



Van Helmont Street 53 - 1000 Brussels



Place Rouppe is a characteristic spot, **somewhat hidden away in the heart of Brussels about five minutes from the Grand Place**. Past and present merge there.

With impressive buildings evoking the **rich architectural history** while witnessing the **evolution of Brussels over the years**.

# The place Rouppe



At the centre of the square is its **iconic fountain**, a meeting point for many residents and visitors. It is a serene touch in the busy city life.

**In the meanwhile, the cobblestones invite you to discover the labyrinth and stories of the neighbourhood.**



# A harmonious blend of past and present, innovation and tradition

You won't just find testimonies of the past at Place Rouppe. Today, this place is known for its modern vibes.

With charming cafés that invite visitors to relax, enjoy and observe the city pace around them. The swirl of conversations in different languages immediately reveals the cultural diversity that characterises Brussels. The hurried passersby remind you of the central location of this spot in the capital.

The historic heart of Brussels is known as the "**Pentagon**". Here you will find a fascinating combination of a modern whirlwind and a historical breeze. Today, it is the **epicentre** of a vibrant lifestyle in close touch with the zeitgeist and with the current needs and desires of its inhabitants.

This district is home to many local initiatives and innovative projects that encourage slow mobility and community life. All this within a carefully redesigned city centre.

## Brussels, I love you





# The neighbourhood



## Points of interest

- The Mont des Arts garden - 4min
- The royal palace - 14min
- The Jeu de Balle Square - 5min
- The Marolles - 5min
- Manneken-Pis - 11min
- Grand-Place - 11min
- The Place Poelaert - 14min
- Brussels Stock Exchange - 5min
- Pedestrian zone on the Boulevard Anspach - 5min
- Sablon Squares - 13min
- Saint Jan Berchman school - 3min

## Culture

- Beaux Arts museum
- BELvue museum
- Magritte museum
- National Theater Wallonie-Bruxelles
- BOZAR
- Ancienne Belgique
- Sablon Squares
- Park of Brussels
- Theater Royal Flamand
- Theater Royal du Parc
- Royal Library of Belgium
- Theater des Tanneurs
- De Brouckère Cinema

## Dining and drinking

- Saint-Géry Market Halls
- Saint Catherine Square
- Flanders Street
- Grand Hospice
- Wolf
- Brasserie Surréaliste
- Comme chez Soi

## Shopping

- Dansaert
- Rue Neuve

## Supermarkets

- Delhaize Anspach
- Tanners' Market
- Carrefour Bourse

## Transports



### Métro :

- lines 3 & 4
- lines 1 & 5



### Tram :

- lines 51 et 82

### Bus :

- lines 48, 52, 95



### Train stations :

- Brussels Chapel
- Brussels South
- Brussels Central



# The project

Citywalk is located on the corner of Place Rouppe and effortlessly demonstrates the contrasts in this neighbourhood. The modern new building integrates smoothly into the existing look and feel, and offers many advantages such as excellent energy performances and high comfort.

- 27 apartments (from studios to 2-bedroom flats)
- 7 townhouses (2, 3 and 4 rooms)
- 10 co-living bedrooms
- 14 parking spots
- 1 bicycle shed

«Developed on a significant "infill" at the corner of Rouppe Square, City Walk clearly aims to reconnect with the city. In the historic heart of Brussels, the goal is to integrate into the extension of the urban fabric, to heal it, and to restructure the interior of the block.

In this perspective, the treatment of the façades of the new building on Van Helmont Street subtly reinterprets the traditional typology of Brussels houses. The choice of materials, durable and resistant (bricks and architectural concrete in light tones), contributes to this pursuit of integration and timelessness. The use of these materials for the facades within the block reinforces the identity of the place, thus promoting a sense of ownership for the future inhabitants of their new living space.»  
Bureau Archi 2000





# Exterior finishes

CityWalk's modern and timeless architecture makes optimal use of right angles, contrasts, sustainable materials and natural light.

- Cream-coloured **brick**
- **Dark window** frames for a modern look
- **Underground parking**
- **Terrace, balcony or garden** for each unit



The courtyard garden is a hideaway in the busy city. This green, secluded space offers startling peace and a rare serenity from the moment you walk through the door.

*«The particular configuration of the land where City Walk is inserted has allowed for the development of a rich program: a significant variety of apartment typologies with comfortable terraces, single-family homes within the interior of the block, spaces dedicated to sustainable mobility, as well as a small shop. Beyond the entrance porch, sheltered from the urban bustle a landscaped green space completes and enriches the identity of the complex by offering common areas of tranquility, rest, or meeting, while preserving the privacy of the more private terraces of the peripheral single-family homes.»*

Bureau Archi 2000



# The interior

- **Large windows** for maximum light
- **Acoustic and thermal insulation** (EPB A and B)
- Fully equipped **bathroom and kitchen**
- **Parquet or tiles**, according to choice





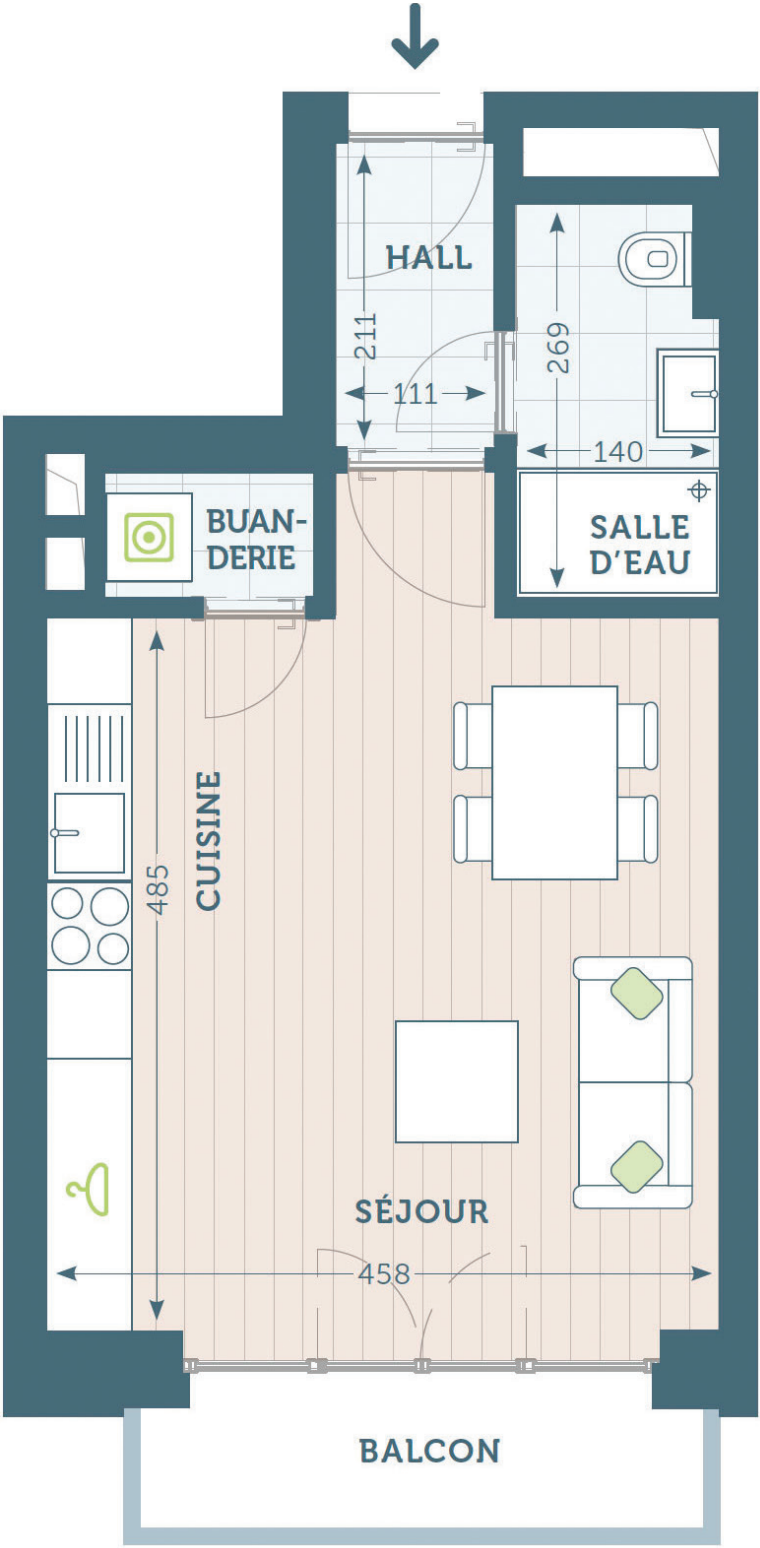
# 9 studios



Surface:  
40m<sup>2</sup>



Terrace:  
3m<sup>2</sup>



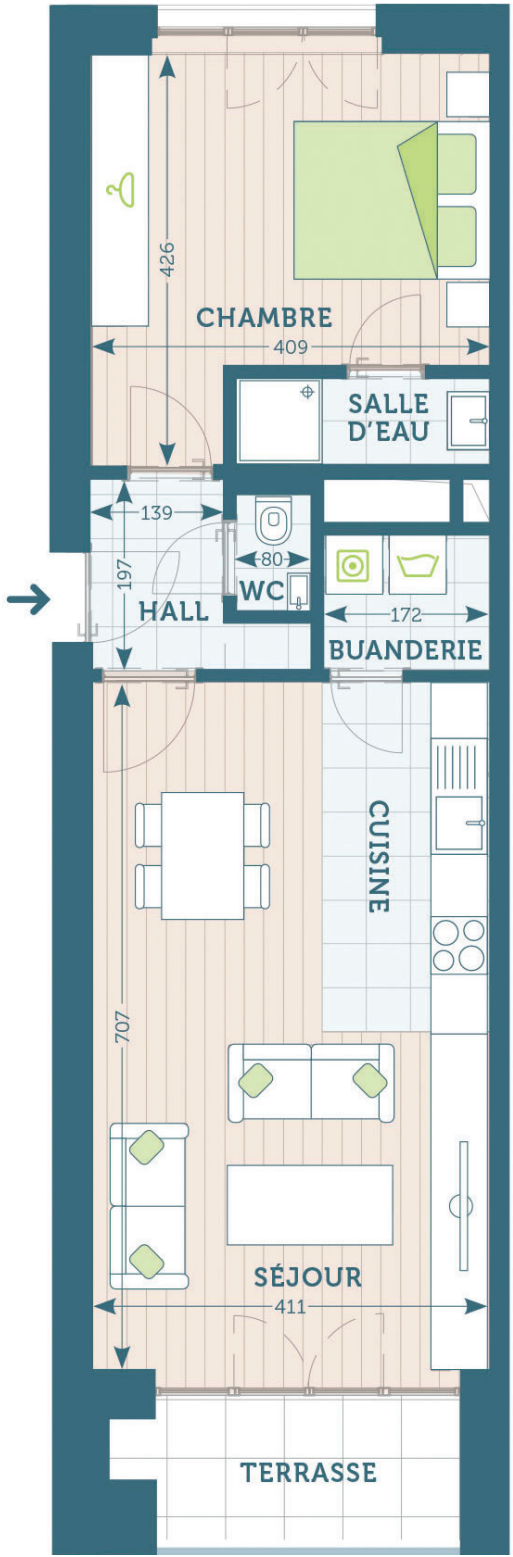
# 10 1-bedroom apartments



Surface:  
From 63m<sup>2</sup> to 70m<sup>2</sup>



Terrace:  
From 4m<sup>2</sup> to 17m<sup>2</sup>





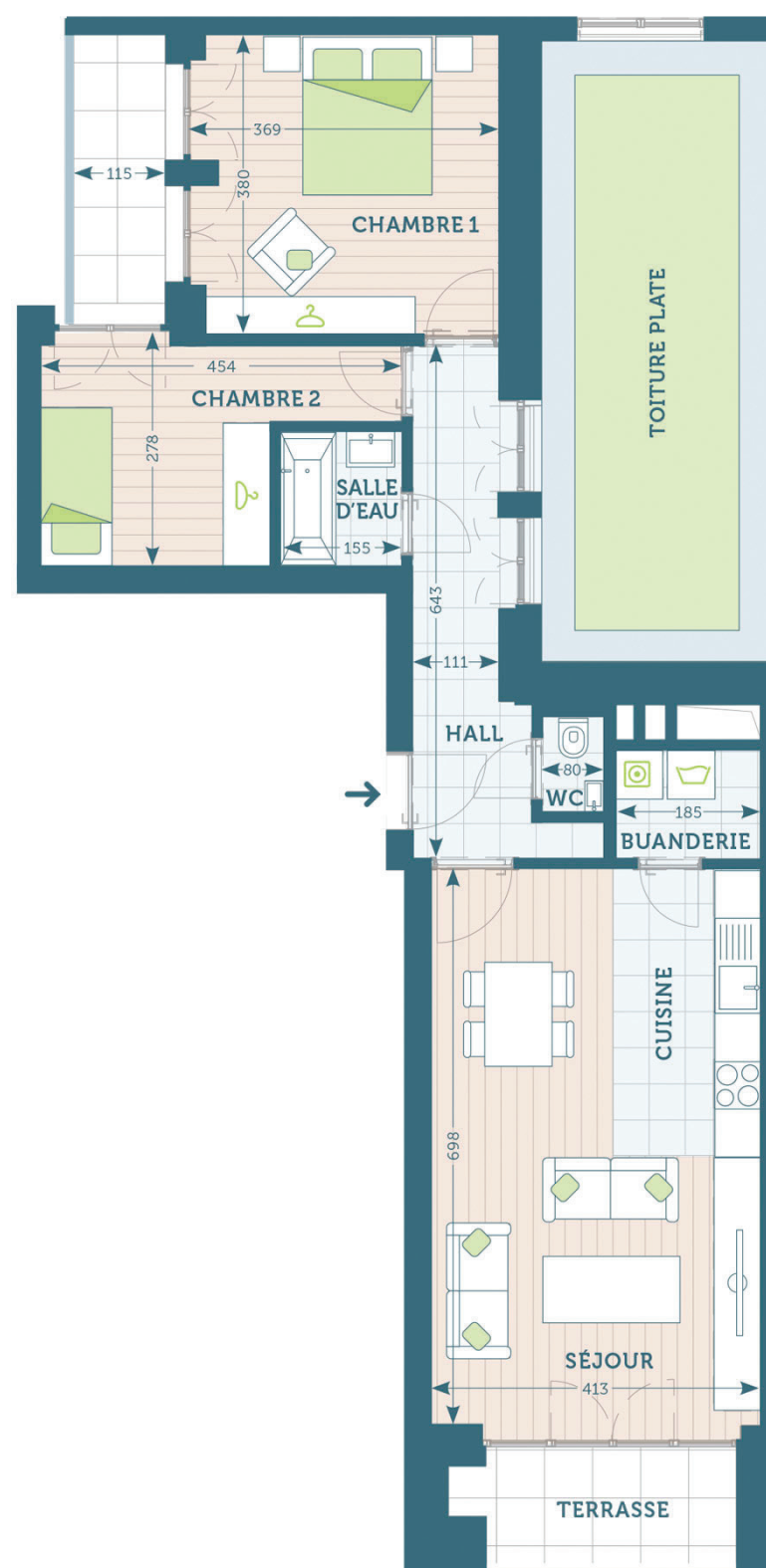
# 8 2-bedroom apartments



**Surface:**  
From 83m<sup>2</sup> to 99m<sup>2</sup>



**Terrace:**  
From 4m<sup>2</sup> to 20m<sup>2</sup>



# 7 townhouses



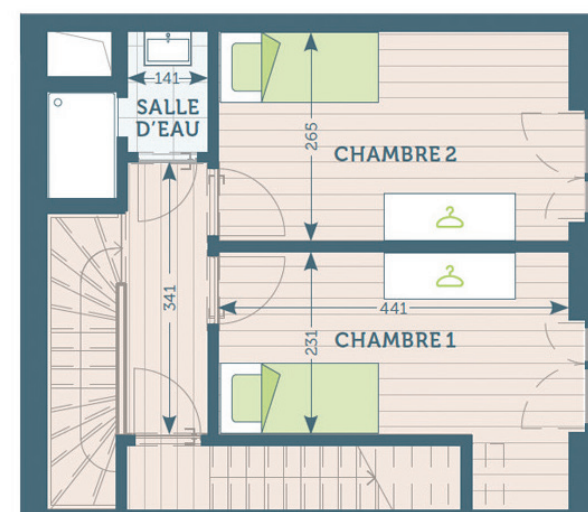
**Surface:**  
From 88,5m<sup>2</sup> to 104,5m<sup>2</sup>



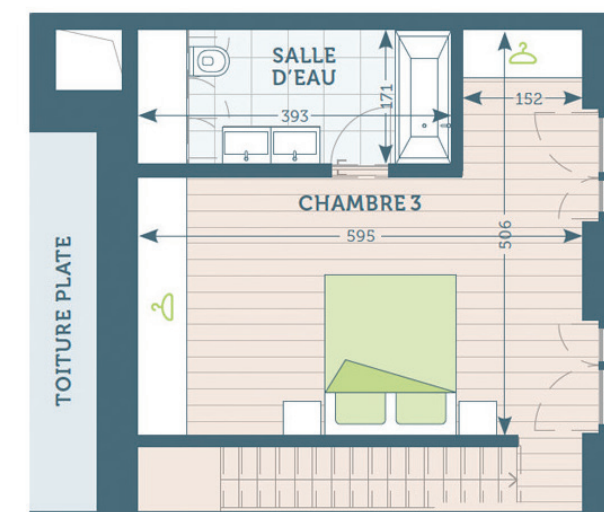
**Terrace:**  
From 9m<sup>2</sup> to 18m<sup>2</sup>



**Gardens:**  
From 37m<sup>2</sup> to 62m<sup>2</sup>



+1



+2



RDC



# The advantages of new build

Buying a newly built house or apartment means enjoying many benefits. Just think of an almost energy-neutral building for unparalleled living comfort and lower costs. Although there's more...

- **Personalisation and optimisation:** by buying on plan, you decide the finishes of your apartment. The floor, kitchen,...: everything is brand-new and can be decorated the way you want it. Moreover, all the spaces are well-thought-out so that every square metre is optimally used.
- **Creating added value:** your flat meets the latest energy and insulation standards. As a result, your property will increase in value year after year.
- **Modern technology and equipment:** a new building also means new equipment and technology, for ideal living comfort, ease of maintenance and low bills.
- **Guarantees and insurance:** buying on plan brings some assurances, enshrined in the Breyne Act. You are sure that the building will be completed according to the specifications, get provisional and final acceptance, and a 10-year guarantee on any moisture or structural problems.





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