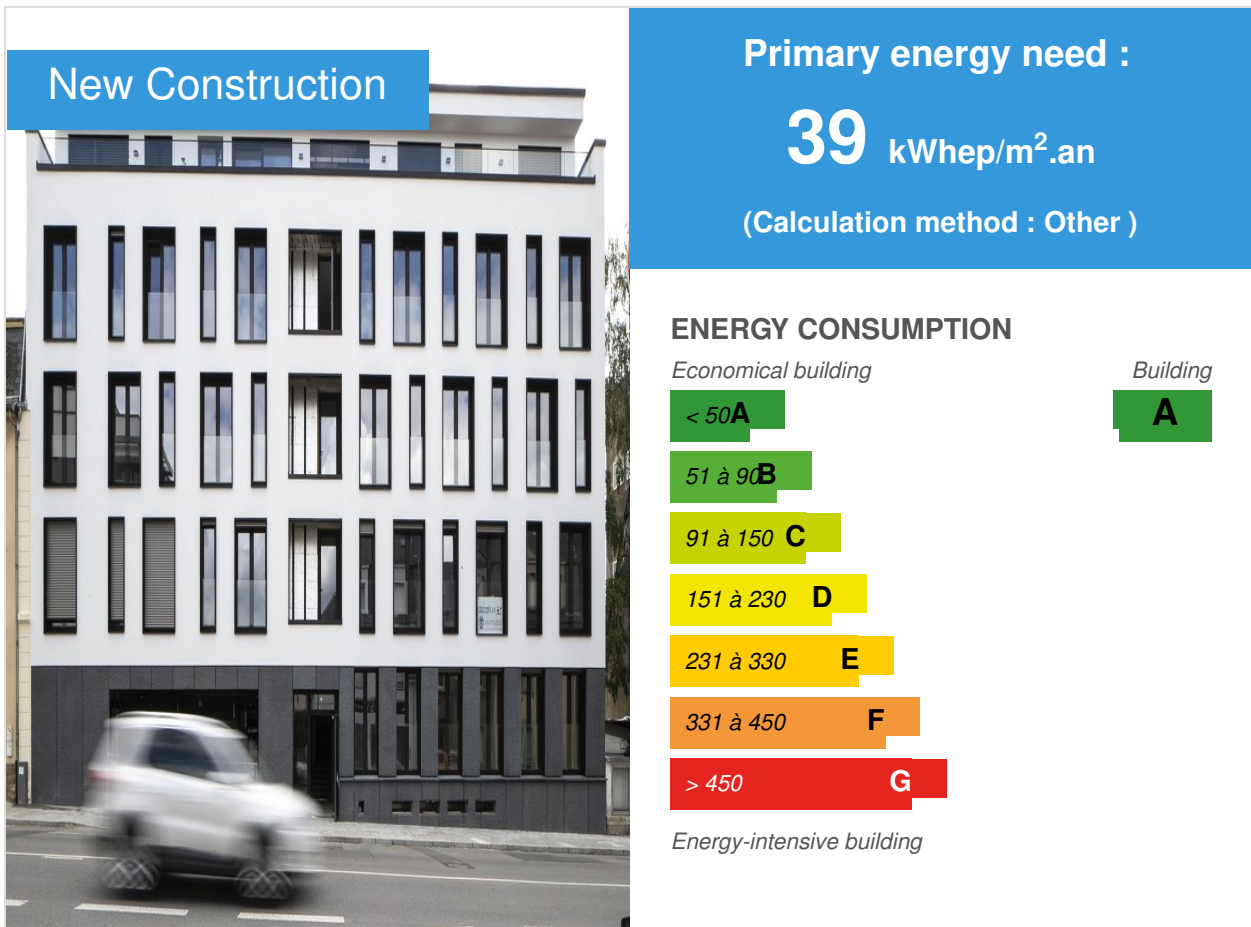


## Majerus Residence

by Bianca Barth / ⌚ 2018-06-07 15:52:29 / Luxembourg / 🌐 9562 / 🇫🇷 FR



**Building Type** : Collective housing < 50m

**Construction Year** : 2016

**Delivery year** : 2018

**Address 1 - street** : 134 route de Thionville L-2610 LUXEMBOURG, Luxembourg

**Climate zone** : [Cfb] Marine Mild Winter, warm summer, no dry season.

---

**Net Floor Area** : 2 873 m<sup>2</sup>

**Construction/refurbishment cost** : 1 €

**Number of Dwelling** : 36 Dwelling

Cost/m<sup>2</sup> : 0 €/m<sup>2</sup>

## General information

The "Majerus" residence project is a residential building. It is located in the Bonnevoie district of Luxembourg on the southern edge of the city centre and close to the Gare district. The building functionality guidelines can be summarized as follows:-basement level"-2" with 17 car parking spaces and the private cellars of the apartments;-basement level"-1" with 17 car parking spaces as well as the private cellars of the apartmentsand the technical rooms;- Ground floor: entrance hall, access to the car parks via a car lift, technical premises,common premises and five apartments;-the first, second and third floors, each consisting of nine apartments;-the fourth floor consisting of four apartments with large terraces. The surfaceof the apartments varies from 45 m<sup>2</sup> to 105m<sup>2</sup>.

## Data reliability

Assessor

## Stakeholders

### Contractor

Name : Feltes & Associés Promotion

Contact : avenue du X Septembre 135 L-2551 Luxembourg

<https://www.feltes.lu/>

### Construction Manager

Name : Boydens Luxembourg sàrl

Contact : rue Henri Koch 29 L-4354 Esch-sur-Alzette

<http://www.boydens.be/fr/home-2.html>

## Stakeholders

Function : Designer

Rodolphe Mertens Architects

contact@rodolphemertens.com

<http://www.rodolphemertens.com>

## Owner approach of sustainability

Sustainable development approach by the project owner: The project owner's approach is part of the desire to offer buyers an energy-efficient home, whatever the configuration and position of the apartment in the residence. The materials chosen are of high quality to meet the most stringent durability requirements and avoid any maintenance or premature replacement.

## Architectural description

The residence consists of 36 units. The volume is compact, of sober and functional modénature with however a particular attention in the management of the constructive details. The rear part is spread around a wooded area inside an island. The rear apartments are equipped with large exterior balconies and all the elevations benefit from generous bays. The architecture is contemporary and balanced, without artifices.

## If you had to do it again?

No doubt about it.

## Energy

### Energy consumption

Primary energy need : 39,00 kWh<sub>ep</sub>/m<sup>2</sup>.an

Primary energy need for standard building : 45,00 kWh<sub>ep</sub>/m<sup>2</sup>.an

Calculation method : Other

CEEB : 6

Breakdown for energy consumption :

-

More information :

-

## Envelope performance

More information :

-

Building Compactness Coefficient : 0,41

Indicator : EN 13829 - n50 » (en 1/h-1)

Air Tightness Value : 0,60

## Renewables & systems

### Systems

Heating system :

- Condensing gas boiler

Hot water system :

- Condensing gas boiler
- Solar Thermal

Cooling system :

- No cooling system

Ventilation system :

- Double flow

Renewable systems :

- No renewable energy systems

### Smart Building

BMS :

-

Smartgrid :

-

## Environment

## GHG emissions

Methodology used :

-

-

## Life Cycle Analysis

-

Eco-design material :

## Products

### Product

Manufacturer: Sapa Building System

Sapa Building System

stephane.hardy@sapagroup.com

<https://www.sapabuildingsystem.com>

Product category : Table

'c21\_spain.innov\_category' doesn't exist

SELECT one.innov\_category AS

current,two.innov\_category AS

parentFROM innov\_category AS

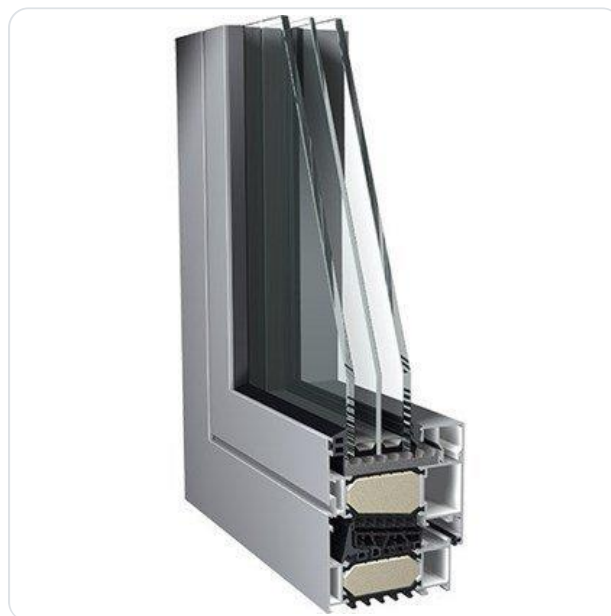
oneINNER JOIN innov\_category AS two

ON one.parent\_id = two.idWHERE

one.state=1AND one.id = '10'

Exterior joinery with a very high degree of insulation, in aluminium, fitted with triple glazing.

Exterior joinery meets strict passive criteria and provides exceptional acoustic comfort, very useful in an urban environment.



## Costs

## Urban environment

The project is located in the Bonnevoie district, in a high density urban environment and inconstant mutation. The public transport offer is very rich with in particular the immediate proximity of the station. Local shops and services are varied and numerous.

## Land plot area

Land plot area : 1 011,00 m<sup>2</sup>

## Built-up area

Built-up area : 62,00 %

## Green space

Green space : 254,00

## Parking spaces

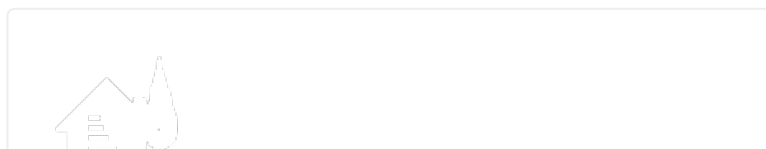
34 underground parking spaces, with access by car lift.

## Contest

### Reasons for participating in the competition(s)

1. Passive building
2. Compact design and optimal thermal bridge management
3. Exterior joinery with very high energy efficiency
4. Optimized thermal building envelope

### Building candidate in the category





Energie & Climats Tempérés



Bas Carbone



Coup de Cœur des Internautes