MOXY HOTEL BARA 2018

Construction of a hotel complex of 80 rooms



Site
Rue Bara 33-41 1070 Anderlecht

Client
Cayman Group

Structural engineer
CSD

Services engineer
Alliance Engineering

Budget
4.351.600 EUR htva

Located just a few steps from Brussels-Midi Station, the Moxy Hotel project on Rue Bara is part of an urban renewal dynamic supported by the future Master Development Plan (PAD) for the Midi district. At the intersection of Rue Bara and Rue Ernest BlÃ©rot, this new development aims to enhance the urban quality of the site while offering a contemporary hotel facility rooted in its context.
The project involves replacing three former industrial buildings - currently occupied by car dealerships - with a hotel complex of 80 rooms distributed across three volumes. These existing constructions, now obsolete and without heritage value, will be demolished to free up a fully mineralized site.

The new hotel unfolds over four street-facing levels, forming a built mass that harmoniously completes the existing urban front. Within the block's interior, a lower volume with pitched roofs continues the alignment of neighbouring constructions. A third, more discreet volume connects these two entities. This composition of volumes opens up a generously green inner courtyard (nearly 640 mÂ²), composed of a planted garden, an open ground zone, and a terrace accessible from the lobby. These carefully designed spaces bring natural light, open views, and enhanced usability for occupants, while creating a cool island within a dense urban fabric.

The architectural expression of the project plays on the sobriety and elegance of materials: reddish-brown brick faÃ§ades, black aluminium window frames, and pre-weathered zinc roofing. The faÃ§ades are articulated with vertical rhythms and depth variations, lightening the perception of the building's volume while asserting a contemporary identity.
With careful attention to urban integration and sustainability, the project requalifies a strategic plot at a key city entrance. It promotes a mix of uses, bioclimatic design, controlled visual and acoustic impacts, and exemplary accessibility â€” both for hotel guests arriving by public transport (the station is a few minutes' walk away) and for local residents.

The hotel, branded under Moxy (the lifestyle label of the Marriott group), offers a youthful and design-focused atmosphere, with a lively bar, a breakfast area, and a lobby open to the garden. Four rooms are accessible to persons with reduced mobility. The basement houses technical services, hotel facilities, and a private car park with 36 spaces, including two for disabled users.

Locally managed by the Belgian hotel group Cayman, the hotel will create around ten jobs and contribute to the neighbourhood's vibrancy. It will transform a closed-off, mineralized block into a lively, welcoming, and green destination â€” in line with the region's ambitions for the Midi district.