



# ESTREA

IN THE HEART OF EUROPE



*Smart investing, stylish living*

Un project de





Dive into the Heart of the project

# Estrea

## Live safely, invest with confidence.

Investing in real estate means choosing security. But investing in the Estrea project is much more than that: you are choosing lasting value, hassle-free rentals, and a residential concept that attracts international tenants. Estrea offers elegant apartments in the heart of Brussels' prestigious European Quarter, where demand for high-quality rental housing is consistently strong. As an investor, you want a property that generates income without stress. Thanks to our professional rental and management service, you enjoy a stable revenue stream, knowing that everything—from administration to technical maintenance—is in good hands. We ensure that your apartment remains attractive to a wealthy international audience: eurocrats, diplomats, and business professionals seeking comfort, quality, and a prime location. Jozef II Construction stands for sustainable architecture, high-quality finishes, strategic location, and a clear long-term vision in this project. Estrea is designed for investors who value security, returns, and a premium real estate product.

An exceptional investment in the heart  
of the European Quarter

# The project

The Estrea project is a future-focused residential development in the heart of Brussels' European Quarter. This high-quality, sustainable new-build project offers 20 comfortable apartments that perfectly meet the needs of young professionals, expatriates, and eurocrats, with a variety of housing types available.

**Sustainable renovation and new-build project**  
Preserving the original concrete structure and using sustainable materials.

**A fossil-free, future-proof home**  
With heat pumps, underfloor heating, and solar panels.

**High-quality architecture**  
designed to prioritize living comfort.

**Developed for investors**  
: Attractive rental opportunities for expatriates, eurocrats, and young professionals.

**Prime location**  
In the heart of Brussels, just steps away from the European institutions, public transport, and central city parks (Warande Park, Cinquantenaire Park).

**Spacious terraces and private outdoor spaces**  
including a garden for residents on the first floor.

**20 high-performance energy apartments** (EPC A/B)  
Spread over 6 floors, with a 58 m<sup>2</sup> commercial space on the ground floor.



6  
1-bedroom  
apartments

11  
2-bedroom  
apartments

2  
3-bedroom  
apartments

1  
studio

1  
Ground-floor commercial  
space



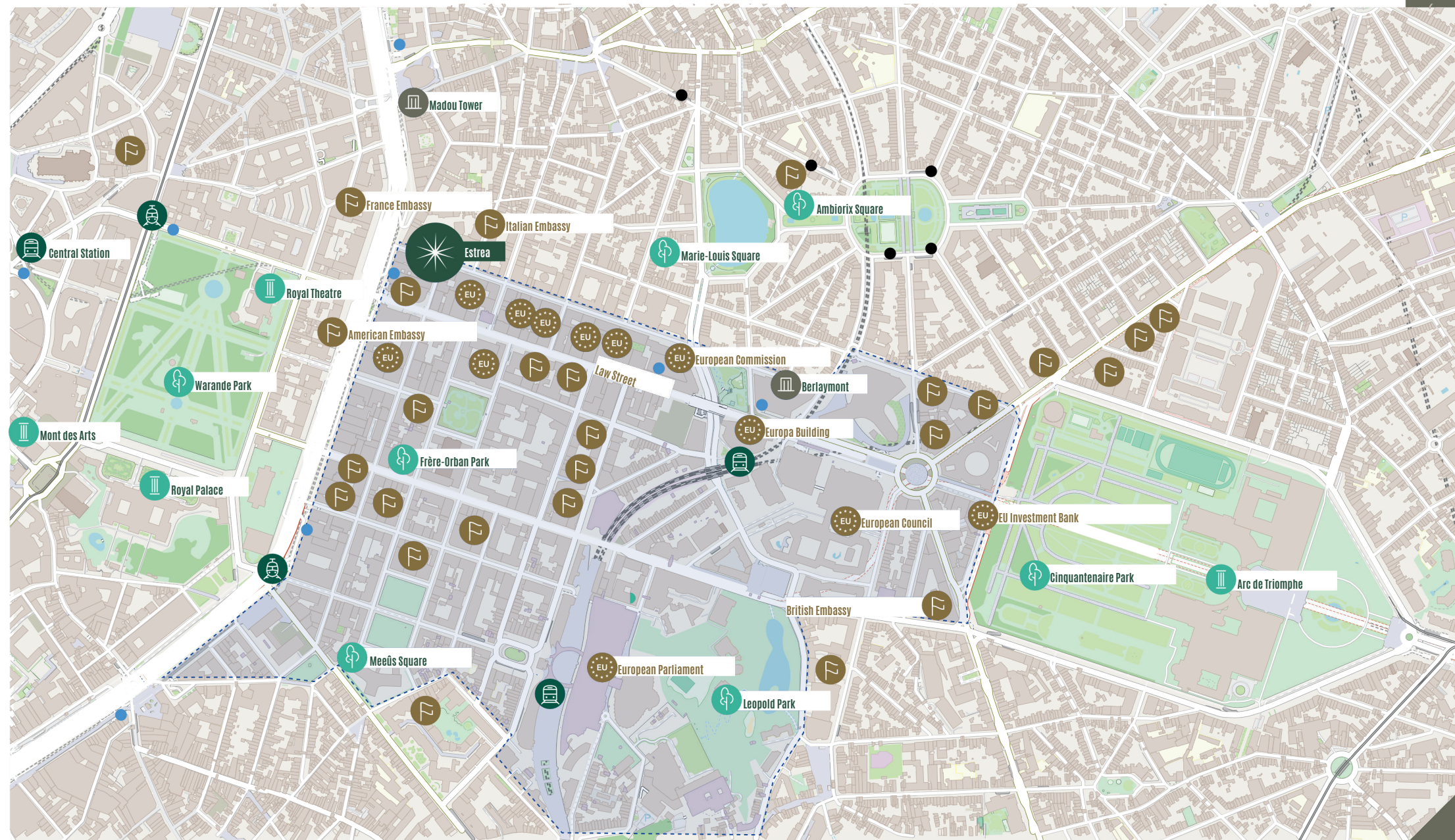
# Location

Central,  
international,  
and easily  
accessible

The Estrea project is located in the heart of Brussels' European Quarter, one of the most sought-after and stable real estate areas in Europe. It is home to over 40,000 European officials, diplomats, and international business professionals. This is a neighborhood where the demand for high-quality rental apartments remains strong, and the presence of European institutions and multinational companies ensures a wealthy and reliable tenant base.

## International presence in the European Quarter

The international presence in Brussels generates around 25% of the region's jobs!



- Train station
- Tram stop
- Park
- Monuments
- EU Offices
- Embassy
- Offices
- Bus stop
- Metro
- European Quarter

48.909  
International staff

60.000  
Diplomats

20.000  
Lobbyists

38  
EU organizations

37.340  
EU staff

33  
International schools

65  
Intergovernmental organization

(such as NATO, Eurocontrol, and the UN)





## Prestigious location

Located just steps from the European institutions, the Estrea project sits on a quiet street, in close proximity to Place Schuman and Rue de la Loi. This central location makes Estrea the ideal base for expatriates and eurocrats seeking a comfortable living environment close to their workplace.

The European Quarter of Brussels is evolving: what was once a predominantly office-focused area is transforming into a vibrant, mixed-use urban neighborhood where living, working, and relaxing go hand in hand. The City of Brussels has committed to urban renovation projects aimed at enhancing quality of life and making the district more attractive for residents and visitors alike.

These ambitious plans will make the European Quarter a sustainable, future-oriented investment. The urban projects underway not only improve the quality of life but also increase the demand for high-quality housing in the area.

- More Housing to Strengthen the Residential Character of the District
- The redevelopment of Place Schuman into a pleasant public space, with a focus on pedestrians and greenery.
- Improved mobility, emphasizing sustainable modes of transport and reducing through-traffic.
- The creation and enhancement of public spaces, such as Leopold Park and connections to Cinquantenaire Park.
- New shops and services that bring more activity outside office hours.

## Excellent accessibility

Estrea is ideally located, with all transportation options within easy reach. By car, the Brussels Small Ring and main access roads can be reached in just a few minutes.

Moreover, the residential area of the European Quarter is evolving into a car-free living environment. Thanks to the Good Move plan and local mobility agreements, the focus is on active mobility: safe and comfortable routes for pedestrians and cyclists, reduced through-traffic, and more space for greenery and relaxation.

These improvements enhance the quality of life and increase the district's appeal for both residents and international investors.

- Central Location with High Occupancy Potential
- Metro stations Schuman, Arts-Loi, and Maelbeek within walking distance
- Central Station just 15 minutes on foot or by bike
- Direct train to Brussels Airport via Schuman station (approx. 20 minutes)
- Small Ring (R20) accessible within minutes
- Close to Villo! bike stations and safe cycling paths
- Fast rail connections to other cities via Schuman and Luxembourg stations

## Green and Livable

In addition to its commercial dynamism, this neighborhood offers a surprising amount of green spaces and tranquility. Cinquantenaire Park, Warande Park, and the peaceful Frère-Orban Square are all within walking distance. Leopold Park is also just a few minutes away by bike. This combination of urban living and green space makes the location especially attractive for tenants seeking a balance between work and relaxation.



Leopold Park



Frère-Orban Park



Warande Park

# The Neighborhood Experience

High-Quality Apartments and Green Havens in the Heart of the European Quarter

The Estrea project offers its residents a unique living experience: comfort and tranquility in a high-end residence close to the main European institutions. Expatriates, eurocrats, and young professionals will find a pleasant and safe living environment in a dynamic, international neighborhood. The combination of high-quality apartments, green spaces, and urban amenities makes it an ideal place to live for those seeking quality and convenience.

## The Neighborhood Atmosphere

The environment around the Estrea project is both dynamic and charming. Within a few steps, pleasant squares such as Marie-Louise Square and Ambiorix Square allow residents to enjoy a relaxing urban environment—perfect for a casual lunch or outdoor activities. Cinquantenaire Park and Warande Park are also within walking distance, offering spaces for leisure and recreation. Food and shopping enthusiasts will appreciate the variety of international restaurants, trendy cafés, and boutiques nearby. For those who want to explore further, the bustling Rue Neuve and the elegant Avenue Louise are just a short ride away, providing even more opportunities for shopping, dining, and entertainment.



## Peace and Security

Estrea is located on the pleasant Joseph II Street, just outside the bustle of Rue de la Loi and Place Schuman. The neighborhood's safety is reinforced by the presence of embassies and international institutions, providing residents with not only a sense of security but also a peaceful and tranquil living environment.

## An Ideal Place for Expatriates, Eurocrats, and Young Professionals

The proximity to European institutions, multinational companies, and embassies makes the Estrea project particularly appealing to international tenants. Expatriates and eurocrats deliberately choose this neighborhood for its short commute to work, high quality of life, and professional image.

With the comfort and quality of the apartments, along with the services and support provided by the rental specialist RentMore, tenants feel instantly at home. For investors, this translates into quick rentals and stable rental income.

# Architecture

The Estrea project was designed by Cerau Architects with a focus on quality and sustainability, taking into account the needs of tenants. It offers a modern living experience that meets the expectations of expatriates, eurocrats, and young professionals. Each apartment is thoughtfully laid out, featuring a bright and open atmosphere and timeless, elegant finishes.



## Elegant Facades

The building features a timeless urban façade, combining light beige and copper-bronze panels. Vertical divisions, large windows, and balconies highlight the building's architectural rhythm and elegance.

Each unit includes a private outdoor space in the form of a terrace or balcony, offering views of the street or the peaceful interior garden. Front-facing balconies are made of dark grey steel, seamlessly blending with the building's clean design. On the garden side, spacious balconies and terraces in bronze-toned metal and glass provide a refined finish while preserving residents' privacy.

These outdoor spaces allow residents to fully enjoy views of the city and the interior garden, combining comfort, elegance, and tranquility.



## Comfort & Durability

### Thoughtful Layout and High-Quality Finishes

The circulation and layout are designed to maximize the use of available space. Open kitchens are seamlessly connected to the living areas and feature a timeless, contemporary design. Easy-to-maintain materials, such as melamine countertops and backsplashes, ensure convenience and durability. Built-in appliances are from Miele or an equivalent brand. Apartments feature ceramic wood-look flooring in living rooms and bedrooms, and ceramic tiles in kitchens, bathrooms, and toilets. Bathrooms are fitted with high-quality brands and durable materials, prioritizing both comfort and usability. Finally, each unit includes a practical technical space with connections for a washer and dryer, as well as a private storage cellar, combining functionality and convenience for residents.

# & Design

## A Timeless Design

Dans chaque appartement, le chauffage par le sol est associé à un système de ventilation à double flux (VMC D), garantissant aux résidents un climat intérieur agréable et sain. Les installations de chauffage et de production d'eau chaude sont gérées individuellement par appartement. Chaque unité dispose de sa propre

In each apartment, underfloor heating is paired with a dual-flow ventilation system (VMC D), ensuring residents enjoy a comfortable and healthy indoor climate. Heating and hot water systems are managed individually for each unit. Each apartment is equipped with its own heat pump, connected to the technical equipment located in the apartment's technical room.

All installations are fully electric, with no connection to the gas network. Thanks to high insulation performance, the apartments achieve an EPC rating of A or B, except for the first floor. This setup ensures not only an energy-efficient lifestyle for tenants but also a sustainable, long-term real estate investment for investors.



# Durability

## A Sustainable Investment Starts with a Timeless Building

The Estrea project combines energy-efficient technologies, high-quality materials, and a well-thought-out architectural vision that meets the standards of tomorrow. This ensures not only low energy consumption for tenants but also a stable property value and attractive rental conditions for investors.

## Long-term investment

Estrea's sustainable approach results in lower energy costs for residents and improved profitability for the apartments. Additionally, it meets the growing demand for eco-friendly housing among international tenants, ensuring that your investment remains relevant and attractive over the long term.

The Estrea project complies with the latest energy performance regulations and anticipates future requirements, making it a solid, timeless, and future-proof investment.



*Investing in sustainability means investing in long-lasting returns and security.*

## Energy-Efficient Housing

- Fossil-Free Project - EPC A or B
- Low-energy apartments
- Solar panels
- Individual ventilation with heat recovery
- Rainwater harvesting
- Underfloor heating with heat pumps via an ESCO
- High-quality insulated façades, roofs, and floors
- Infrastructure for charging stations
- Green roofs supporting biodiversity



# Hassle-Free Renting RentMore

Towards a Financial Product

Towards a Financial Product

### A Worry-Free Real Estate Investment

A real estate investment generates returns through rental income. However, even with a strong financial position, the administrative tasks and concerns of renting can make such an investment less appealing to many.

That's why our professional RentMore rental service, with over 20 years of experience, guides investors through the selection process and handles all other aspects. With RentMore, we combine the returns of real estate with a hassle-free financial investment.

#### Services Propriétaires

- ≡ Trouver les locataires
- ≡ Négocier le contrat de location
- ≡ Organiser la garantie professionnelle des lieux
- ≡ Enregistrer le contrat de location
- ≡ Perception des loyers administratifs
- ≡ Suivi des installations techniques

#### Services Locataires

- ≡ Changement des draps et du linge de maison
- ≡ Service de nettoyage Homme à tout faire
- ≡ Disponibilité 24/7
- ≡ Facture globale
- ≡ Service de nettoyage à sec et de repassage
- ≡ Pack de bienvenue

**RENTMORE**  
(un)furnished rental apartments

**20**

years of experience

**851**

apartments under management



## Unique Formula

### RentMore: A Comprehensive, Hassle-Free Rental Solution

RentMore stands out with its unique approach, designed to relieve investors by managing the entire rental process in-house. Through active prospecting and precise targeting, we attract the right tenant audience, often generating more inquiries than available units. We also rent directly to large companies and organizations seeking multiple apartments for their employees. For these clients, it is crucial to work with a professional partner capable of delivering high-quality service and standards, fostering long-term collaborations.

This approach ensures a high occupancy rate and satisfied tenants. Our all-in-one service encourages tenants to pay rent reliably and on time, while treating the apartments with care.

Additionally, our in-house maintenance and upkeep services, including cleaning and linen renewal, provide continuous oversight, helping to preserve the quality of the apartments over the long term.

## Ideal Location

The European Quarter of Brussels has long been a hub for international organizations, European institutions, and diplomatic missions. The Estrea project specifically targets the international rental market, including professionals working for the European Commission, European Parliament, European Council, as well as the many embassies and multinational companies nearby. These professionals are constantly seeking comfortable housing, located just steps from their workplace, in a secure and green environment. Estrea perfectly meets these expectations, offering high-quality, fully equipped apartments on a quiet street, just minutes from Place Schuman and Leopold Park. It's a living environment that exceeds all expectations.



With RentMore, we combine real estate returns with a hassle-free financial investment.

**99%**

Total occupancy rate in 2024



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# 8

## reasons to invest in Estrea

- 1 Ideal location in the European Quarter**  
Within walking distance of Place Schuman, Rue de la Loi, and the main European institutions.
- 2 Wealthy and stable tenant base**  
Over 100,000 expatriates, eurocrats, and international professionals seeking high-quality living standards.
- 3 Professional rental and management service by RentMore**  
With 20 years of experience, enjoy a hassle-free investment with full administrative and technical support.
- 4 High rents and occupancy rates**  
Strong demand due to proximity to European institutions and embassies, with rents ranging from €1,100 to €2,500.
- 5 Quality architecture and finishes**  
Durable materials and timeless, elegant furnishings designed to meet the expectations of international tenants.
- 6 Real Estate as protection against inflation**  
Historical appreciation of property values in Belgium, combined with rental income indexing, protects and grows your wealth.
- 7 Attractive returns and value retention**  
A solid investment in one of Belgium's most stable real estate markets.
- 8 Comprehensive service for tenants and owners**  
From linen and bedding to technical assistance—everything is taken care of, resulting in satisfied tenants and timely payments.

### Get in Touch