

BELLA VITA

DRÈVE DES DIX MÈTRES, 36 B - 1410 WATERLOO

STATUS : PROJECT / SALES

A PROJECT DEVELOPED IN A NATURAL ENVIRONMENT

The "drève des Dix Mètres" site was originally home to an educational project. An agricultural school was built there in the 1920s for children experiencing difficulties in mainstream primary education. The famous architects Fernand Bodson and Théodore Clément, open to the idea of city gardens, designed a series of buildings, which both enhanced community life and created a very direct link with nature. The arrival of the medical-educational institute and the provincial vocational training college (IMP-EPM) kept up the tradition offering a positive environment for a way of life and education that could provide everyone with the best opportunities.

BELGIUM'S FIRST INTER-GENERATIONAL SITE

After the relocation of the IMP-EPM, the buildings became dilapidated making redevelopment of the site necessary. The new project is part of a large-scale scheme managed jointly by the Waterloo local authority, CPAS, the "Cliniques de l'Europe" and two developers, "la Compagnie Immobilière de Belgique" and JCX. The aim is to create an intergenerational village, which facilitates contact and creates good relationships between all generations on a site that is geared towards the community. By diversifying the type of facilities, this development has established unique communal spaces and introduces a new way of living together. In line with the principles of sustainable development, the architecture

and the urban development concept aim to create a sustainable, progressive and adaptable residential environment.



DEVELOPER
BELLA VITA
(JCX IMMO, IMMOBEL)
ARCHITECT
FCM ARCHITECTS,
BAUDOUIN COURTENS & ASSOCIÉS,
JNC INTERNATIONAL
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CIT BLATON,
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FRANKI

**DRÈVE DES DIX MÈTRES, 36
B - 1410 WATERLOO**

THE BENEFITS

- an intergenerational project aimed at successful cohabitation of older people and families.
- set in a huge park area with beautiful Anglo Norman style architecture, completely renovated with contemporary family-orientated architecture meeting low-energy requirements based on the city garden model.
- many local amenities nearby
- close to Brussels in the residential area of Waterloo, 750 m from the station – regional express link (RER) planned.

SITE DETAILS

- a parkland of 15 hectares
- 10,000 m2 of renovated buildings
- 40,000 m2 of new buildings
- underground parking
- a sustainable project
- urban heating network with heat supplied from a combination pellet/gas boiler. 85% from the heating will be produced by wood pellets, CO2 emissions close to zero
- high-performance insulation (level K max. 30 for the new buildings)
- rainwater recovery
- promoting the return to biodiversity
- parkland with remarkable trees, pond, orchard & vegetable garden

- 87 INDIVIDUAL HOUSES
- 182 APPARTEMENTS
- CARE & REST HOME
- RESIDENCE SERVICE
- MEDICAL CENTER
- RESTAURANT
- CRÈCHE
- SHOPPING AREA
- GYMNASIUM
- SWIMMING POOL - SAUNA
- MULTI-PURPOSE AREAS
- LIBRARY
- GAME ROOM
- ZONE 30
- PARKLAND WITH PLAY AREAS, VEGETABLE GARDEN, ...

