

## Solarix, Roeser (LUX)

project **New construction of three multi-family dwellings with underground parking and office and commercial premises** client **Solarix SA (LUX)** architecture complete planning phases **WW+**, **Esch-sur-Alzette/Trier (LUX/GER)** gfa **11.045 m<sup>2</sup>** ufa **5.978 m<sup>2</sup>** gv **38.321 m<sup>3</sup>** total area **5.900 m<sup>2</sup>** net construction costs **11.900.000 €** total gross costs **16.000.000 €** start of planning **2004** realisation **08/2014 - 07/2017**

### Concept

The land was previously used by a medium-sized steelwork company and has over the course of an urban development conversion been redesigned into a new three-part mixed-use residential complex. The front building is accessed from the road, the two rear buildings by a common courtyard. The four-storey linear buildings are aligned in a north/south parallel direction, allowing for optimal lighting in all the rooms and terraces/loggias from east and west. A shared-use green courtyard as well as private gardens, terraces, loggias and roof terraces give the outdoor grounds a generous and multifaceted character.

### Building distribution

There is a total of 48 apartments, 6 offices and 90 underground parking spaces as well as a commercial surface area of 500m<sup>2</sup> with 16 allocated parking spaces.

### Construction principle and materials

A traditional construction method featuring masonry, concrete ceilings, flat roof and a thermal insulation façade has been used. By designing the ground floors to feature a colour-alternating slab façade and by recessing the third floors, the first and second floors in each case join to form a white cube.

### Energy concept

The apartments are classified as energy efficiency category B/B and are heated by a central gas condensing boiler, supported by solar hot water. (in accordance with the building's name SOLARIX)



