

## NorthCity - Brussel

### Project Details

#### Activities

Buildings  
Offices  
Social housing

#### Contractors

Willemen Bouw

#### Location

Middelweg 126-132  
1130 Haren Belgium  
Brussels BE

#### Client

Futurn Albert, Immo Prinsen

#### Price

€22.000.000

#### Architects

Urban Nation Architects & Associates

#### Engineering Office

Tom Hernalsteen (stabiliteit kmo-ruimtes), SGI (stabiliteit woningen), MK Engineering (speciale technieken)

#### Construction period

2 years 3 months

#### Start work

09-2020

#### End of work

12-2022

#### Project website

[NorthCity](#)



This project by Futurn, in collaboration with citydev.brussels and Inclusio, involves the construction of an SME park (7,600 m<sup>2</sup>) on a 2.6-hectare site along the Chaussée de Haacht in Haren. 123 homes will also be built on the former Orchestra-Prémaman site.

NorthCity is an ambitious project to revive a large industrial complex. This PPP is being developed in an urban enterprise zone (ZEMU) and is part of the circular economy. Indeed, some of the buildings that stood on the site have been retained and were renovated.

The business part of NorthCity includes an SME park with 44 studios and 1,000 m<sup>2</sup> of office space. There are smaller and larger studios. The spaces are also modular to suit the companies' needs. The SME park was completed in March 2022.

On the same site, we also built the Middelweg project on behalf of Inclusio. Middelweg comprises 123 social housing units offered by social housing agencies at affordable rents. The complex designed by UnaJa consists of three main volumes arranged in an open block typology around a central communal garden. The distance between the volumes provides views of the garden from Middelweg and from the streets of the business park. As a result, the greenery is interwoven into the urban atmosphere.

**Willemen Bouw**



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Willemen Bouw was established on 30 April 2025 through the merger of Willemen Construct, Cosimco, Franki Construct and Tools.