

BELVEDERE ARCHITECTURE

Company, services and projects



Landewyck Building, Hollerich (L) - General refurbishment

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1 Services (p.4-27)

Our architects accompany you from the initial idea and feasibility study to the planning and execution of your project. We are also happy to provide you with our expert knowledge for a second opinion. Tailored to your individual needs, we present you with a customised offer. In doing so, we attach the utmost importance to a cooperative and trusting relationship.

2 Projects (p.28-31)

The diversity of our projects is as broad as our range of services: From single-family homes to Horesca facilities, laboratories and daycare centres to building complexes for several hundred employees, our architects realise intelligent design concepts. Since 2019, we have also been enrolled as urbanists in the Luxembourg Chamber of Architects and Engineers (OAI), which means that we are also extensively active in urban planning.

3 Company (p.32-33)

We are an integral part of the architectural scene in Luxembourg. Your projects benefit from our passion, many years of experience and diverse team competencies, regardless of the size of your project. Exchange and dialogue with the client and project participants are at the heart of our work. We use the digitalisation of tools and methods in our daily work for the benefit of our clients.

4 Publications (p.34-35)

Numerous national media have published articles about some of our projects in the meantime, which makes us particularly proud. Why? Because these are not paid PR stories, but neutral journalism. Objectively researched and independently presented. On the one hand, this certifies that there is public interest in our work and, on the other, that our architects have something to say and show.

AWARD-WINNING
ARCHITECTURE AND URBAN PLANNING STUDIO
IN LUXEMBOURG



Architecture

Attentiveness,
transparency and
creativity.

For us, listening is the very top priority in our contact with the client. At the first meeting, we listen to them thoroughly and get to know them as well as possible. This phase is the primary step of a project and it is essential. It allows us to understand what the needs are. What is important, what is more in the background? What are the processes? What are the wishes and are they feasible, especially in terms of building regulations, technical feasibility and the available budget? All this has to be defined before the architect takes up the pen or – nowadays – the mouse and draws.

Creativity is driven by the curiosity and innovative spirit of each of our team members, who contribute their individuality while preserving the architectural language of BELVEDERE. In the design process, we do not consider a draft that we do not pursue as a failure, but as one of many necessary steps to reach the optimal solution. The path is the goal!

If the project in question is a detached house, for example, it is interesting to know what a typical day looks like for

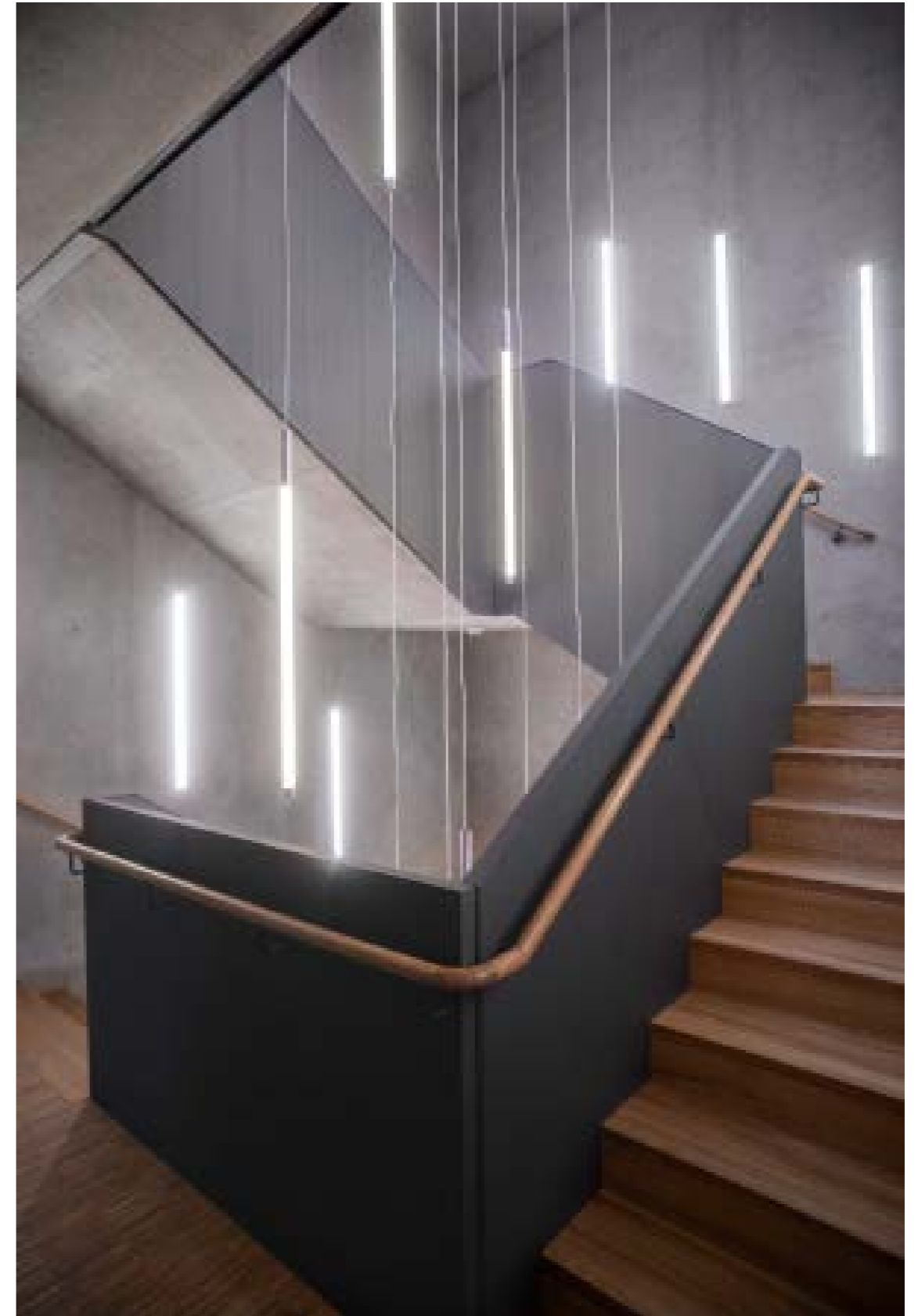
the future residents. What preferences prevail and what the processes are in detail. To give an example: Does everyone meet for breakfast or does the family tend to see each other for dinner? These kinds of questions are important to know how to arrange the rooms and what orientation is appropriate.

Our architecture is primarily functional. Even though aesthetics play a big role, in our opinion it is the function that is decisive. Architecture that does not function has no value. As Louis Sullivan said: „Form follows function“. A building that does not function for its users consequently has no aesthetics, as this is derived from its value.

Transparency is a quality that is at the core of our architecture, just as it is in the relationship between the client and the BELVEDERE Architecture team. Therefore, we never promise the moon but, on the contrary, point out limits of feasibility, if they exist. In doing so, we are always motivated to achieve the optimum result in our design. The long-term satisfaction of our clients is the be-all and end-all of our work.

Part of the façade of the new office building for IEE Sensing. Cement fibre boards, wood, glass.

Avoid treated materials.
Include circularity.



Main staircase of the new office building for IEE Sensing in the innovation hub „Automotive Campus“ in the north of Luxembourg.

BAUHÄREPRÄIS OAI 2024



1



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- 1 „Landewyck Building“, Hollerich (L)
- 2 Detached house, Remerchen (L)
- 3 „Incubator Bissen“ (competition) (L)
- 4 Four family houses, Emerange (L)

We stand for functional, honest architecture in the sense of sustainability and economic efficiency.

To ensure transparency at an early stage of the planning process, we make our projects visually accessible to the client. Our architecture should be understood and felt. For this reason, we always work with the latest technologies, which open up enormous possibilities for us. For example, offering the client 3D modelling of their project. If desired, he can walk through his object using VR glasses (HTC VIVE PRO). So when we present the plans, we always include the interior design, i.e. pieces of furniture, lighting, etc., so that the client can really put himself in the room, even if it is only a virtual representation. We provide all these services in-house, our experts are trained to create absolutely realistic renderings themselves. For us, this means no further interface with an external 3D office, and thus there is no risk of loss of information and the associated loss of time.

Our way of making architecture primarily focuses on functionality, flexibility, economy, ecology, sustainability and innovation. By this we mean:

Every building must be able to fulfil specific functions, depending on what it is used for. For this, the early involvement of future users and an analysis of their needs is indispensable.

Intelligent planning must already include possible future adaptations, e.g. due to a change in demand, or enable a change of use with only minimal effort. Therefore, it must be analysed which developments are to be expected in the future.

The design of a building should always propose solutions that make economic sense. Design elements without function are superfluous. Simple and efficient solutions are always to be preferred. Waste of budget, energy and materials should be avoided in any case. Reuse of building materials or their reintroduction into the material cycle should be favoured whenever possible.

For us, architecture means thinking „outside the box“. Having the courage to break new ground. Doing something that no one else has done before. Self-reflection and constant optimisation of our own design approaches. Lifelong learning through constant further training. Use of the latest technologies in programming. Only those who think and work innovatively can influence the architectural design of tomorrow's world.

What our architects do for you:

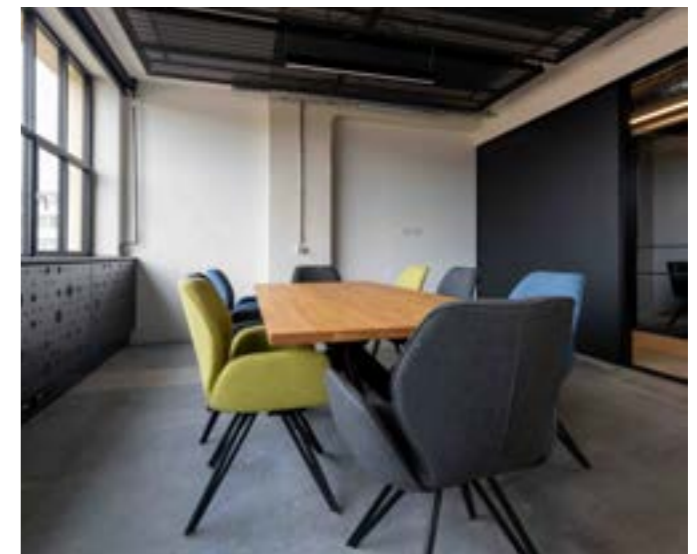
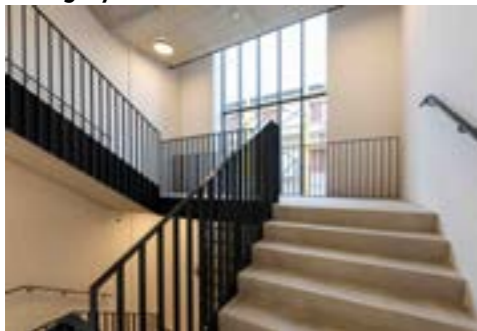
- Feasibility studies, second opinion, preliminary projects, permits, realisations, construction supervision, building inspection.
- New construction, renovation, conversion, extension.
- 3D visualisations and 3D tours.
- Implementation of the BIM process.
- Project range: Residential incl. Co-Living, Offices, Commercial/Industrial/Retail, Horesca, Gyms, Day Care Centres, Laboratories.

The Landewyck Building

an iconic building in new splendour.

For two years, the listed building in the Luxembourg district of Hollerich was completely renovated and transformed into a modern office structure. Since the end of November 2022, the Landewyck Building presents itself in a new guise, both inside and out. As architects and workspace designers, we are pleased to have been able to make our personal contribution to the redesign of this unique building dating back to the Bauhaus period.

The project was awarded the 2024 „Bauhärepräis“ by the OAI (Order of Architects and E-ngeiners) in the administrative/workplace building category.



Our missions: Architecture, Interior Design / Workspace Design, Project Management.

Interior Design

Well-being for the users.

Renovation and conversion of a family house (DE).



Our interior designers put the well-being of the users of a space first. They should feel good, find the interior functional and at the same time beautiful. Our task is to optimally combine individual use and contemporary design.

The well-being of future users depends in particular on the work of our interior designers on lighting, acoustics, the integration of technology, furnishing planning, the choice of furniture, but also the choice of materials, colours and surfaces.

We plan and design functional units, develop room structures and work with room proportions. And we do this for both private buildings and public facilities, for new buildings as well as for conversions and extensions, renovations and the transformation of existing buildings.

Our motivation is to harmonise aesthetic, functional, structural, ecological and social aspects.

The language of BELVEDERE Architecture's interior design is linear, functional, straightforward, elegant, harmonious and calm in the overall picture.



„The early involvement of our interior architects in the design process assures the overall harmony of the project.“

Clear lines. Calm tonality. Smart solutions. Timeless design.

We anticipate potential future changes in the use of spaces. We sense trends. We conserve resources and understand the ecological potential of materials. BELVEDERE Architecture works on each project carefully and on the basis of this philosophy.

We develop a functional and sustainable design for our clients, in which everything has its justification and nothing is final. It goes without saying that we integrate innovative materials and state-of-the-art technologies into our design.



1-4 GSK Stockmann,
Kirchberg (L)
5-7 IEE Innovation
Center, Bissen (L)

Workspace Design

„Everything has its place, nothing is final.“

Modern office architecture has many different design facets, depending on the available floor space, the type of office desired by the company and the corporate identity that is to be conveyed. Individual offices, group offices or open offices? Double corridor, central corridor or side corridor? Traditional or modern corporate culture? Beyond the standard office types, numerous hybrid models are feasible.

It is about offering employees an environment that optimally supports the existing work processes and takes into account the needs of the employees. And by doing so, showing the employees appreciation for their work.

It's about promoting productivity, creativity, collaboration, integration and networking, but individuality and privacy are also important. In our opinion, not only function plays an important role in office space planning, but also emotion.

In addition to the workplaces, a contemporary workspace design necessarily provides various other places for employees to stay: Quiet rooms, telephone boxes, catering and dining areas, informal meeting places, group work areas, etc.

BELVEDERE Architecture is also innovative and visionary in its workspace design. What does the potential future development of the company look like? We create flexibility in the use and possible redesign of the spaces. All this, of course, with an eye to sustainability.





„Office spaces need function.
And emotion.“

What our interior designers do for you:

- Interior planning and decoration.
- Feasibility studies, second opinion, preliminary projects, permits, realisations, construction supervision, building inspection.
- New construction, renovation, conversion, extension.
- Workspace Design.
- Furniture design. Lighting design.
- Vertical cadastre for existing buildings.
- 3D visualisations and 3D tours.
- Implementation of the BIM process.
- Project management in the field of interior design (coordination & control incl. site safety).
- Project range: Residential incl. co-living, offices, commercial/industrial/retail, Horesca, gyms, daycare centres, laboratories.

Left: W4 Offices, Leudelage (L)
Right: „Office-in-the-Box“,
Esch-Belval (L)

Project Management

Ensuring costs,
deadlines, qualities.

The project manager can be compared to the maestro of an orchestra: In a real estate construction project, this consists of, among others, architects, engineers, construction offices, representatives of the trades involved and many more. The project manager's task is to advise and support. He is the link between the project owner and the project team and pulls the strings on his behalf. He is the guarantor for the owner that his building project will be realised within the agreed costs, deadlines and qualities. He sets up the project organisation, structures, follows and controls the course of the project. In doing so, the project manager always takes a neutral position and prepares all essential decisions for the client. The decision itself, however, is made solely by the client.

BELVEDERE Architecture's project managers have many years of experience in their field and are available to you as consulting experts for your projects.

In order to further optimise the cooperation of a project team in the realisation of a construction project and to limit the building time as well

as the costs, BELVEDERE Architecture can introduce the cooperation model „BAUTEAM”. And this is not only to the advantage of the client, but of all those involved in the project. In most cases, design and construction are separated, especially in the public sector. This traditionally confrontational relationship is characterised by a loss of information, a lack of coordination and therefore harbours a corresponding potential for conflict. If, on the other hand, design and building is seen as a partnership process with the common goal of cost-saving and high-quality architecture, building can be done faster and more cost-efficiently. The goal here is the early cooperation of all those involved in the project and the inclusion of the construction industry's expertise as early as the planning phase. In order for the participants in a project to be on an equal footing, the social or interactive process is also crucial, above and beyond the technical process. This results in cross-trade optimisation potential, which not only leads to a reduction in costs, but also to a high degree of cost and planning security at an early stage. An undisturbed construction process means more profitability for all involved.



1 Copyright picture: IEE Sensing



2 Copyright picture: SOLUDEC



1 M3 Architectes



2 Copyright. Rendering: Steinmetzdemeyer



3 Moreno Architecture & Associés / M3 Architectes



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„BAUTEAM“ as a key success factor for complex projects.

The BAUTEAM model also changes the culture of tendering and awarding. A cost certainty of around 95% is already guaranteed in the design planning, so that additional costs are hardly to be expected. The construction team thus creates the conditions for a classic win-win situation as well as the motivation for transparent cooperation in partnership with the aim of saving costs and time.

What our project managers do for you:

- Control and coordination in all planning phases, feasibility studies, preliminary projects, approvals, realisations, construction site supervision, construction acceptance.
- Establishment of a planning/construction team: MOE, „BAUTEAM“, etc.
- Standardised documents: Meeting reports, etc.
- Consulting and controlling (AutoCAD).
- BIM management.
- Cost control and management.
- Scheduling and control (MS Project).
- Quality assurance.
- Real estate valuations.
- Project range: Residential, Offices, Commercial/Industrial/Retail, Horesca, Gyms, Day Care Centres, Laboratories.

- 1 „SHOW“, Gasperich (L)
- 2 „Impulse“, Luxembourg
- 3 „SOHO“, Hollerich (L)
- 4 Landewyck Building, Hollerich (L)
- [2-4: 3D-Visualisations]



BIM Management

„BIM optimises the construction project management by means of a common multi-dimensional building data model.“

„Building Information Modelling“ is a method of virtual management of a construction project that brings together all project stakeholders around a digital model. This model becomes the main communication and management tool throughout the life cycle of the building, from design sketches to post-completion management.

Project owners, architects, engineering firms and construction companies are using BIM for the design, implementation, management and operation of projects of all sizes.

The introduction of a BIM manager on a construction site promotes efficient collaboration and optimises the interaction between the trades. The project is managed in a more responsible and sustainable way.

The expertise of BELVEDERE Architecture's staff and their use of the design software enable them to understand all aspects of the BIM methodology. In constant contact with other professionals, we continuously update our knowledge and expertise on the subject.

Our BIM service is closely linked to our Project Management department. In addition to technical expertise, it is also experience in project management and communication that our team offers you in each of the BIM assignments entrusted to them.

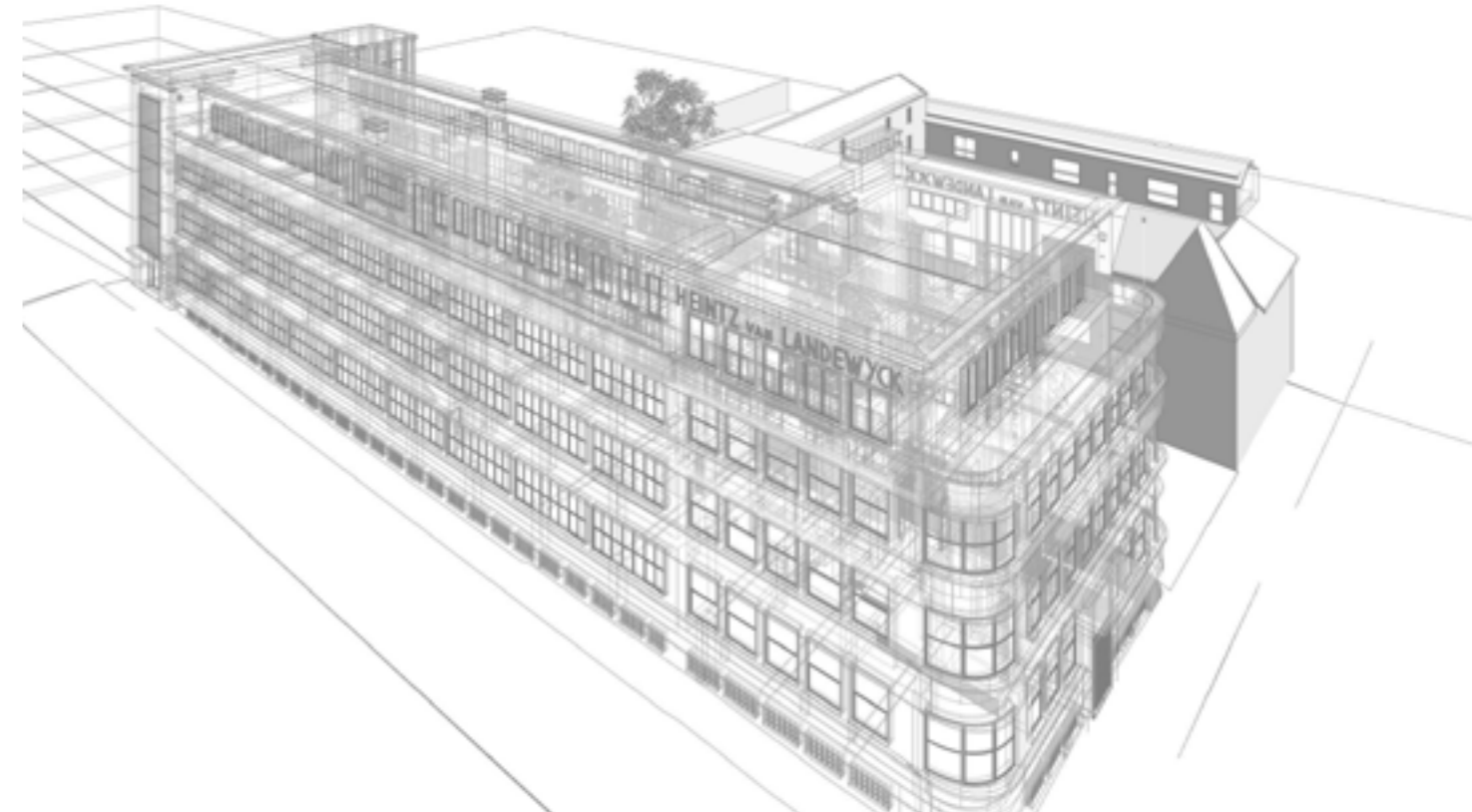
Project Management with BIM:

- On behalf of the client and/or the project manager, the BIM Manager takes care of the implementation of the BIM protocol for your project and monitors its quality.
- Set up and manage the file exchange platform on behalf of the client.
- Organise the project kick-off meeting and coordinate with all project stakeholders. Support the various BIM coordinators of the individual project participants, if required.

- Managing the BIM project and sharing the models sent by the BIM coordinators of the different stakeholders, analysing the models and detecting conflicts between the different models.

Is your project managed in BIM? We are ready to work by your side and work in close coordination with you on all the tasks you assign to us.

- Meeting between our architects and the BIM manager to define the conditions and modelling rules.
- In-house drafting by our BIM modellers according to the protocol set by the BIM manager.
- Control of the models by the BIM coordinator before exchange with the BIM manager.





Urbanism

„Develop areas in a natural way and implement high architectural quality.“

Since August 2019, BELVEDERE Architecture has been registered with the Luxembourg Chamber of Architects and Engineers OAI as an urban planning office. What novelties has this introduced for us?

As architects, we were already active in the field of urban and landscape planning for fully developed plots in urbanised areas. Since our registration as urbanists, we are now authorised to develop plots of land that have not yet been developed and to draw up special development plans for them for new development areas (PAP NQ).

To ensure the feasibility of a project and to assess its constructive and economic potential, our urbanist department carries out feasibility studies. They provide the client with the essential elements for decision-making (location,

orientation, buildable areas, estimated construction costs) and thus enable him to take the first steps towards financing the project.

We also offer urban and regional planning services, in particular for the design and development of PAGs (urban concept, typology, volume and layout of buildings, development of public space) and for procedures to modify a PAG.

Our urban and spatial planning aims at the sustainable use of space and common resources for the benefit of the social connection and well-being of residents and users. It is about integrating and anticipating the material and human needs of present and future generations in any urban planning project.

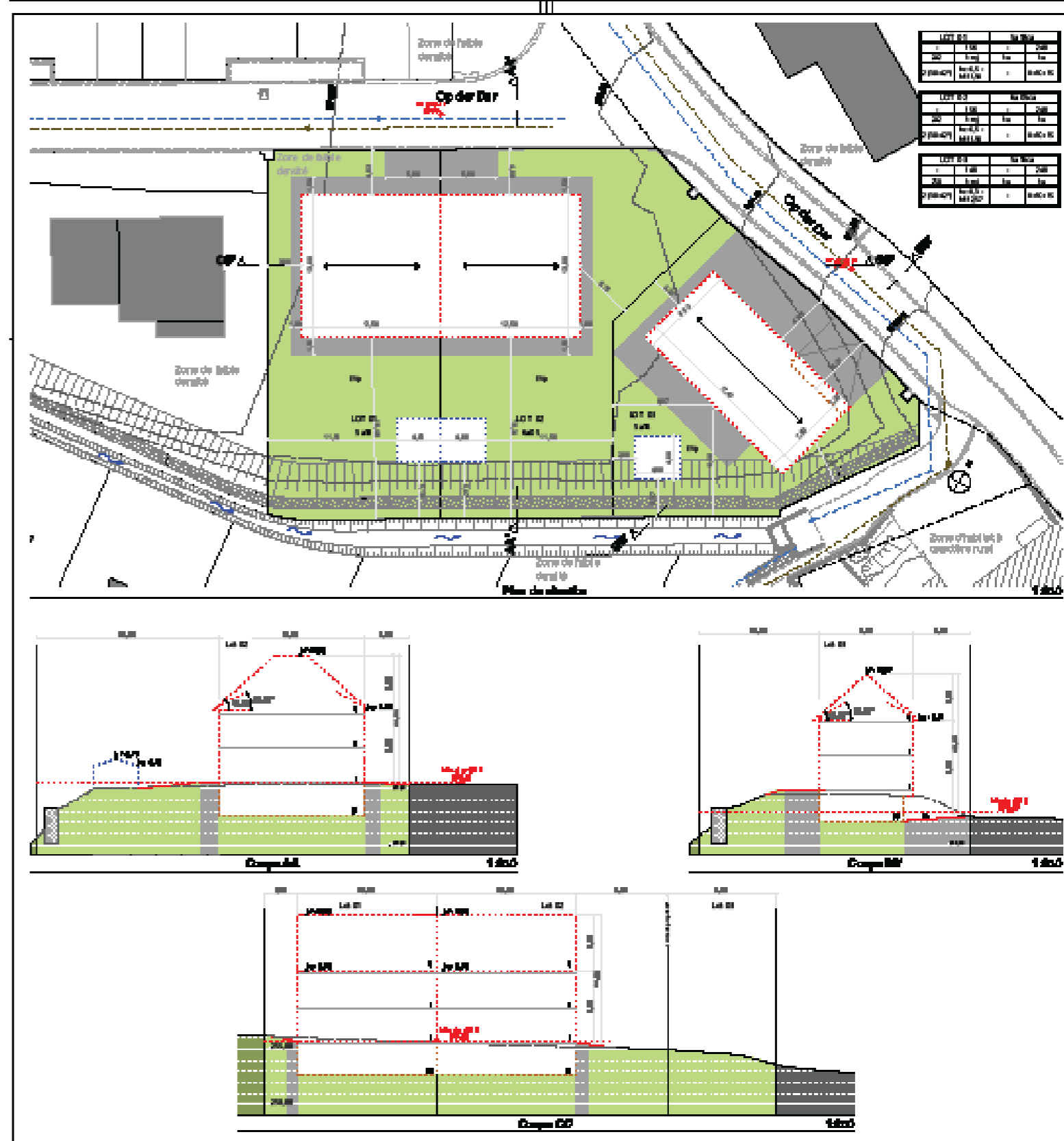
What our urbanists do for you:

- Analysis of the land situation (PAG/PAP).
- Selective adaptation PAG.
- Feasibility studies.
- Development of master plans (AutoCAD and ArchiCAD).
- Cost analysis and profitability calculation.
- Development of urban design concepts.
- Creation of 3D plans.
- Project range: outdoor design, administrative/service sector, residential, commercial, etc.

We offer sophisticated and sustainable urban planning.

Left: PAP NQ in Holzem (L) [in cooperation with LUXPLAN]

Right: Adaptation of a PAP NQ in Niederdonven (L)



3D & Visualisation

„Experience architecture before it is built“.

The realistic visualisation of a building project is an integral part of the design process at BELVEDERE Architecture. You find 2D floor plans too abstract? Here, the 3D representation enables a better understanding of the layout.

From individual images to a virtual tour through a building, everything is possible. With 3D visualisation, we create images based on sketches, plans or existing 3D models. These can be interior or exterior perspectives, photomontages or animations, day or night perspectives as well as visualisations that can be experienced with 3D glasses. We determine various parameters in advance: viewing direction (camera perspective), geometries, furniture, fitting details, materials, colours and textures, time of day, light sources and lighting. Here we make sure to clarify the client's ideas in advance and to implement them in the visualisation. This is the only way to achieve an overall picture that corresponds to the client's wishes.

The type of representation can range from abstract, stylised to photorealistic. Through 3D visualisations, we convey emotions and make the feeling of space as well as light and atmosphere perceptible.

We would like to present our client with the best possible concept for his future property and take into account any requests for modifications at any stage of the planning process. In the end, the client should receive a facility that optimally meets his needs, taking into account the budget and the regulatory framework conditions.

We use 3D renderings or videos in all communication channels - in the exposé, on the website, in press releases or in external communication such as on the building sign. Architectural renderings are an indispensable form of client communication for large design projects as well as for smaller project budgets.

In the field of 3D visualisation, everything is feasible and it is only a question of time, effort and the level of investment in expertise and technology. BELVEDERE Architecture has been offering visualisation as an in-house service for many years and has state-of-the-art equipment. The expertise is covered by our own experts, who always keep up to date with the latest knowledge.



1 Semi-detached houses, Heffingen (L)
 2 Training and Event Centre, Kirchberg (L)
 3 IEE Innovation Center, Bissen (L)
 4 Showroom with offices, Belval (L)
 5 Single-family house (study), Niederanven (L)
 6 Extension single-family house, Diekirch (L)

We design. For your delight.

Your project is in good hands with us.

Would you like to build a house for your family? Renovate or extend an existing property? Or construct an apartment complex for subsequent rental? Your company needs a new office building or wants to redesign its space? Are you looking for an urbanist for your development project?

The variety of projects is almost unlimited, and each sector has different specific planning requirements. Our focus is on the residential, service and retail sectors, and we see a welcome challenge in every new task. Our architects and urbanists advise individuals, private companies, investors as well as public agencies and are committed to supporting them with their expertise.

Our excellent network in the construction sector in Luxembourg, years of experience in working with the relevant authorities and numerous municipalities make us a solid partner for our clients' projects.

We are very good listeners and it is important to us first and foremost to understand your ideas and needs. In the

realisation of your project, it is above all our commitment, our creativity and our thinking outside the box that make tailor-made solutions possible for you. Due to the composition and expertise of our team, we are able to offer you a wide range of services from a single source.

Last but not least, it is an advantage that BELVEDERE Architecture has a team of several experts and can therefore accompany many projects at the same time. The availability of highly qualified manpower and high-end technical equipment gives you the guarantee of quality in the realisation of your project.

Contact us and get to know us.



3D drawing of a workspace project in Belval (L).





Above: IEE Innovation Center, Bissen (L)
 Architecture, Interior & Workplace Design, Project Management, 3D & Visualisation.
 CBRE Office Space of the Year Competition 2019: Winner in the categories „Best Lobby” and „Best Technology Advanced Space”.

Below: New office building „Beaubourg” [now: Proximus House], Bertrange (L).
 Project management.
 Architect Design: Marc Gubbini Architectes | Linster Stupar Architectes. Architect Execution: Architecture et Environnement.



„Creating a win-win situation for our clients, the project stakeholders and us is BELVEDERE Architecture’s goal.”



Office Building, Hamm (L)

Copyright painting: SUMO



Detached house, Esch (L)



Villa (study), Vence (F)



Semi-detached house (study), Niederdonven (L)

First-class projects – that's what drives us.



Town hall (competition), Beilwen (L)



Logistic hall, Contern (L)



Barn «A Kreiesch», Ellange (L)



Residence, Niederanven (L)



Luxury residential complex Limpertsberg (L)

Personalities.
Committed. Solution-oriented.
Open-minded. A colourful team.



Who we are.

We very often hear from our customers and business partners that you can feel how harmoniously our team works together. Positive atmosphere. Good collaboration. Laughter. And really working hard.

As in many companies, the Corona pandemic has left clear traces with its appearance in spring 2020. Our team spirit, as we had it before Corona, was temporarily non-existent. In the meantime, we are back in the office. Nevertheless, most of our employees work regularly in the home office. To protect our team and each individual, we had to adapt our working methods to the pandemic situation. Video conferences instead of face-to-face meetings. Only one employee per

office instead of a whole project group. HEPA air purifiers in all workrooms. To name just a few examples. Thanks to our very high technical standards, the changeover went absolutely smoothly right at the beginning of the lockdown.

With our analyses and studies on the „pandemic resilient office“, we were also able to advise and accompany other companies in adapting to this difficult situation for all of us.

Apart from that, the same applies as before Corona: we love our job, try to make the impossible possible for our clients and support them in word and deed as partners and experts in our profession for the joint success of the project.

OUR HISTORY.

2004: Foundation of the company.
2016: Change of the company name to BELVEDERE Architecture.
2019: Registration with the OAI as an urban planning office.

OUR EXPRESSION.

Luxembourgish. French.
English. German.

THE BELVEDERE MAKERS.

Patrick Meyer, Architect-Urbanist [CEO/ LEAD DESIGNER]
Karin Cartus, Interior Designer [HEAD OF INTERIOR DESIGN]
Thomas Del Frate, Architect-Urbanist [HEAD OF URBANISM]
Kathrin Haßler, Interior Designer
Lorenz Reiter, Architect & Blacksmith
Maud Wiatrak, Architect
Olivier Lommel, Architect
Ina Meyer-Stark, Marketing Manager
Isabel Marcela, Executive Assistant



We are talked about.

„The press is interested in our work. It's gratifying that our architecture is relevant!“

It goes without saying that we are convinced of the quality of our work. After all, we put our heart and soul into our projects. The satisfaction of the client makes us happy. We are also very proud of the fact that the specialist press is interested in our architecture. And asks our opinion. This shows that BELVEDERE Architecture is relevant on the local market. We therefore strive every day to keep it that way.

- 1 Luxemburger Wort, 11.12.2023
- 2 Wunnen 12.2020
- 3 OAI Bauhärenpreis 2024
- 4 Architecture + Real Estate, N° 1/2024
- 5 Archiduc, N° 19/2019
- 6 L'Essentiel, 01.12.2023
- 7 paperjam.lu, N° 01.2021
- 8 Wortimmo, Luxemburger Wort N° 09.2019
- 9 paperjam.lu, N° 12.2020
- 10 Delano, N° 77/2021





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