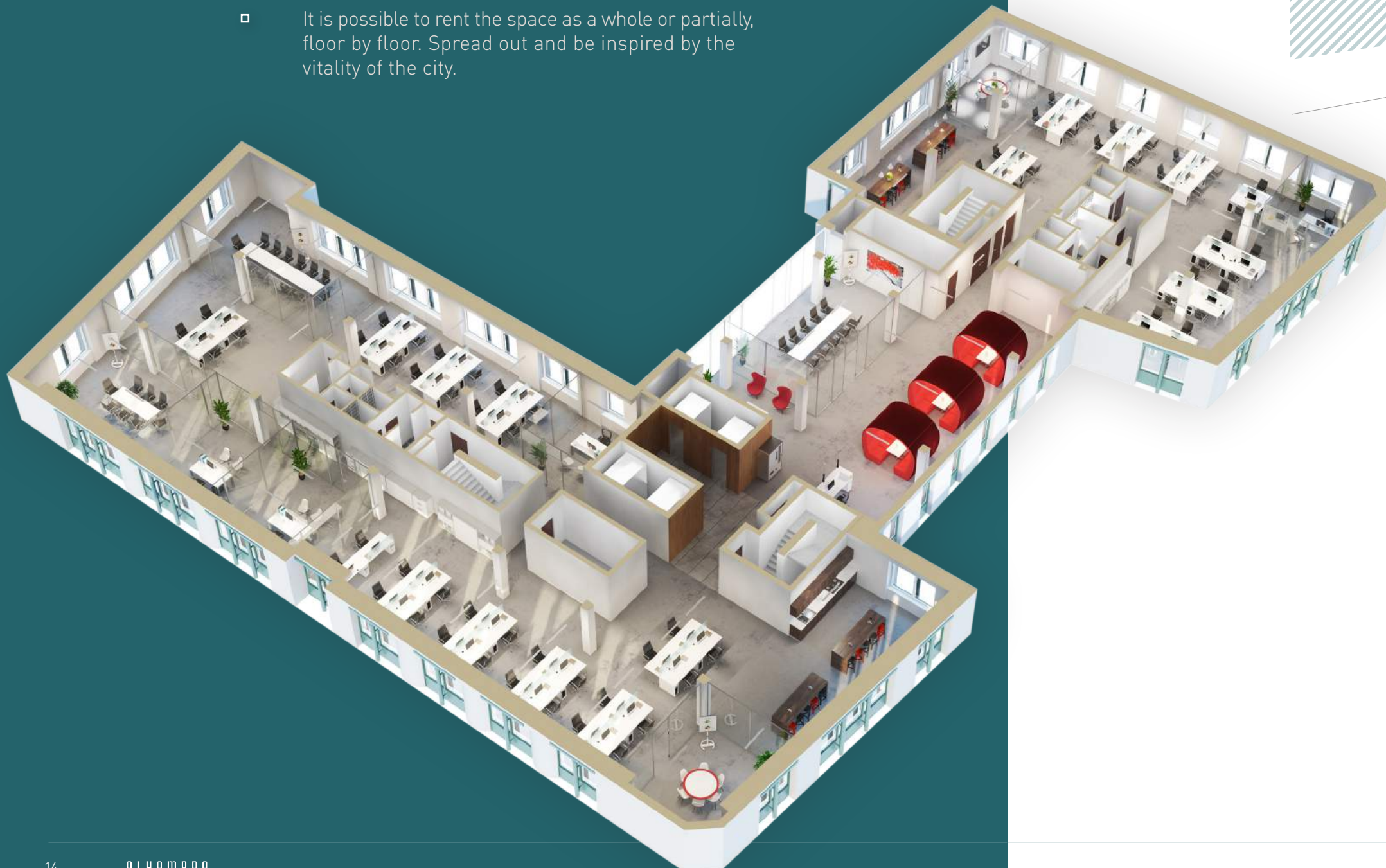
Here, space is modular. Whatever your vision, put your mind to work and let the possibilities flow.

Each space can be shaped and molded to make it exactly what you need: your own work of art that uses light and comfort to the benefit of those who use the space.

9 LARGE AREAS

Alhambra is a mixed-urban development: part residential, part offices, with commercial areas on the ground floor.

- 9 floors and a total of 10,500 square metres and 194 available car parking spaces.
- It is possible to rent the space as a whole or partially, floor by floor. Spread out and be inspired by the vitality of the city.



FLOOR 8	783 m ²
FLOOR 7	985 m ²
FLOOR 6	1.072 m ²
FLOOR 5	1.286 m ²
FLOOR 4	1.327 m ²
FLOOR 3	1.329 m ²
FLOOR 2	1.329 m ²
FLOOR 1	1.268 m ²
GROUND FLOOR	1.119 m ²
TOTAL	10.500 m²
PARKING -1 ▶ -4	194 parking spaces

A FEEL GOOD ATMOSPHERE

There's something about a beautiful, new environment that calms and soothes the mind. The possibilities to find inspiration and insights in today's fast-paced world are numerous at Alhambra.



TECHNICAL SPECIFICATIONS

“
A remarkable refurbishment
that has been done with imagination
and attention to detail
”



INFRASTRUCTURE

- 9 floors offering office space of 10.500 m²
- Renovated in 2016
- Fire-detection system
- Access control
- Access for disabled people
- Green space in the inner patio
- Bicycle parking
- Car parking Alhambra (Interparking) underneath the building: 194 parking spaces
- Raised floor and lowered ceiling

HVAC

- Office and meeting rooms are climate controlled (both cooling and heating)
- Cooling: 25°C +/-1°C, heating: 22°C until 24°C
- Thermostats per zone
- Condensed boiler HR for heating

LIGHTING

- Office and meeting spaces: natural daylight for those near the windows, and automatic via movement detection (1/20m²) and switch.
- LED-technology
- Central controls per floor

SOCKETS

- Office and meeting spaces: per 12m²

Owner:



Wijngaardstraat 34
9451 Haaltert-Kerksken
FLANDERSINVEST.BE

Sole agent:



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