LS M ROYAL & BOTANIC M BRUSSELS M ROYAL D BC Nalos M Taxos M Stessiss M Dinatos M Taxos Nalos M Botanic M Brussels M Royal M Bota Inalos M Taxos M Stessiss M Dinatos M Taxos

BRUSSELS



Vibrant *city living* linked by the *past* & the *future*

Under the new name **Royal Botanic**, the former Gesù site will be redesigned into an **innovative**, **multifaceted 15,000 sqm project** that seamlessly blends **residential**, **hospitality** and **commercial** functions in 3 different buildings.

The new Royal Botanic will become a **catalyst** for the **blossoming neighbourhood**, not only giving a new purpose to the neglected site but also evolving into a **dynamic** and **vibrant focal point** in the heart of the city.





Building A



Building C

Unbeatable connectivity

Strategically located, the site is characterized by excellent accessibility to major highways, public transport and airport.

Nature's neighbour

Royal Botanic is located adjacent to the iconic Botanic Garden and in proximity to **public gardens**, offering a serene and picturesque environment.

Historical charm

A stone's throw from the **historic** city center of Brussels, featuring world-renowned landmarks. historic architecture, and a vibrant cultural scene.

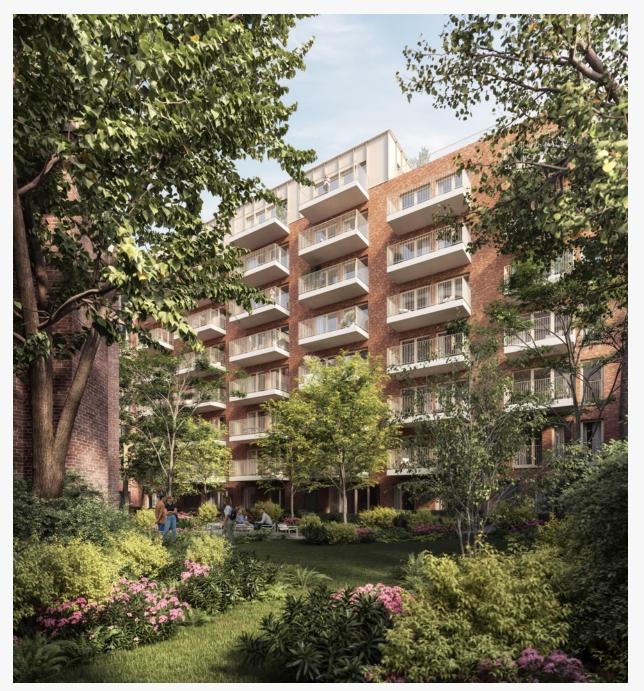
Promising growth

Ongoing urban development projects and investment initiatives in the neighbourhood, ensuring the continued growth and enhancement of the community.

Vibrant urban living

Surrounded by a wide range of amenities, the project offers a dvnamic and modern urban lifestyle.



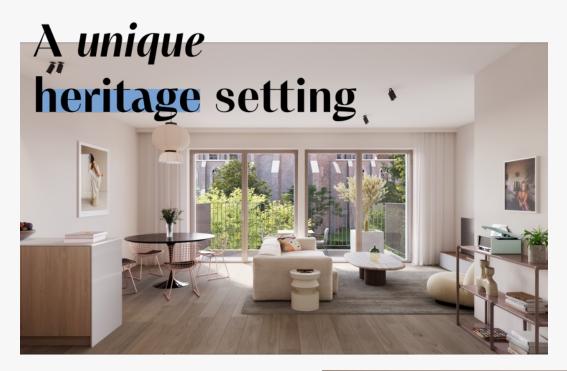


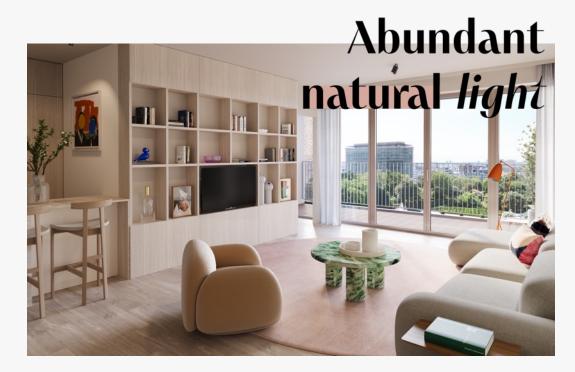
Sustainability excellence

Sustainability and **ecological consciousness** lie at the heart of the Royal Botanic project. We are dedicated to shaping a more **environmentally responsible future** by integrating **cutting-edge and sustainable practices**, which encompass:

- Eliminating the use of fossil gas
- Employing individual heat pumps for each apartment
- Installing solar panels
- Green roofs
- A lush courtyard garden for residents

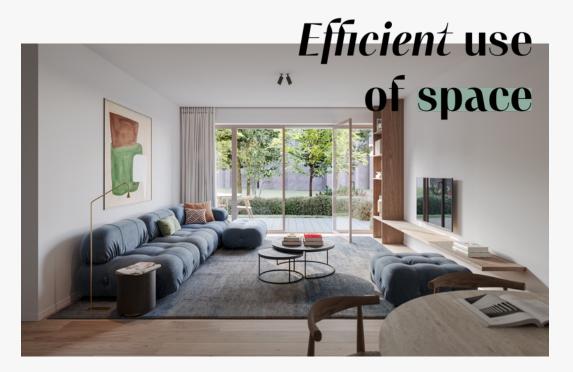
Collectively, these initiatives establish a **highly eco-friendly and sustainable project** that is **not reliant on fossil fuels**, ensuring a **future-proof commitment** to a **greener tomorrow**.













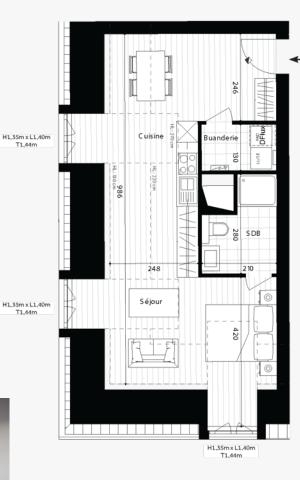
Apartment A *2.4.2* € 265.000

Indicative **return on investment 3,64%**

- Surface 59,96 m²
- Free height 2,80 m
- Studio
- 1 bathroom







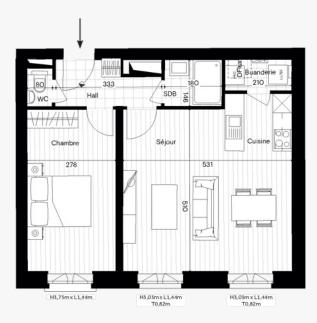
Apartment A *2.1.1* € 315.000

Indicative return on investment 3,68%

- Surface 64,53 m²
- Free height 4,65 m
- 1 bedroom
- 1 bathroom





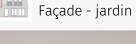


Apartment C *3.1.1* € 399.000

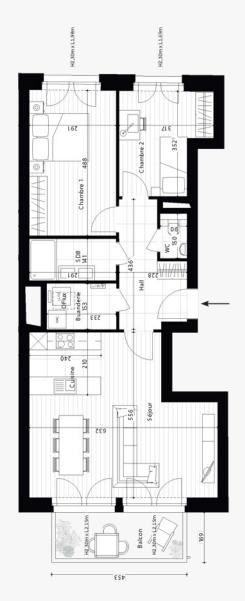
Indicative **return on investment 3,75%**

- Surface 86,86 m²
- Terrace 7,66 m²
- Free height 2,67 m
- 2 bedrooms
- 1 bathroom









Apartment A 1.3.1

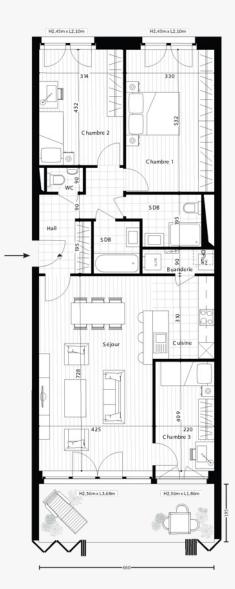
€ 555.000

Indicative return on investment 3,20%

- Surface 120,05 m²
- Terrace 14,35 m²
- Free height 2,67 m
- 3 bedrooms
- 2 bathroom







Why *buy/live* in **Royal Botanic**?

The *heart* of **Brussels**

Nestled in the heart of Brussels, Royal Botanic offers a **prime location** with **easy access** to the the bustling city center, major highways and public transportation.

Unique historical *grandeur*

Immerse yourself in historical grandeur, **surrounded** by the majestic **Gesù Church**, enchanting **Botanic Garden** and **historic city center**. **Breathtaking views** seamlessly flow into your apartment, creating a oneof-a-kind atmosphere.

Smart design & modern comfort

Our apartments feature **smart design** that **optimizes** space **for comfort**. Enjoy abundant natural light with **ceiling heights** ranging from **2.68 to 4.86 meters** and **generous windows**. Each apartment is equipped with modern amenities and **top-quality finishes**.

Minimum **energy** costs

Prioritizing sustainability, Royal Botanic incorporates eco-friendly technology like heat pumps and solar panels (no gas), minimising your energy costs and making your apartment future-proof.



At Royal Botanic, you'll become part of a thriving and diverse hotspot. Enjoy a rich social life right at your doorstep, enhancing your overall living experience.

Why *buy/invest* in **Royal Botanic**?

Prime central **location**

Nestled in the **heart Brus**sels, Royal Botanic offers **excellent connectivity** with various public transport options. With its **proximity** to the Hoxton, theatres, and the business district, it's set to become a **hotspot for a young and vibrant community**.

Rental opportunity

In an area with high rental demand, Royal Botanic caters to a financially robust, career-driven public. This offers excellent potential for standard long-term leases or furnished short-term rentals, making it a wise choice for both investors and tenants.

Thriving neighborhood

Royal Botanic is **part of a rapidly developing neighborhood**. Supported by strong **political commitment** and the imminent arrival of the European Commission in the North Quarter, this **area boasts significant growth potential**, making it a **promising investment**.

Maximum sustainability

Royal Botanic **incorporates eco-friendly and future-proof features** such as heat pumps and solar panels, ensuring a **commitment to environmental sustainability** and contributing to a greener urban environment.

Practical information



Land value – **30%** (transfer tax) Construction value – **70%** (VAT)

Our *sales* office THE **HOXTON**

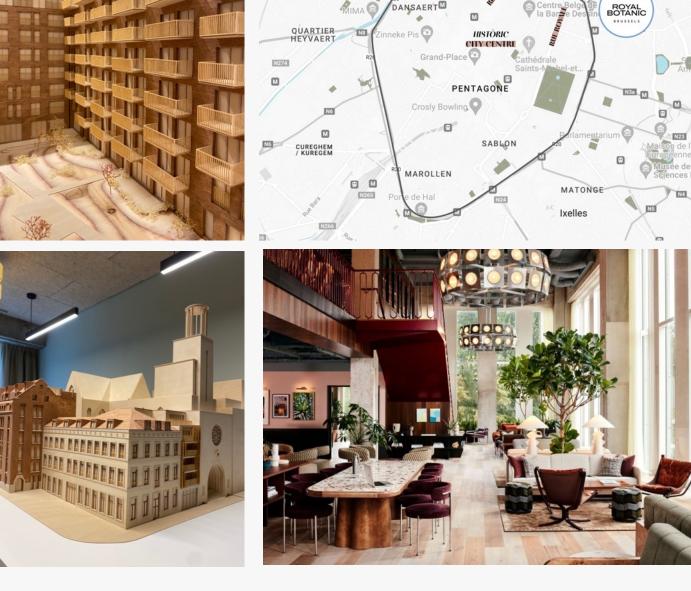
Visit our **new sales office** in **The Hoxton**, a stone's throw from the project!

Find inspiration in a **one-on-one meeting** with our **sales consultant**. Immerse yourself in the project with **visualizations**, a **compelling presentation**, and an impressive **scale model** that provides a comprehensive view of the entire development and the available offerings.

Additionally, delve into **investment considerations**, exploring factors such as **projected return on investments** for a thorough understanding.

Do not hesitate to **book** a **non-binding appointment** or call us via:

alexandre@vddprojectdevelopment.com +32 477 227 217



JOSAPH

DAILLY

KRUIDTUIN BOTANIQUE

Address: The Hoxton, Victoria Regina Avenue 1, 1210 Brussels. Parking: Victoria Indigo





BRUSSELS

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