

# The Loft Urbain

LUXURY LIVING

## Luxury Living in Raeren, Belgium



THELOFTURBAIN.COM



# A HOME WITH STYLE, SPACE AND SOUL

Thank you for your interest in The Loft Urbain.  
At Ardennes Estates, we design with purpose: modern architecture, sustainable materials, and a focus on everyday comfort.

This brochure introduces the base specifications included in your future home, along with a range of carefully selected upgrade options. From elegant finishes to energy-smart technology, you have the freedom to personalise your home to match your lifestyle.

We hope this overview inspires you as much as the home itself. Discover the possibilities – and imagine the life ahead.



# Contents

|                                           |    |
|-------------------------------------------|----|
| Contents .....                            | 3  |
| Location & surroundings.....              | 4  |
| Where city and nature meet                |    |
| Clean lines, generous spaces.....         | 6  |
| About the architecture                    |    |
| Floorplans .....                          | 9  |
| Ground level.....                         | 10 |
| Second floor .....                        | 12 |
| Third floor .....                         | 14 |
| Sustainability & comfort .....            | 16 |
| Built for tomorrow                        |    |
| Kitchen.....                              | 18 |
| Bathroom.....                             | 19 |
| A Vision You Can Trust .....              | 20 |
| About property developer Ardennes Estates |    |
| Your new home awaits .....                | 23 |
| Info.....                                 | 26 |

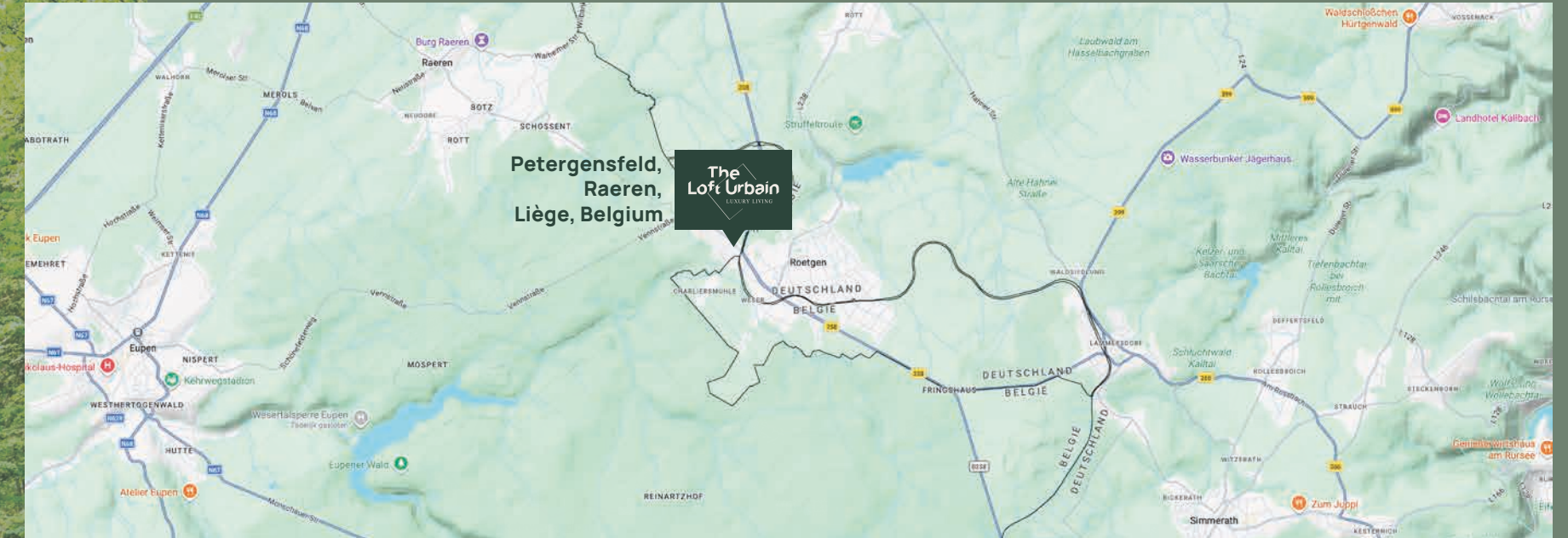
# Location & surroundings

## WHERE CITY AND NATURE MEET

In the heart of green Belgium, just outside the historic town of Raeren, The Loft Urbain offers a setting that is both peaceful and inspiring. Nestled on the edge of the forest, this modern residence blends urban elegance with the quiet rhythm of nature. Here, the sound of the wind in the trees replaces the buzz of traffic, and yet, the vibrant energy of city life is never far away.

The surrounding region is rich in natural beauty and cultural depth. Discover scenic walking and cycling paths, leafy woodlands, and panoramic views across the rolling hills of the Ardennes. Spend your mornings exploring nearby farmer's markets, and your evenings dining in charming restaurants that reflect the region's warm hospitality. Local villages offer historic charm, while nature reserves invite you to slow down and reconnect.

This is a place to breathe. To find clarity, calm and balance. With all the freedom to explore more when you wish.



### Easy access to three cities, three lifestyles

Ideally situated between three vibrant cities, The Loft Urbain combines natural seclusion with international connectivity. Aachen, Maastricht and Liège are all within 30 minutes by car. Motorway E40 and nearby public transport links ensure smooth access. Whether you're commuting, exploring, or simply enjoying cross-border freedom.



# Clean lines, generous spaces

## ABOUT THE ARCHITECTURE

### A vision shaped by light, space and intention

At The Loft Urbain, architecture is not just design, it's philosophy. Every line, finish and proportion is guided by the idea that a home should feel as good as it looks. Calm, clear, and filled with natural light.

We see each residence as a personal sanctuary. A place that reflects your values and supports your lifestyle. Here, elegance meets functionality — with warm materials, spacious layouts, and visual harmony throughout.

Modern aesthetics. Timeless atmosphere. The architecture follows a clean, contemporary style, inspired by urban loft living. Large floor-to-ceiling windows flood the space with daylight. Open floor plans invite flexibility and flow. Natural tones, subtle textures and refined materials create a sense of calm.

From the tailored kitchens and spa-like bathrooms to versatile living areas, every element is thoughtfully composed. Designed for people who value comfort, detail and design that lasts.



## DESIGNED FOR THOSE WHO SEEK MORE

### Urban ease with room to breathe

Located in a quiet district just minutes from Aachen, The Loft Urbain offers the best of both worlds: the vibrancy of the city nearby, and the serenity of a green, low-traffic environment. Cafés, boutiques, schools and restaurants are close — but your home remains a quiet retreat. Wide terraces and private gardens connect you to the outdoors. Inside, acoustic insulation and generous layouts provide space for peace.

### Designed for connection, not just walls

The Loft Urbain is more than a collection of apartments — it's a community. Shared spaces such as the rooftop terrace and elegant entrance areas create opportunities for interaction without intrusion. A place where neighbours become familiar, and quality of life extends beyond your front door.



### Developed with care. Built with vision.

Ardennes Estates is known for creating homes that balance innovation, quality and affordability. With projects across Belgium — and a particular focus on the scenic Ardennes region — the team brings integrity, clarity and care to every step of the development process.

From concept to key, The Loft Urbain reflects that vision. A residence shaped with purpose. A place where form follows feeling. Every detail is carefully considered — from spatial flow to material texture — to ensure both visual elegance and everyday comfort. These are homes that stand the test of time, crafted for people who value not only how they live, but how it makes them feel.



# Floorplans



# Ground level

SCALE 1:150



## LIVING WITH A PRIVATE GARDEN

The four apartments on the ground level combine modern living comfort with direct access to private outdoor space. Large windows allow plenty of natural light to enter and create a bright, open atmosphere in the living area.

Each apartment features a private terrace and garden, offering additional space to relax, enjoy social evenings or spend time outdoors. The carefully designed layouts create a pleasant balance between open living areas and quiet places to retreat.



Wake up surrounded by calm. Bedrooms with garden views and flexible layouts, designed for rest, privacy, and everyday comfort.

## APARTMENT 1

The Urban Retreat | € 415.000

- 104m² living area
- 162m² garden area
- 2 bedrooms
- 1 bathroom
- 1 toilet

## APARTMENT 2

The Garden View | € 445.000

- 117m² living area
- 48m² garden area
- 2 bedrooms
- 1 bathroom
- 1 toilet

## APARTMENT 3

The Cozy Haven | € 445.000

- 117m² living area
- 52m² garden area
- 2 bedrooms
- 1 bathroom
- 1 toilet

## APARTMENT 4

The Modern Escape | € 415.000

- 104m² living area
- 202m² garden area
- 2 bedrooms
- 1 bathroom
- 1 toilet

SCALE 1:150



## BRIGHT APARTMENTS WITH BALCONY

The second floor features four stylish apartments with spacious living areas and private balconies. The open layout connects the living room, dining area and kitchen into a harmonious centre of everyday life.

Large windows provide abundant natural light and create a comfortable living atmosphere. The balconies extend the living space outdoors and offer the perfect place to enjoy fresh air and the peaceful surroundings.

Light-filled bedrooms with generous proportions. A quiet retreat above it all, adaptable to your lifestyle and rhythm.



### APARTMENT 5 The Sky Lounge | € 399.995

108m² living area 20m² balcony terrace  
2 bedrooms 1 bathroom 1 toilet

### APARTMENT 6 The Contemporary Haven | € 435.000

117m² living area 19m² balcony terrace  
2 bedrooms 1 bathroom 1 toilet

### APARTMENT 7 The Urban Oasis | € 435.000

117m² living area 19m² balcony terrace  
2 bedrooms 1 bathroom 1 toilet

### APARTMENT 8 The Elegant Escape | € 399.995

108m² living area 17m² balcony terrace  
2 bedrooms 1 bathroom 1 toilet



SCALE 1:150



PENTHOUSE  
LIVING  
WITH OPEN VIEWS

The two apartments on the third floor offer an exclusive penthouse feeling with generous living spaces and a high level of privacy. Open floor plans, large windows and carefully selected materials create a modern and elegant living environment.

From this elevated position, the apartments benefit from beautiful views and a sense of openness that enhances the overall living experience. The spacious outdoor areas invite residents to fully enjoy the sun, the views and the surrounding landscape.

This floor combines comfort, tranquillity and architectural elegance, creating a unique living experience at the very top of the residence.

PENTHOUSE 1

The Luxe Retreat | € 750.000

- 196m<sup>2</sup> living area 39m<sup>2</sup> balcony terrace
- 3 bedrooms 2 bathrooms 1 toilet

PENTHOUSE 2

The Serene Sanctuary | € 435.000

- 116m<sup>2</sup> living area 19m<sup>2</sup> balcony terrace
- 2 bedrooms 1 bathroom 1 toilet



Elevated living  
at its finest.  
Spacious  
bedrooms with  
panoramic views,  
where luxury,  
light, and privacy  
come together.



# Sustainability & comfort

## BUILT FOR TOMORROW

At The Loft Urbain, sustainability is more than a feature. It's a principle. Every apartment is designed to combine elegant living with future-proof technology. The result: low energy use, high comfort, and a home that already meets the standards of tomorrow.

### Energy Label A / A++

Thanks to advanced insulation and high-efficiency systems, every unit meets Belgium's strictest energy standards. With A or A++ certification, you benefit from both environmental peace of mind and significantly lower utility bills.

### Heat Pump & Floor Heating

Each residence features a state-of-the-art air-to-water heat pump — whisper-quiet and remarkably efficient. It powers underfloor heating throughout the entire apartment, providing even, gentle warmth in winter. In warmer months, it can reduce indoor temperatures by up to two degrees for subtle summer cooling.



“Built for tomorrow, designed for those who live with intention, care and clarity.”

### Solar Energy

A shared photovoltaic system powers common areas such as hallways and the elevator, and reduces the overall energy footprint of the building. This not only supports greener living, but contributes to lower monthly costs for all residents.

### Triple Glazing

Every window is fitted with high-performance HR+++ glass, achieving U-values as low as 0.7 W/m²K. This ensures optimal insulation, acoustic comfort, and bright, airy spaces — no matter the season.

### Sustainable Materials

All materials have been carefully selected with durability and ecology in mind. VOC-free paint, recyclable PVC flooring, and minimal-waste construction methods contribute to a cleaner indoor climate and long-lasting quality.

### Smart Thermostat

Discreet yet powerful, the smart thermostat in each apartment allows you to regulate your home's temperature with precision. Manually or via app. It helps maintain ideal comfort while optimizing energy use throughout the day.

### Ventilation with Heat Recovery

An intelligent mechanical ventilation system keeps fresh air flowing continuously without unnecessary heat loss. The built-in heat exchanger recycles warmth from outgoing air to preheat incoming air — improving both air quality and efficiency.

### Future-Ready Infrastructure

Every detail has been considered, from low-energy LED lighting to the option of installing battery storage for solar energy. Carports are pre-equipped for EV charging, and digital meters help monitor and optimize consumption.

LIVING LIGHT.  
BREATHING EASY.  
THINKING AHEAD.

The Loft Urbain isn't just a place to live,  
it's a place to live well, now and into the future.



# Kitchen

Each apartment at The Loft Urbain comes equipped with a fully fitted kitchen, combining modern design with everyday functionality.

The standard kitchen includes:

- ✓ Induction cooktop with 4 burners
- ✓ Built-in sink with tap
- ✓ Dishwasher
- ✓ Combi-oven (microwave + oven)
- ✓ Fridge
- ✓ Two tall wall cabinets and four base cabinets

The worktop is finished in Graphite Black HPL, adding a sleek and durable touch. Above the induction hob, a built-in extractor hood ensures clean air while cooking. A white tile splashback (15 x 7 cm) completes the setup, offering both style and easy maintenance.

The layout also allows for bar-style seating, encouraging a social and pleasant cooking experience.

## Tailored Options

Buyers have the option to upgrade to a custom-made kitchen, fully tailored to their preferences. This includes flexibility in layout, finishes, and materials – ideal for those seeking a more personalised culinary space.

## Opting Out

- Should the buyer choose to install their own kitchen, a €4.500 discount applies. In that case:
- ✓ Water supply and drainage connections are provided at a fixed location.
  - ✓ The buyer is responsible for any repositioning of these connections.
  - ✓ Important: opting out voids the kitchen plumbing warranty.



The layout of the ground level and second floor kitchens.

An impression of the penthouse kitchen.



## Brand Quality

- All included appliances and fixtures are high-end A-brands:
- ✓ Kitchen appliances by Siemens or equivalent
  - ✓ Fixtures and sanitary fittings by Villeroy & Boch or equivalent

This ensures long-lasting quality, performance, and design consistency throughout the home.

# Bathroom

Each bathroom at The Loft Urbain is thoughtfully designed to combine clean lines, comfort, and premium materials. The result: a serene, modern space that supports your daily rituals with timeless ease.

Standard equipment includes a wall-mounted toilet, double vanity, bathtub, and a rainfall

shower. White wall tiles and light grey floor tiles create a clean and timeless look. Fixtures are chrome-finished, and separate guest toilets include a small hand basin. All sanitary elements and taps are sourced from Villeroy & Boch or equivalent premium brands, ensuring long-lasting quality.



## Plumbing & Brand Quality

All plumbing and sanitary fittings are sourced from reputable A-brands, with Villeroy & Boch or equivalent specified for the sanitary ware. Water connections for a washing machine are also integrated where possible, providing extra convenience.

## Personalisation Options

Buyers who wish to customise their bathroom finish or layout can do so in consultation with the project team. This includes tile choices, colour schemes, and potential upgrades – ensuring each space feels personal and refined.



# A Vision You Can Trust

## ABOUT PROPERTY DEVELOPER ARDENNES ESTATES

Ardennes Estates develops residential projects that combine timeless architecture with sustainable living and natural surroundings. From modern apartments in peaceful countryside settings to elegant developments near vibrant cities, we create homes that reflect a refined, future-oriented lifestyle. Each project is thoughtfully designed, built with high-quality materials and shaped around the way people truly want to live — with space, light and calm as guiding principles.

What defines us is our attention to detail and dedication to long-term value. Our team works closely with local architects and municipalities to create neighbourhoods that fit naturally into their environment. We believe in transparent communication, respectful collaboration and delivering exactly what we promise.

With Ardennes Estates, you don't just buy a property...  
you invest in quality of life that lasts.



Ardennes Estates

PROPERTY DEVELOPER

“At Ardennes Estates,  
you feel the difference.  
In every detail.”



“The beautiful Eifel in Germany is just a 30-minute drive away. Close enough to greet the sunrise.”

# Your new home awaits

OUR TEAM WILL BE HAPPY TO GUIDE YOU



## Real estate agent

eu Immobilien is a trusted real estate partner for The Loft Urbain, bringing years of experience and a modern approach to the sale of distinctive residential projects. With a strong foothold in Eupen and the wider East Belgium region, the agency combines local market knowledge with a forward-thinking vision on real estate.

Their team is known for its personal availability, clear communication, and hands-on guidance throughout the entire purchasing process. Prospective buyers benefit from expert advice, transparent information, and a deep understanding of what makes The Loft Urbain a truly unique place to live.

Whether you are exploring your options, seeking detailed project insights, or planning a private viewing, eu Immobilien offers professional support tailored to your needs.

[EUIMMOBILIEN.BE](https://euimmobilien.be)



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#### Rafik Bachour Architekt

The architectural concept of The Loft Urbain was originally developed by Maassen Architektur, who defined the overall exterior volumes and urban presence of the project.

The execution planning and full technical development are carried out by Rafik Bachour Architekt, responsible for detailed execution plans, construction techniques, material specifications and all residential detailing, including electrical layouts, sanitary planning and interior finishes.

As a registered architect specialized in micro-architecture, Rafik Bachour ensures that the architectural vision is translated into precise, buildable and technically refined solutions, guaranteeing architectural integrity and a high level of execution throughout the project.

[RAFIK-BACHOUR-ARCHITEKTUR.COM](http://RAFIK-BACHOUR-ARCHITEKTUR.COM)

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“A place to slow down,  
unwind completely and wake up  
deeply refreshed.”

# Info

Purchasing a home at The Loft Urbain means investing in quality, sustainability, and long-term comfort. These newly built lofts meet the highest energy standards and come with premium finishes as standard. All apartments are sold through our trusted real estate partners, with transparent contracts under Belgian development law (Loi Breyne). Whether you're buying for yourself or as a future-proof investment, The Loft Urbain combines lifestyle and lasting value.

## DISCLAIMER

The images, floorplans, and visual representations in this brochure are artistic impressions of the project and its surroundings. All sizes and measurements are approximate and based on the usable surface area of the spaces; they may differ from the actual final dimensions. This brochure and our website have been compiled with the utmost care and accuracy, based on information provided by the architect and advisors. However, no rights can be derived from its contents.

All prices listed in this brochure are excluding additional costs such as VAT, notary fees, and other applicable taxes or charges.



“A private sanctuary designed for comfort, light and timeless elegance.”

The  
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LUXURY LIVING

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