

## Solarix, Roeser (LUX)

project	<b>Construction of three new apartment buildings including an underground garage as well as spaces for commercial and office usage</b>
client	<b>Solarix, Luxembourg (LUX)</b>
services	<b>WW+, Esch-sur-Alzette (LUX) / Trier (GER) architecture OAI services according to HOAI LPH 1-5</b>
civil engineer	SIMTECH S.A., Berchem (LUX)
technical eng.	MP Ingénieurs Conseils, Steinfort (LUX) Alfred Reckinger S.A., Ehlerange (LUX)
facts	<ul style="list-style-type: none"><li>• <b>48 apartments, 6 offices, 90 underground parking lots</b></li><li>• <b>500 m<sup>2</sup> space for trading</b></li><li>• <b>energy efficiency class B/B</b></li><li>• <b>solar water heating</b></li></ul>
dates and numbers	
gfa	<b>11.045 m<sup>2</sup></b>
ufa	<b>5.978 m<sup>2</sup></b>
gv	<b>38.321 m<sup>3</sup></b>
total area	<b>0,59 ha</b>
start of planning	<b>05/2013 (since 2004 development of the lot)</b>
realisation	<b>08/2014 - 07/2017</b>



### 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).



