

A MIXED-USE PROJECT JUST A STEP AWAY FROM THE VIBRANT HEART OF THE CITY

UPSIDE - THE CITY CENTRE FROM A BRIGHT SIDE

How would you combine city life with proximity to nature? Where can you drop your child off at the nursery, find a restaurant, go to the movies, take a walk in the park, hop on a tram or bus, or park your car with ease...? At UpSide you can! UpSide provides the advantages of urban living and helps you simplify your daily routines and get the most out of the best the City has to offer.

Route d'Arlon is one of the main arteries for central Luxembourg, linking the west of the Grand Duchy - and Belgium beyond - to the Parc Municipal in the heart of town. ICN Development and Tralux Immobilier in partnership with the internationally-renowned architects Arquitectonica propose UpSide, a high-end mixed-use development, just a step away from the city centre. The project combines studios and one-bedroom flats, penthouses, townhouses (with landscaped private gardens), a rooftop with spectacular views South over the neighbouring Val-Sainte-Croix, Belair and Merl districts, with office spaces.







ARQUITECTONICA, **A RENOWNED ARCHITECTURE FIRM**

ICN and Tralux Immobilier selected renowned international architects ARQUITECTONICA, who have designed a pair of stylish, modern buildings, neatly integrated into the changing urban environment.

Arquitectonica's work explores the complex challenges of contemporary built and natural environments, developing solutions that balance a modern aesthetic with an environmentally sensitive practice to create value, identity and a sustainable environment. Arquitectonica's philosophy is based on the principle of preserving a location's geographical character – a holistic combination of the natural and human attributes that make one place distinct from another – an authentic design process that preserves the ecological and cultural environment.

For the UpSide project, the new volumes are juxtaposed with elements of the existing façades on the street side, giving a sensitive contemporary feel to the whole design.

Large square windows punctuate the northern façade on the rue d'Arlon with great elegance. Along the street, the different buildings of the UpSide project preserve the rhythm of the existing villas, thus integrating their facades into a modern setting.



UPSIDE WILL BE SOLD IN SEVERAL PHASES. PHASE 1: BUILDING C



office spaces on the ground floor and -1 floor

- * 2 studio apartments 11 one-bedroom flats
- 5 two-bedroom flats (including 1 penthouse with a private rooftop)
- 4 three-bedroom flats (including 1 penthouse with a private rooftop) 3 townhouses (2 2-bedroom and 1 3-bedroom) with private garden

PRIVILEGED ACCESSIBILITY

UpSide is strategically located at the crossroads of the city centre, the Belair and Rollingergrund districts, and the western entrance to the capital.

Work, culture, shopping, relaxation, services, hospital, transport - the privileged location of UpSide allows you an unequalled connectivity thanks to the Place de l'Etoile, the new mobility hub.

The state-of-the-art trams take minutes to bring you South to the city centre, train station and Cloche d'Or, or East to the Kirchberg business centre, the cultural sites of the city and Findel airport.











EVERYTHING IN THE VICINITY

The location of UpSide in Luxembourg is ideal. In addition to easy access on foot, you can reach the Parc Municipal in a few minutes, a swathe of greenry that wraps itself around the city centre. Its lawns, kiosks, and playgrounds and lead directly to the Petrusse valley parks and the famous Grund quarter where the Alzette flows

A few metres further on, the city centre of Luxembourg offers you a great shopping, cultural and gourmet destination.





FLATS WITH VIEWS IN THE HEART OF THE URBAN LIFE

Young professionals, couples, families, active seniors, individual investors... UpSide offers apartments to suit all lifestyles, andare designed to make the most of every square metre available.





UPSIDE COMFORT

UpSide is a sustainable building and offers maximum comfort to its residents. Each flat is fitted with state-of-the-art equipment, including triple-glazed aluminium windows, solar shading, double-flow ventilation with heat recovery, walk-in showers, and an "AA" energy passport rating. In addition, each apartment has a cellar and those with 1 bedroom or more a parking space.

A wide choice of high-quality materials will allow you to personalise your interior. Particular attention is given to the finishing touches in your flat and in the common areas. The entrance hall sets the tone for a welcoming and stylish residence.

The very latest service offerings such as the "BringMe" smart delivery boxes will also be provided.









BRING NATURE INTO YOUR HOME

Each flat benefits from a generous outdoor space and large bay windows that bathe each of the rooms in your home with natural light. Access to the terrace is on the same level.















THE PENTHOUSES

On the top floor, two duplex penthouses benefit from access to a private rooftop terrace and provide breathtaking views South of the surrounding areas – Merl, Belair and Val-Sainte-Croix.





TOWN HOUSES

CULTIVATE YOUR SECRET GARDEN

UpSide offers three townhouses, each with either two or three bedrooms, with generous ceiling heights of more than 3 metres on the ground floor.

The private, leafy South-facing landscaped gardens provide a relaxing environment at any time of the day.

On the ground floor, the living spaces are bathed in natural light and offer large proportions, while the garden level downstairs where the bedrooms are, is devoted to night-time use.







On the roof, a shared terrace is available to all residents of the building.

This space, which has been designed to make the most of the natural elements, invites you to take a relaxing time-out or spend an evening with friends... It is designed to help develop a neighbourhood spirit for all those who live in the the building.







FLOOR PLAN GARDEN LEVEL & GROUND FLOOR TOWNHOUSES



Reference	Bedrooms	Living area	Terraces	Garden	Sealable area
0.01	3	145,93 m ²	27,22 m ²	60,18 m ²	158,10 m ²
0.02	2	119,55 m ²	22,36 m ²	35,15 m²	130,26 m ²
0.03	2	103,92 m ²	13,71 m ²	53,69 m²	110,78 m ²



FLOOR PLAN 1ST FLOOR

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Reference	Bedrooms	Living area	Terraces / Balconies	Sealable area
1.04	1	69,58 m ²	9,23 m ²	74,20 m ²
1.05	1	66,54 m ²	10,54 m ²	71,81 m ²
1.06	1	50,72 m ²	6,02 m ²	53,73 m ²
1.07	1	54,32 m ²	6 m²	57,32 m²
1.08	0	35,91 m ²	2,57 m ²	37,20 m ²
1.09	2	102,53 m ²	14,12 m ²	109,59 m ²

FLOOR PLAN 2ND FLOOR





Reference	Bedrooms	Living area	Terraces / Balconies	Sealable area
2.10	1	69,69 m ²	9,23 m ²	74,31 m ²
2.11	1	66,53 m ²	10,54 m ²	71,80 m ²
2.12	1	50,72 m ²	6,04 m ²	53,74 m ²
2.13	1	54,32 m ²	6 m²	57,32 m ²
2.14	0	35,91 m ²	2,57 m ²	37,20 m ²
2.15	2	102,53 m ²	14,12 m ²	109,59 m ²

FLOOR PLAN 3RD FLOOR

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Reference	Bedroom	Living area	Terraces / Balconies	Sealable area
3.16	3	103,41 m ²	55,68 m ²	124,11 m ²
3.17	2	78,85 m ²	32,94 m ²	92,73 m ²
3.18	1	52,16 m ²	18,27 m ²	61,30 m ²
3.19	2	82,97 m ²	33,03 m²	96,88 m ²

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FLOOR PLAN 4TH FLOOR





Reference	Bedroom	Living area	Terraces / Balconies	Sealable area
4.20	1	63,59 m ²	13,07 m ²	70,13 m ²
4.21	3	96,87 m ²	10,18 m ²	101,96 m ²
4.22	1	41,66 m ²	6,09 m ²	44,71 m ²
4.23	3	95,63 m ²	9.98 m ²	100,62 m ²

FLOOR PLAN 5TH FLOOR & ROOF TOP





Reference	Bedrooms	Living area	Terraces / Balconies	Rooftop	Sealable area
5.24	2	127,65 m ²	43,66 m ²	48,44 m ²	159,28 m ²
5.25	3	134,04 m ²	44,82 m ²	49,81 m ²	166,43 m ²







ABOUT US CO-DEVELOPERS

ICN

ICN is a 35 years' experience Real Estate Group specialising in projects development in Benelux and offering investment opportunities. With its headquarter located in Luxembourg and offices located in Belgium, ICN is active in developing high-end quality Residential, Offices and Retail projects, with a strong focus on architecture, environmental responsibility and innovation.



In order to offer a global service and guarantee a complete and controlled commitment, the real estate development company TRALUX IMMOBILIER was created in 2015. Its aim is to broaden TRALUX CONSTRUCTION's field of expertise by developing land prospecting and the design of high value-added projects like housing, offices, sports facilities. TRALUX IMMOBILIER, with its experience in construction, is able to carry out all types of projects.

THE ARCHITECT

ARQUITECTONICA

ARQUITECTONICA is an architecture, interior design and planning firm founded in Miami in 1977 by Bernardo Fort-Brescia and Laurinda Spear. The agency has grown throughout the world, with numerous projects combining the creative spirit of its founders, the efficiency and reliability of a major architectural firm.

INFORMATION & SALES



PROPERTY PARTNERS

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