

 IDYLYS



URBAN LIVING BY THE WATER

 **URBICOON**
Urban Living



Sustainable living Between the canal and the Northern business district

URBAN LIVING BY THE WATER

Welcome to

IDYLYS

Living and investing
with confidence
in sustainable housing

Living at Idyllys means choosing an elegant and comfortable lifestyle in Brussels' canal zone, a neighbourhood in full transformation.

The apartments combine passive comfort, well-thought-out floor plans, contemporary architecture and special attention to green spaces. This creates an attractive housing concept for residents seeking quality and serenity, as well as for investors looking for security and returns.

Demand for quality housing in this neighbourhood continues to grow, driven by the proximity of the business district, new restaurants and parks, as well as excellent accessibility. Expats, (young) professionals and young families find a home suited to their lifestyle here, while owners benefit from the assurance that their apartment will remain attractive to a financially sound audience.

With Idyllys, Urbicoon brings its experience to bear on quality new-build projects in urban areas, using sustainable techniques and premium finishes, while maintaining a keen sense for unique locations that offer strong added value.



The project

A high-end development offering an exceptional quality of life and numerous amenities.

Idyls is a high-end residential project located on Quai de Willebroeck, Rue de la Dyle and Quai des Péniches, comprising 90 apartments and 3 commercial units in Brussels' canal zone. A vibrant neighbourhood, rich in new restaurants and creative hotspots, situated between Tour & Taxis and the Brussels-North business district, with Maximilien Park just a stone's throw away.

This passive residential project combines contemporary architecture, a prime location and the greening of the canal quaysides, offering sustainable living comfort in the heart of Brussels.

90 sustainable passive-house apartments and 3 commercial units

Green & Water
Living by the water in the canal area, near Maximilien Park and Beco Park

Central & well-connected
Just a short walk from Brussels-North Station and the Yser/Nord metro station, and easily accessible by bike and bus via the Suzan Daniel Bridge

Sustainable passive comfort
with low energy consumption: ESCO, radiant floor heating, fossil fuel-free

A fluid, contemporary architectural design, featuring green roofs, rooftop gardens, green facades, and a central rain garden

Ideal location
A lively neighborhood along the waterfront, between Tour & Taxis and the central business district in northern Brussels

Ideal investment
Excellent rental potential with a high-quality tenant base consisting of expats, young working adults, young professionals, and young families

The Right Time
A neighborhood that has undergone a profound transformation and still has many plans for the future: a trendy neighborhood brimming with opportunities for growth



Work hard, play hard, live comfortably

Idyls is located at the corner of Quai des Péniches, Rue de la Dyle and Quai de Willebroeck, in Brussels' canal zone, between Tour & Taxis and the Noord/Nord district, just a short walk from Brussels-North station and the Yser/Noord metro station.

The neighbourhood is full of life, with new hospitality venues and creative spaces, as well as Beco Park and Maximilien Park, both within walking distance. Thanks to its proximity to the major business hubs of the Central Business District and excellent transport connections (train, metro, tram, bus, bicycle), rental demand here remains structurally strong – making it an ideal location for expats, civil servants, consultants and young professionals looking to combine quality housing with a vibrant urban experience.



A dynamic canal neighbourhood



Along the canal quaysides, in the heart of Brussels, right opposite Tour & Taxis and the Gare Maritime, and just a short walk from the trendy shops of Rue Dansaert, the restaurants of Place Sainte-Catherine and the future Kanal Centre Pompidou in the iconic Citroën Garage, the canal neighbourhood is buzzing with energy.



Here, residents enjoy terraces, trendy restaurants, numerous sporting opportunities at Beco Park, and the constant animation of the waterfront. In summer, Bruxelles les Bains and the Kanal Playground and Couleur Café festivals also make their home in the neighbourhood.



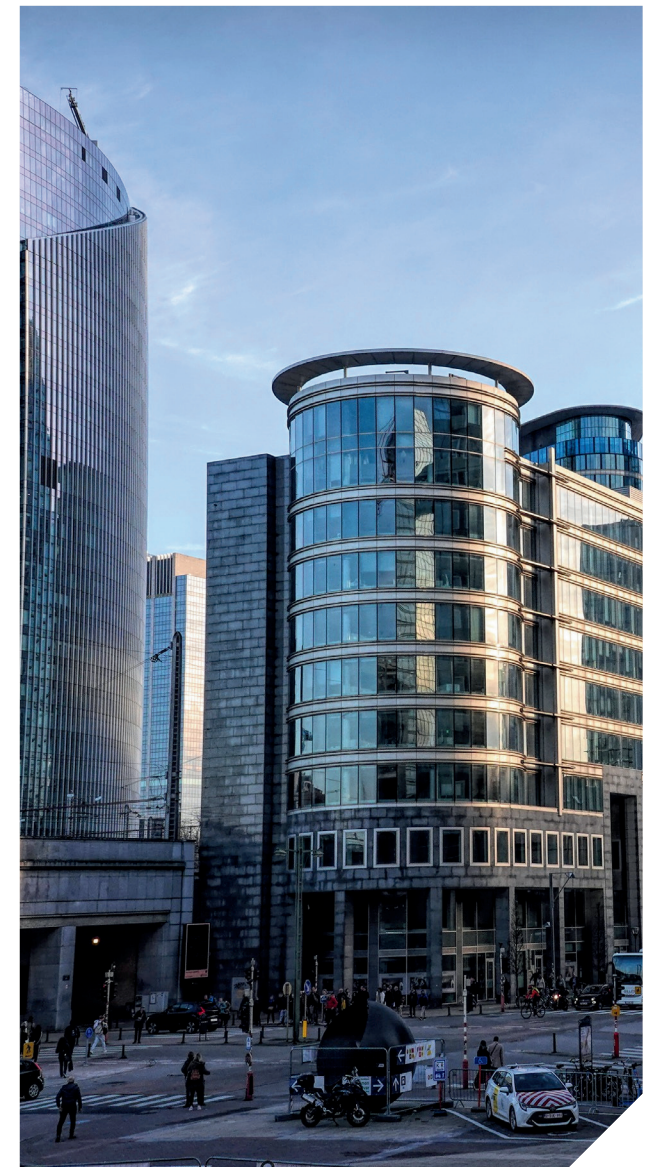
On the doorstep of the business district



The Noord/Nord business district is to Brussels what La Défense is to Paris and the City is to London. It defines the Brussels skyline, with more than half of Belgium's largest buildings, and serves as a hub for the headquarters of major foreign companies as well as numerous public institutions.

The Noord/Nord district continues to transform: what was once primarily an office and port area is today a vibrant, mixed-use urban neighbourhood where living, working and unwinding go hand in hand. The City of Brussels considers the Idyls area one of its major strategic zones and is investing in urban renewal projects aimed at improving quality of life. These urban initiatives have made the neighbourhood particularly attractive, with growing demand for quality housing:

- Development of the new Beco Park and improvement of public spaces, including the renovation and expansion of Maximilien Park
- Enhanced mobility, notably through the Suzan Daniel bridge, the reorganisation of the quaysides and new cycling infrastructure
- The arrival of Kanal Centre Pompidou, new retailers, a future sports tower and creative hotspots that are energising the neighbourhood







Neighborhood

Restaurants

- 1 Grand Canal
- 2 La Crèche des Artistes
- 3 Le Quai Gourmand
- 4 Le pain quotidien
- 5 Péniche Edouard
- 6 La Fabrica brunch & resto
- 7 Gare Maritime - Food Market

Culture

- 1 KANAL Centre Pompidou
- 2 Kaaitheater
- 3 World of Mind
- 4 Greta Meert Gallery
- 5 Banksy Museum

Parks

- 1 Parc de Tour & Taxis
- 2 Parc Maximilien
- 3 Parc Beco
- 4 Parc Roi Albert II
- 5 Jardin botanique

Supermarkets

- Proxy Delhaize 50 m
- Maison du Moulin Bio Market 190 m
- Sunday Market at Quai des Péniches 100 m
- Proxy Delhaize at the Ferry Terminal 800 m

Fitness



2 ↓ Kaaitheater

Located on Akenkaai, along the Brussels Canal, the Kaaitheater brings together theater, dance, and culture under one roof.

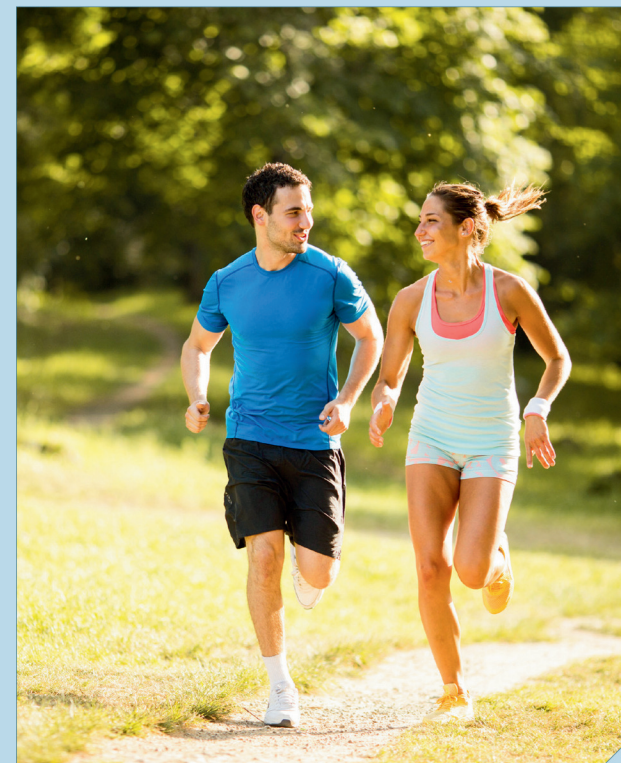
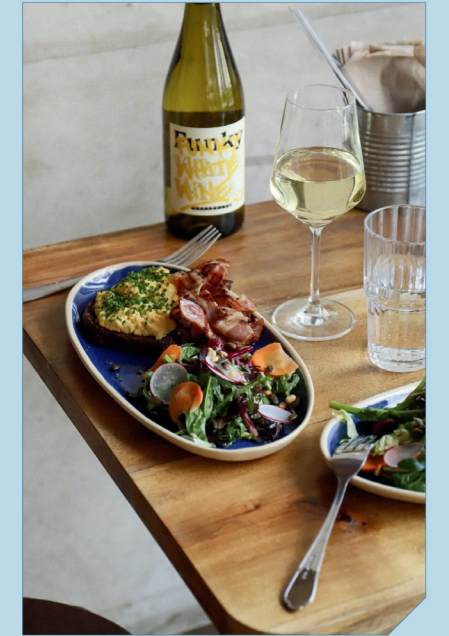


6 ↑ La Fabricca

Set against the charming industrial backdrop of Tour & Taxis, La Fabricca serves up Italian flavors in a loft-style space brimming with character.

↓ Green surroundings

With so many parks nearby, you'll never have to go far to unwind. Go for a jog with your running partner, walk your dog, meet up with friends, or simply relax on the grass with a coffee to go.



↑ Grand Canal

Our neighbor Grand Canal, located on Akenkaai, is a lively bistro and bar with a cosmopolitan and festive atmosphere—the perfect spot for lunch, a drink, or dinner by the water.



← Sunday Market ← Quai des Péniches

Near the Suzan Daniel Bridge, this brand-new Sunday market brings the riverbanks to life every week with its stalls overflowing with fresh produce and artisanal treats, all set against a warm, local atmosphere.

animated



Neighborhood



↑ Place Sainte-Catherine
Just a six-minute bike ride away, you'll find yourself at Place Sainte-Catherine, in the heart of Brussels. A lively spot brimming with outdoor cafes, seafood restaurants, and a relaxed atmosphere where city life revolves around the water.

← Cyclo Studio
At Cyclo Studio, you'll take 45-minute HIIT cycling classes in a trendy outdoor setting. From fun, high-energy sessions to data-driven, high-intensity workouts, our energetic instructors will inspire, support, and push you to go the extra mile.

↓ KANAL Centre Pompidou
The iconic former Citroën garage located along the Brussels Canal has been transformed into a cutting-edge museum dedicated to modern and contemporary art, featuring over 40,000 square meters of exhibition space, architectural installations, performance venues, and gathering places.



↓ Retail & shopping
Living in the heart of Brussels means that shopping is always just a short ride away: from boutique shops and designer stores to major brands, everything is just a few minutes' bike ride from Idyllys.



↑ Gare Maritime
The imposing Gare Maritime, located at the Tour & Taxis site, has been transformed into a veritable indoor city bathed in light—a vibrant hub where events, shops, restaurants, offices, and an abundance of greenery come together.



↑ Monsieur Fleurs
Looking for a beautiful bouquet? At Monsieur Fleur, you'll find original floral arrangements and plants selected with taste and a commitment to quality.

→ Le Pain Quotidien
The renowned high-quality chain Le Pain Quotidien also has a location nearby, where you can enjoy homemade bread, breakfast, lunch, or just a cup of coffee in a relaxed atmosphere.



↓ Fyzix
Fyzix is een gloednieuwe fitnessclub in Tour & Taxis die beschikt over ultramoderne apparatuur, persoonlijke begeleiding, trainingen binnen en buiten, en een pilatesstudio.



animated





Central business

Hotels

- 1 TheHoxtonHotel
- 2 Hilton Hotel
- 3 Cardo Hotel
- 4 Indigo Hotel
- 5 Palace Corinthia
- 6 The Standard Hotel
- 7 Thon Hotel

Central Business District

Businesses and government agencies

- | | | |
|-----------------------|----------------|---|
| 1 Victoria Tower | 5 WTC-complex | 9 North Light |
| 2 Finance Tower | 6 Tour & Taxis | 10 European Research Executive Agency (REA) |
| 3 North Galaxy Towers | 7 Luminus | 11 Gare Maritime |
| 4 Proximus Towers | 8 Tractebel | |



A hub for new opportunities

Many new projects are springing up near Idyllys. These developments highlight the growth of this part of Brussels: dynamic, connected, and sustainable, it is a neighborhood where people and businesses thrive.



1 ↑ Manhattan 59.600 m²

A renovated historic building located on Place Rogier, featuring state-of-the-art offices, a three-story winter garden, four restaurants and bars, and wellness facilities.



2 ↑ NOR.Brussels 160.000 m²

A visionary mixed-use development next to Brussels-North Station, featuring offices, residential units, a shopping mall, new public spaces, and a rooftop terrace with panoramic views.

3 ← Bel Towers 115.000 m²

Future mixed-use development for offices and housing, public facilities, retail, and dining at the former Proximus headquarters.



6 ↑ Quatuor 62.500 m²

Four office towers that meet the strictest sustainability standards. State-of-the-art offices, a restaurant, a fitness center, and flexible coworking and meeting spaces.



4 ← The Arch 14.600 m²

Renovation and redevelopment project designed to meet the strictest sustainability standards: offices, green roofs and terraces, a restaurant, a fitness center, a convention center, and a coworking space.



5 ← ZEN 5.296 m²

An office building located near Brussels North, offering an exclusive and quiet work environment, a veranda, a rooftop terrace, a bar, a restaurant, and a hotel.

district



Central business



↓ Thon Hotel

With its colorful design and panoramic skybar, the Thon Hotel Brussels City Centre is a modern four-star hotel located just a short walk from downtown and Nieuwstraat.



← Hoxton Hotel

Housed in a former IBM office building designed in the Brutalist style, you'll find the stylish Hoxton Hotel, which features 198 rooms inspired by the 1970s, as well as a rooftop bar, two restaurants, and panoramic views of the botanical gardens.

↓ Depot Royal

The majestic Depot Royal, a former warehouse dating back to the early 20th century, is now a bustling hub of activity where some 55 companies and 1,400 professionals come together every day.

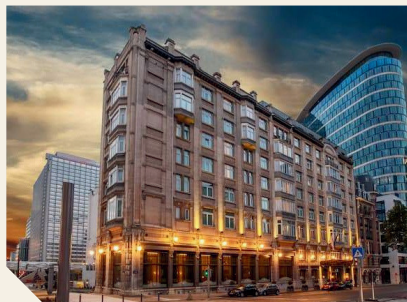
↓ ↑ The Standard Hotel

Located in a renovated WTC building in the North District, The Standard combines 200 rooms featuring brutalist architecture with playful design touches, a rooftop restaurant, and a lush indoor garden.



↑ Palace Corinthia

This historic hotel, built in 1910, will reopen in 2024 following a complete renovation, combining the splendor of the Belle Époque with modern luxury, featuring 126 guest rooms, elegant design, and an underground spa.



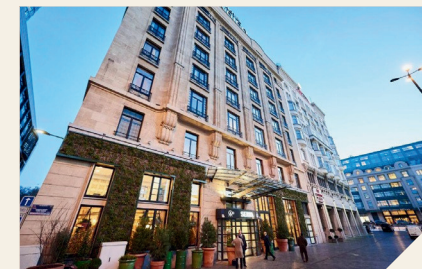
← Doubly Tree by Hilton

Located just steps away from Place Rogier and the Botanical Gardens, this hotel combines classic charm with modern amenities, including a restaurant, a fitness center, and meeting rooms.



↓ Hotel Indigo

Inspired by botanical gardens, this certified eco-friendly boutique hotel features 284 rooms, a fitness center with a sauna, and the SERRA restaurant.



district



Quality of life for those seeking added value

The combination of passive comfort, an attractive central location, and excellent accessibility makes Idyls particularly appealing to a wide range of residents: first-time homebuyers, (young) professionals, expatriates, and consultants working near the business district who appreciate high-quality finishes. The vibrant neighborhood, proximity to the water, and parks enhance quality of life and ensure sustained demand for quality housing.

Thanks to the comfort and quality of the apartments, combined with the services and support of our rental specialist RentMore, tenants feel immediately at home. For investors, this translates to quick rentals and stable rental income.

Mobility

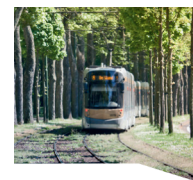
Excellent connection

With Brussels-North Station and the Yser and Nord metro stations within walking distance, you're perfectly connected to the rest of the city and the country. Trains take you directly to Brussels Airport and all major Belgian cities, while the metro, tram, and bus stop nearby, with improved traffic flow thanks to the Suzan Daniel Bridge. For drivers, the Small Ring Road and major access roads are easily accessible, while the bike paths along the canal offer a green and comfortable route, with the F1 bike route just a stone's throw away. On-site, you'll find spacious bike racks, EV-ready parking spots, and shared mobility options nearby.



Train & Subway

- Gare du Nord ↗ 850 m.
- Yser subway ↗ 650 m.



Tram & bus

- 1 Suzan Daniel stop 🚶 5 min.
- 2 Brussel WTC Tram 🚶 5 min.
- 3 Yser Future tram 🚶 10 min.
- 15 🚶 X min.



Auto

- N201 National 🚗 5
- R20 Petite ceinture de Bruxelles 🚗 3 min.
- Antwerpen, Charleroi, Kortrijk, Luik, Gent, Hasselt 🚗 5 min.
- 1h - 1h15 min.



Zaventem Airport

- N201 Via the highway Via Gare du Nord 🚗 22 min.
- N via the main road via Gare du Nord 🚗 30 min.



Suzan Daniel Bridge

Since October 4, 2022, a new bridge, named after LGBTQ+ activist Suzan Daniel, has connected Quai de Willebroek to Avenue du Port, spanning the canal. An elegant, car-free connection dedicated to pedestrians, cyclists, and public transit, located just 200 meters from Idyls! This bridge creates a fast and safe route to Tour & Taxis, extending Avenue Simón Bolívar and Rue Picard.

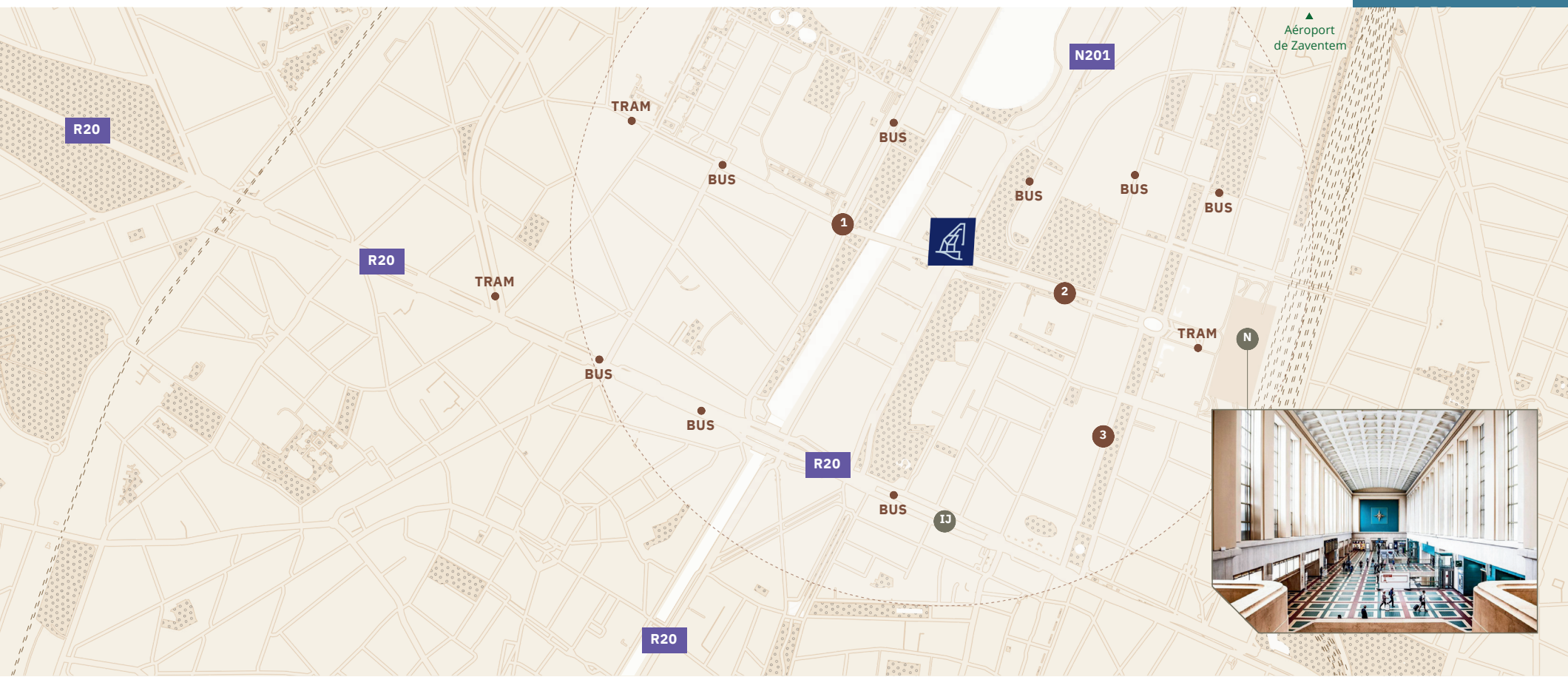
Recently, Sundays under the Suzan Daniel Bridge have come alive: a friendly market is held there, offering seasonal fruits and vegetables, cheeses, artisanal breads, olives, organic wines, and even handmade soaps. The ideal spot for a gentle morning ritual and a basket filled with delicacies—perfect for a warm and relaxed Sunday.

Renovation of Saintelette Square

Place Saintelette, located between Place de l'Yser and Avenue du Port, is currently undergoing a major transformation. The space allocated to cars will be reduced to give priority to pedestrians, cyclists, and public transportation. The square will thus become a true bridge over the canal, harmoniously connecting the east and west of Brussels.

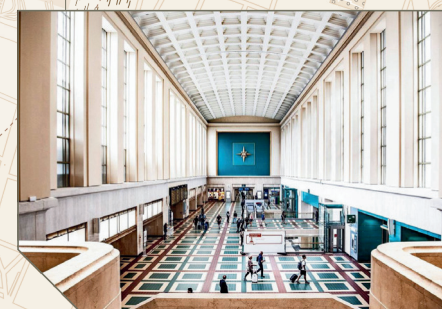


New walking paths, green spaces, relaxation areas along the quays, and improved accessibility will transform the site into a pleasant gathering place. Safety, comfort, and the attractiveness of the neighborhood are at the heart of this project.



Plenty of room to move

Living along the Willebroek Quay means enjoying the water, open space, and tranquility every day. The wide canal promenade is perfect for walking, running, or biking along the water. Across the way, Beco Park offers plenty of opportunities for sports, while nearby Maximilian Park provides a breath of fresh air. By bike, you can easily reach the Botanical Garden, and on the other side of the canal, Tour & Taxis Park unfolds its long paths and vast lawns—ideal for jogging, stretching, or reading a book surrounded by greenery. Idyls itself integrates nature with its rooftop gardens, green facades, green roofs, and an ecological water garden at the heart of the project.



Architecture

Idyls was designed by ATELIER 224 as a contemporary residential project that captures the essence of the canal area through light, space, and tranquility. The undulating architecture combines a varied, timeless façade with intelligently designed spaces that blend seamlessly into the neighborhood, with a strong emphasis on greenery—both at street level and on rooftops and terraces.



Fluid architecture

The light-colored brick facades, paired with anthracite exterior trim, are punctuated by integrated and projecting balconies.

The architectural form adapts to its surroundings: rounded corners, varying heights, and upper floors set back with rooftop gardens soften the building's silhouette.

A dynamic ground floor, featuring 5 entrance halls and 3 retail spaces, brings life to the street. With three facades, Idyls offers three distinct experiences and views: the cosmopolitan Quai de Willebroeck, the friendly Rue de la Dyle, or the shimmering water on the Quai des Péniches. The housing options are also particularly diverse, ranging from studios to 1-, 2- and 3-bedroom apartments, all the way up to exclusive penthouses with terraces facing the street.

Beautiful apartments

The interior features abundant natural light, a logical layout, and sustainable materials. The apartments at Idyls were designed with a focus on everyday comfort. The large balconies and terraces extend the living space outdoors and bring light and fresh air right into the heart of the apartment. The kitchens, open to the living room, feature timeless and contemporary finishes, with easy-to-maintain countertops and backsplashes and high-quality built-in appliances.

In the living areas and bedrooms, the floors made of high-quality engineered wood flooring create a warm and durable atmosphere. The bathrooms are equipped with high-quality fixtures, a shower or a comfortable bathtub, and elegant tilework. Each unit also features a convenient utility room with connections for a washer and dryer, as well as a private storage unit for additional storage space.

& design

A timeless design

Idyls was designed as a passive, ultra-low-energy project. A central ESCO system provides heating and domestic hot water, with underfloor heating for quiet and even heat distribution. Solar energy (PV) and green roofs support the energy concept and ensure a comfortable indoor climate. In each apartment, underfloor heating is combined with a

a ventilation system with heat recovery, ensuring a comfortable and healthy indoor climate for residents. All technical systems are fully electric, with no connection to the gas grid. This not only guarantees energy-efficient housing for tenants but also a stable, forward-looking real estate investment for investors.



Sustainability

A sustainable investment starts with a building ready for the future. The Idyllys project combines energy-efficient technologies, high-quality materials, and a thoughtful architectural vision that meets the standards of tomorrow. This ensures not only low energy consumption for tenants, but also stable value and attractive rental terms for investors.

A forward-looking investment

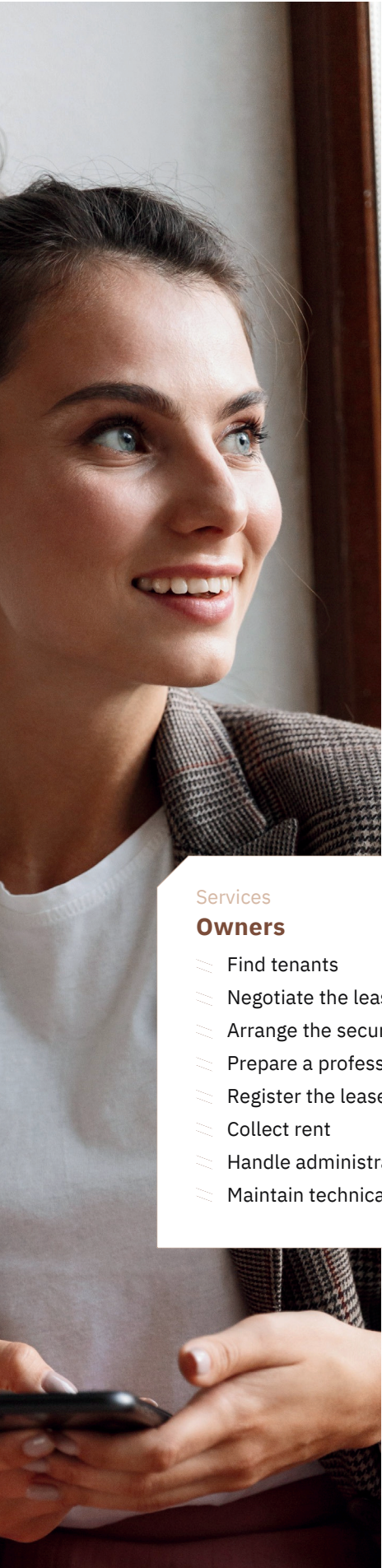
Idyllys' sustainable approach translates into lower energy costs for residents and improved apartment occupancy rates. Furthermore, we are meeting the growing demand for eco-friendly housing from high-quality tenants, ensuring the long-term relevance and appeal of your investment. The Idyllys project complies with the latest energy performance regulations and anticipates future requirements, making it a solid and sustainable investment.



Investing in sustainable development means investing in returns and long-term security.

Energy-efficient housing

- Passive comfort with very low energy consumption
- Fossil-fuel-free project: an ESCO plant provides heating and domestic hot water
- Low-temperature underfloor heating for even and quiet warmth
- D-type ventilation system per apartment with heat recovery
- Solar panels (PV) to support energy consumption
- Green roofs and rooftop gardens, promoting biodiversity and a cooler microclimate
- Parking lot ready for electric vehicles: infrastructure designed for the future installation of charging stations
- High-quality insulation of facades, roofs, and floors
- Water management with infiltration/storage in the green interior gardens



Hassle-Free Renting

RentMore

Toward a financial Product

A real estate investment pays off through the rental income it generates. But even if one's financial situation is sound, the worries and administrative tasks associated with renting can make such an investment unattractive to many people. That is why our professional rental service, RentMore, with over 20 years of experience, guides investors through the selection process and handles all other aspects. With RentMore, we combine real estate returns with a worry-free financial investment.

Services

Owners

- ≡ Find tenants
- ≡ Negotiate the lease agreement
- ≡ Arrange the security deposit
- ≡ Prepare a professional property description
- ≡ Register the lease agreement
- ≡ Collect rent
- ≡ Handle administrative tasks
- ≡ Maintain technical systems

Services

Tenants

- ≡ Sheet and linens change
- ≡ Cleaning service
- ≡ Handyman service
- ≡ Available 24/7
- ≡ All-inclusive billing
- ≡ Dry cleaning and ironing service
- ≡ Welcome package

RENTMORE

(un)furnished rental apartments

20

years of experience

851

managed apartments



A unique approach

Rentmore is unique because we take as much of the burden off your shoulders as possible by handling everything ourselves. Through active marketing and precise targeting, we find the right tenants. Thanks to our efforts, we have more requests than available units. RentMore also rents directly to large companies and organizations that lease multiple apartments at once for their employees. For these companies, it is important to find a professional partner capable of offering the desired service and quality standards, leading to long-term partnerships. Thanks to this approach, we achieve high occupancy rates and satisfied tenants. With our all-inclusive service, tenants are willing to pay high rent on time and in full, while treating the apartment with respect. Our in-house handyman, cleaning, and linen-changing services provide an additional "safety net" for apartment maintenance. This allows us to keep a close eye on the properties and maintain the apartments' quality at a high standard.



Avec RentMore, nous combinons le rendement immobilier et la tranquillité d'esprit d'un investissement financier.

Ideal location

The North Quarter, Brussels' central business district, attracts multinational corporations, banks, insurance companies, (semi-)public services, and technology firms. With Idyllys, we focus on (international) tenants working in and around this office district: expats, consultants, and (young) professionals looking for comfortable, high-quality housing just steps from their workplace, in a trendy and green environment. That's exactly what Idyllys offers: contemporary, energy-efficient, high-quality apartments with every comfort. An urban living environment with excellent transport links, where water and greenery are right at your fingertips.

99%

Total occupancy rate in 2024



About

Urbicoon

Creative Sustainable Developers

At Urbicoon, we are creative and sustainable real estate developers who build sustainable city centers. As an accessible partner with many years of experience in visionary, all-inclusive real estate concepts, we support you from purchase through financing to leasing. Through innovative solutions and a genuine entrepreneurial spirit, we create forward-thinking living, working, and investment environments that have a positive impact on people and the environment.



Experience and Innovation

Urbicoon has a knack for finding prime locations and is renowned for its sustainable, contemporary homes and apartments that offer a wealth of experiences. Technological innovation and creative entrepreneurship are at the heart of our approach. Our dedicated team has many years of experience in developing innovative projects, and we have already completed dozens of high-profile projects in cities such as Brussels and Antwerp.



Reliable partners

At Urbicoon, you're in good hands. Buying a home is a serious matter, and we work exclusively with reputable construction partners. As a member of the Machiels Group, we have extensive experience and expertise. Our specialized partners, including (interior) architects and construction companies, place great importance on sustainable, stylish, and affordable housing, resulting in high-quality, long-lasting projects.



Full-service real estate

Choosing Urbicoon means opting for a long-term professional partnership. We offer a full range of real estate services under one roof: from acquisition and development to sales and leasing. As a one-stop shop, we take care of everything. Our in-house leasing department and customized services make life even more enjoyable for both owners and tenants, ensuring a stress-free and satisfying experience.



7 reasons to live in Idyllys

1 Prime location along the canal

On the Willebroek quay, between Tour & Taxis and the North District (CBD), just a short walk from Brussels-North Station and the Yser/Nord metro station.

2 Excellent accessibility

Train, metro, tram, and bus stops nearby; the Suzan Daniel Bridge for quick bike routes; easy access to downtown and the airport.

3 Popular residential neighborhood

Lively neighborhood along the canal, close to workplaces, parks, and daily amenities. Attractive to expats, consultants, and (young) professionals.

4 High-quality architecture and finishes

Designed by ATELIER 224: timeless facade, well-thought-out layouts, spacious balconies/terraces, and quality materials.

5 Durable and built to last

Passive living comfort, fossil-fuel-free, ESCO, underfloor heating, Class D ventilation, solar panels, and green roofs.

6 Real estate as a hedge against inflation

The historic rise in real estate values in Belgium and indexed rental income protect and grow your capital.

7 Attractive returns and stable value

The central location + urban redevelopment guarantee value and returns.

CONTACT US

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URBICOON
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