



BUILT FOR WELL BEING



Press release

January 14, 2020

New headquarters of Bâloise Assurances Luxembourg First wooden office building in the Grand Duchy of Luxembourg

IKO Real Estate and BPI Real Estate are co-developing the new headquarters of Bâloise Assurances Luxembourg in Leudelange. Wooden will be the first wooden office building of this scale in Luxembourg, as well as the second administrative building in the country to be part of the WELL Building Standard® certification process. Its delivery is scheduled for the second half of 2022.

Behind its six-story glass façades, the new Wooden building reveals a wooden framework, whose V-shaped lines give it a unique character. Exemplary in terms of sustainable development and well-being, the 9,600 sqm building will offer its occupants a working environment of unprecedented quality.

Wood: a natural, renewable and local resource

The Wooden building is well named because its load-bearing structure (exoskeleton, columns and slabs) is entirely made of wood. A material shaped for sustainable development, wood is low in energy consumption, since its transformation into a building element requires only a moderate amount of energy (water, electricity, etc.).

The wood species used here come exclusively from sustainable forests in the Greater Region. In these PEFC-certified forests, when a tree is cut down, one or two other specimens are necessarily replanted. In this way, over the life of the building, the forest will have recovered what was taken from it as part of the project.

If the implementation of wood extends the design period, the execution work is accelerated. The elements are prefabricated and, above all, 40% lighter than concrete, which relieves the building's foundations and considerably reduces the number of trucks needed to bring them to the site. A wooden construction also generates less disturbance, noise and dust.

The building, which will also be equipped with photovoltaic panels, is aiming for BREEAM Excellent environmental certification.

An holistic approach for the well-being of the occupants

In addition to its constructive qualities, Wooden is also the second building in Luxembourg to be part of the WELL Building Standard® certification process. Unlike other labels in the construction sector, the focus here is on the occupants, through ten concepts that enable a holistic approach to well-being in and around the building: Air, Water, Nourishment, Light, Movement, Thermal comfort, Sound, Materials, Mind and Community.

In terms of wellness, Wooden's architecture, designed by the international firm Art & Build Architect, also emphasizes biophysical design. Biophilia is the innate affinity of human beings with the natural world. Man has a spontaneous and unconscious need to connect to other forms of life. Thus biophilic design integrates natural elements into the built environment in a way that satisfies this need for connection and promotes the well-being of the occupants. The U-shaped building adapts perfectly to the slope of the land and opens harmoniously into the surrounding green spaces. Terraces on each floor and green roofs reinforce this connection to nature.

The ground floor is designed as a place to live, welcome and exchange open onto areas for co-working and eating out. A wide staircase invites people to move around and meet, for more conviviality and less sedentary life. The entirely glazed façade provides optimum natural light, which improves user comfort.

Earthworks will begin in the spring of 2020, with delivery scheduled for the second half of 2022. Learn more on www.wooden.lu and by [watching this video](#).

The new headquarters of Bâloise Assurances Luxembourg

The co-developers IKO Real Estate and BPI Real Estate designed the building with the needs of its future main tenant, Bâloise Assurances, in mind. The 429 employees will take possession of the premises after completion of their rental arrangements.

The building lends itself perfectly to new ways of working with several collaborative spaces, a "village" in the centre of the building to encourage exchanges, and lounges to welcome customers in a warm setting.

Ideally located in Leudelange, Wooden benefits from high visibility on the main axis overlooking the Am Bann business park. A sought-after location which benefits from excellent accessibility via public transport, motorways and soon the tram.

The actors of the project

To carry out this daring project, the co-developers IKO Real Estate and BPI Real Estate, both of whom have a long experience in the development of innovative and high-performance office buildings, have called on the international architecture firm Art & Build Architect, which has capitalised on more than 10 years of research and experience in timber construction.

Co-developers	IKO Real Estate and BPI Real Estate
Architect	Art & Build Architect
Technical design office	Jean Schmit Engineering
Static design office	Ney + Partners WOW
Main Tenant	Bâloise Insurances Luxembourg

About IKO Real Estate

Founded more than 30 years ago in Luxembourg, IKO Real Estate is active as an urban planner, developer and real estate investor, and is one of the only Luxembourg companies operating in the three main markets of residential, office and commercial real estate. This triple expertise enables it to be a leader in large mixed-use urban renewal projects. IKO Real Estate proceeds while respecting its vision, which aims to put human well-being and nature back at the very heart of any project. IKO imagines new solutions for building cities that preserve the ecosystem and where man reappropriates urban space. IKO Real Estate is the first real estate developer in Luxembourg to include its new developments in the WELL Building Standard® certification process.

More information on www.ikorealestate.eu

About BPI Real Estate

BPI Real Estate is a real estate developer with high added value, present in Belgium, Poland and Luxembourg. With more than 30 years of know-how, the company is mainly active in the residential, office, retail and service sectors.

Integrating energy, social, construction and technological components upstream of its projects, BPI develops innovative and eco-responsible urban planning that guarantees the creation of pleasant and harmonious living spaces.

BPI is part of the Belgian industrial group CFE. Founded in 1880, CFE is active in three distinct divisions. The first one groups together the dredging, environmental, offshore and infra activities carried out by DEME. The second brings together within CFE Contracting the construction, multi-technical and rail activities in Belgium, Luxembourg, Poland and Tunisia. The third division concerns real estate development and includes the real estate projects developed by BPI.

The CFE group currently employs more than 7,000 people and is present on every continent. Listed on Euronext Brussels, CFE is 60.85% owned by Ackermans & van Haaren.

More information on www.bpi-realestate.com

About the Baloise Assurances Group in Luxembourg

Present in Luxembourg since 1890, Baloise Luxembourg has since then been firmly anchored in the country's economic and social fabric and is part of the Swiss Baloise Group, which is also present in Germany, Belgium, Liechtenstein and Switzerland. Baloise Luxembourg covers the property and casualty insurance, pension and savings needs of its private and institutional clients and also offers cross-border pension and investment insurance services in many countries of the European Union. Its ambition: to make insurance simple, intuitive and humane through continuous improvement of its product and service offering, communications and processes. In short, Baloise aims to become the first choice for anyone who wants to feel safe and secure in a simple way.

More information on www.baloise.lu

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