

# PARMENTIER

Woluwe-Saint-Pierre









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# Living in perfect discretion in Woluwe-Saint-Pierre

An exceptional new development rises on the elegant Parmentier Avenue. A true haven of peace, privacy, and refined comfort. With only 16 exclusive apartments, you can enjoy an intimate, human-scale environment where serenity and warmth are experienced every single day. Nested in the heart of the peaceful “Bovenberg” area, the property is bordered by three magnificent, leafy parks. This subtle alliance between architectural grandeur and a green, residential setting offers a rare living experience, far removed from the hustle and bustle of daily life. Welcome to an oasis of tranquillity where privacy comes naturally and comfort is the standard.

“Every box is ticked: location,  
architecture, views, accessibility,  
sustainability and comfort.”









## THE ARCHITECTURE

# A sculptural play in harmony with nature.

PARMENTIER has been conceived as a highly elegant global concept, asserting a harmonious architectural identity. The building perfectly follows the natural contours and slopes of the terrain. Thanks to its ideal south-facing orientation and expansive, floor-to-ceiling windows, each apartment is bathed in maximum natural light while maintaining absolute privacy.

Generous, flush-deck terraces enhance the fluid transition between inside and out, offering panoramic views of the mature wooded landscape. The architecture is clean and contemporary yet radiates a warm atmosphere through the use of noble natural materials that blend seamlessly into this verdant setting. The result is a rare balance of aesthetics, space, and tranquillity.

“Striking architecture that embraces natural light, creates a true sense of space, and flows organically into the green park environment.”

## THE APARTMENTS

# Space, light, and tailor-made design.

The apartments have been designed with a clear focus on volume and flexibility. The living areas open up generously to the outdoors through full-height windows, ensuring radiant natural light and a deep sense of space.

- **For every lifestyle:** from elegant one-bedroom pieds-à-terre to generous two- or three-bedroom apartments, including an impressive duplex penthouse with 4 bedrooms.
- **Surface areas:** ranging from 80 m<sup>2</sup> to no less than 262 m<sup>2</sup>, always enhanced by large outdoor spaces.
- **Elegant finishes:** the layouts are flexible and offer numerous opportunities for customisation. You choose the materials and the atmosphere, with the guarantee of a premium, timeless result, provided the stage of construction allows.

“Parmentier will set the stage for your most beautiful life moments”







## THE LOCATION

# The leafy heart of the Parmentier district.

Woluwe-Saint-Pierre is one of the most prestigious communes in Brussels. The Parmentier district perfectly combines international appeal, absolute discretion, and serenity.



- Three parks as your garden: Parmentier park, Woluwe park and Parc des Sources are all within walking distance.
- Lifestyle & leisure: premium boutiques, local bistros and the Woluwe Shopping Centre are in the immediate vicinity. For sports enthusiasts, the hockey and tennis courts of L'Ombrege as well as the Royal Golf Club are easily accessible.
- Strategic accessibility: NATO, the European Institutions and Brussels Airport are ideally close by. An exclusive location for the cosmopolitan aesthete seeking true added value.

“Living at a highly coveted address, between cosmopolitan comfort and natural serenity.”



## SUSTAINABILITY & TECHNOLOGY

# Future-proof standing.

True luxury is invisible yet tangible. PARMENTIER is a nearly zero-energy (QZEN) development that stays ahead of the strictest environmental standards. Innovative technologies guarantee ultra-silent and healthy indoor climate and minimal energy consumption.

- **Geothermal heat pump** combined with underfloor heating and passive cooling for an optimal climate in every season.
- **Individual heat pump boilers** dedicated to domestic hot water production.
- **Private solar panel installation** for each individual apartment, directly reducing electricity bills.
- **Ventilation system D** with continuous heat recovery.
- **Car charging infrastructure** provided as standard in the underground car park.



“True luxury is invisible yet tangible: where innovative technology meets the sustainable comfort of tomorrow.”







A SMART INVESTMENT

# A high-potential property asset.

Investing in the PARMENTIER project means choosing a rare, premium residential property at a prime address. Thanks to the combination of exclusive architecture, a unique location, and cutting-edge geothermal technology, this development stands out strongly on the market.

The proximity to European institutions and multinational companies guarantees a stable, high-quality rental potential with an expat and diplomatic clientele. It ensures an immediate rental yield alongside solid, long-term capital appreciation.

“When investing becomes a pleasure.”



DEVELOPER ARDEA

# Vision and precision.

The property developer guarantees high-end real estate developments where quality takes absolute priority. ARDEA deliberately selects unique locations, strong architecture, and flawless execution down to the smallest detail. With PARMENTIER, it realizes a sustainable residence with lasting value for generations to come.

“ARDEA, the Art of  
creating a Home.”









