

# THEMIS 2018 - 2025

Construction of an urban block including offices, housing, retail, day-care center, community functions and landscaping avenues Bourgeois and Cauchy.



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**Site**  
avenues Bourgeois - Cauchy 5020 Namur

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**Client**  
AG Real Estate

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**Other architects**  
DDS+, EOLE, DUSS

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**Structural engineer**  
BSolutions

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**Services engineer**  
BSolutions

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**Budget**  
50.335.901 EUR htva

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**Landscaper**  
Eole

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**Labels**  
NZEB Standard, Breeam Excellent , WELL Gold

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Located in the northeastern sector of Namur, our project is part of a large-scale urban regeneration initiative aimed at strengthening the city's centrality and promoting sustainable urban density. Positioned within the evolving Casernes quarter, the development replaces three outdated high-rise towers with a coherent and human-scaled urban fabric.

The masterplan reimagines the traditional city block as a permeable and vibrant ecosystem, where public and private spaces are clearly defined, and urban greenery is central. A mix of housing and offices ensures functional and social diversity, offering both privacy and synergy through thoughtful spatial arrangement.

A new pedestrian street—lined with green courtyards, urban gardens, shared spaces, and local businesses—forms the heart of the development. It links Rue des Bourgeois with Boulevard Cauchy and the future public park of the Palace of Justice, encouraging community life and soft mobility.

The office building, located along Boulevard Cauchy, offers over 19,000 m<sup>2</sup> of flexible workspace across two independent entities, designed to accommodate a variety of working styles (open-plan, cellular, or hybrid). The architecture integrates terraces, co-working spaces, and communal areas, while prioritizing natural light, energy efficiency, and future-proof design. The entire project targets NZEB standards and a BREEAM Excellent certification.

Beneath the project lies a 167-space underground car park, complemented by 223 bicycle spaces. Above, the rooftops will host photovoltaic panels and even beehives, reinforcing the project's strong ecological dimension.

The pedestrian street and surrounding public realm—partially developed on a green roof—are finished with high-quality paving and seamlessly integrate with the adjacent public infrastructure. Though not vegetated directly, the public spaces benefit from extensive landscaping on the adjoining private lots.

This project reflects a broader ambition: to create a lively, inclusive, and sustainable urban quarter where working, living, and socializing are seamlessly intertwined.

