

In Belval, ROOTS celebrates its topping out ceremony and marks a new milestone for buyers



Just a few months before completion, ROOTS is celebrating a tangible milestone with the completion of the structural works. At the heart of Central Square, the apartments still available combine quality of living location and energy performance, with a particularly favourable timeline for both buyers and investors.

BPI Real Estate Luxembourg and Unibra Real Estate, together with construction partner CLE, celebrated the topping-out ceremony for ROOTS in the presence of **Mr Claude Meisch, Minister for Housing and Spatial Planning**, Mrs Simone Asselborn-Bintz, Mayor of the Municipality of Sanem, AGORA, as well as the teams and partners involved in the project.

This milestone marks a very concrete turning point. ROOTS is no longer simply a project presented on plan. Its volumes, apartments, central position in the heart of Belval and timber-hybrid structure are now visible at full scale.

Developed over more than **20,000 sqm**, ROOTS brings together **102 apartments**, offices, retail units and services around a landscaped inner courtyard. The development is located **at the heart of Central Square**, in immediate proximity to the station, the University of Luxembourg, retail areas, the Rockhal and Belval's main facilities.

Completion close at hand and guaranteed

In a market where the effective and certain availability of new homes remains a major challenge, ROOTS offers apartments currently under construction, with guaranteed delivery for summer 2027, ranging from studios to three-bedroom duplexes.

Designed to combine natural light, functional layouts and a strong connection with the outdoors, all apartments benefit from private outside spaces such as a balcony, terrace or garden. The project is also organised around landscaped and shared spaces, bringing more nature into an urban setting.

Market response confirms the project's appeal: 50% of the apartments have already been sold. A large proportion of the retail units has also been taken up. A further 5,000 sqm of office space remains available for lease or acquisition.

A particularly favourable timeline to secure a purchase thanks to State measures

Apartments remain available for buyers wishing to move to Belval or make an investment there.

ROOTS' current stage of progress coincides with the introduction of the government's recovery programme "**Booster fir de Wunnengsbau**", announced on 16 July 2026 to support the construction and acquisition of housing. Measures include, in particular, an exemption from registration duties on the existing construction component of up to 80%, as well as triple depreciation for investors.

The combination of the project's construction progress, these new measures and the proximity of delivery creates a particularly favourable context for turning a purchase decision into reality. The ROOTS sales teams are therefore fully mobilised to support each buyer in identifying the most advantageous mechanisms for their project.

The confidence of private and institutional buyers

The Luxembourg State has acquired a dedicated apartment block within ROOTS. This institutional acquisition forms part of a project that provides concrete guarantees of **quality, innovation and**

environmental performance.

It further reinforces ROOTS' positioning as an ambitious and sustainable real estate development in the heart of Belval, within a broader context of mixed use.

Belval, a district that has come of age

Twenty years after the inauguration of the Rockhal, Belval has established itself as a true urban district, bringing together housing, employment, education, research, culture and leisure.

At the **heart of Central Square**, ROOTS extends this momentum with a mixed-use programme combining housing, offices, retail and shared spaces. Its immediate proximity to the station, the University of Luxembourg and local services makes it possible to **live, work and thrive there while reducing everyday travel**.

Easily accessible for both residents and cross-border commuters, Belval is now a fully-fledged urban district. This attractive environment enables ROOTS to respond to a wide range of residential and patrimonial projects.

Construction quality and energy performance as hallmarks of excellence

The project's design combines a concrete base and two basement levels with six above-ground floors in timber structure. ROOTS has already obtained **LCBI Excellence** certification at design stage, the highest level of the standard. The project is also targeting **BREEAM Excellent** and **WELL Building Standard Gold** for the office areas.

Timber construction, prefabrication, envelope quality, natural light, thermal comfort and the measured use of materials all contribute to the building's sustainability and to the quality of use of the future homes.

Beyond its environmental performance, ROOTS stands out for the quality of its design and its long-term vocation.

For future residents, this focus on design is intended above all to be experienced in everyday life: comfort, spatial quality, durability and **controlled energy costs**.

The topping-out ceremony: a milestone focused on future residents

Above all, the ceremony celebrates the work of the women and men who have transformed the project's studies, plans and commitments into a built reality.

It also opens a new commercial phase.

Buyers can now discover a tangible project, follow its progress, view the available apartments and identify those that correspond to their lifestyle or investment objectives.

Following its presentation at the **National Housing Week**, from **8 to 11 October 2026** at Luxexpo The Box, the ROOTS residential offer will be available to experience at full scale in the **show apartment**, open for visits from early November 2026