

## Official opening of project « The Pulse » in Molenbeek-Saint-Jean!



The building "The Pulse" in Molenbeek-Saint-Jean has been launched today in the presence of the municipal authorities and the first tenants of the site. The project "The Pulse" is located at the corner of the rue de la Céliidée and the rue Joseph Schols in the Karreveld district.

As a reminder, Home Invest Belgium had bought this office site, which was formerly occupied by Toshiba, in order to transform it into residential units in the beginning of 2016. The project had been entrusted to the architects from A2RC. Meanwhile, the works, which have been realised by contractor Democo, are finished and made way for a modern and stylish building composed of 96 units, an underground car park, a beautiful garden and a courtyard. A space dedicated to a nursery is also available on the ground floor of the building.

The building is located nearby the Karreveld domain, which has given its name to this district of Molenbeek, and whose huge park and castle regularly welcome cultural and family events. The Karreveld district is renowned for its quiet and residential character, in which "The Pulse" perfectly fits. The building is located in a small island, at the corner of two peaceful streets, away from the traffic and the hustle and bustle. A garden with benches, a pétanque stroll and a huge courtyard, is available for the tenants and adds a green and fresh touch to the building.

"The Pulse" is made up of three different buildings. Each building has its own secured entrance gate. The access is controlled by security cameras and the tenants have an electronic badge to enter the building. In total, the building has 20 studios, 19 one bedroom apartments, 42 two bedroom apartments and 12 three bedroom apartments. The majority of the apartments have big terraces. Three houses are also available for rent.

Each unit is carefully finished and equipped with materials which correspond to the latest quality standards (fully equipped kitchens, wooden floors...) selected by our development and property teams based on a quality-price ratio and their durability. The building is also equipped with solar panels and has two condensing boilers for the heating. Thanks to the investments which have been made regarding thermal insulation, the building has excellent energy performances (EPC between B- and C+).

The first units have been delivered in December and the last ones have just been delivered. Up to now, a quarter of the apartments are already occupied by the first tenants.

Sophie Lambrighs, CEO, comments: ""The Pulse" is a perfect example of the reconversion of an office building into residential units. This type of reallocation is not new for Home Invest Belgium, which has already realised several similar projects. Thanks to this success we can claim that sustainable development truly became one of the pillars of our company's philosophy".

Madam Schepmans, mayor of Molenbeek-Saint-Jean adds: "This project is a successful reconversion in the Karreveld district, which, more than ever, becomes more beautiful thanks to positive initiatives (schools, nurseries, cultural activities in the Karreveld castle). The new residents of The Pulse will live in a very pleasant environment. Moreover, I am delighted by the attention which has been brought to the architectural quality of the project.





## For additional information

Sophie Lambrighs  
Chief Executive Officer  
Tel: +32.2.740.14.51  
E-mail: [sla@homeinvest.be](mailto:sla@homeinvest.be)

Home Invest Belgium  
Boulevard de la Woluwe 46, boîte 11  
B – 1200 Bruxelles

[www.homeinvestbelgium.be](http://www.homeinvestbelgium.be)



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Home Invest Belgium is listed on the Euronext Brussels continuous market (HOMI) and enjoys the Belgian tax status of an SIR (regulated real estate company).