

**ARCHI**-NEWS.EU 2023 #55





## EDITORIAL

By Jacques ALLARD *Chief Editor*



We are excited to present the newest issue of our **ARCHI-NEWS** magazine.

Dear readers,

With great pride and excitement, we present to you the latest summer edition of Archi-News, filled with breathtaking architectural projects that will undoubtedly inspire you. This season, we have made every effort to curate a diverse selection of architectural masterpieces, ranging from exclusive villas in exotic locations to community projects and commercial buildings. We have even included a unique post office situated in the beautiful Grand Duchy of Luxembourg.

As you flip through the pages of this magazine, you will embark on a journey through the imagination of some of the world's most talented architects. Each project comes to life through stunning photographs that remarkably capture their beauty and essence. You will be amazed by the innovative designs, the use of sustainable materials, and the harmony between form and function evident in each project.

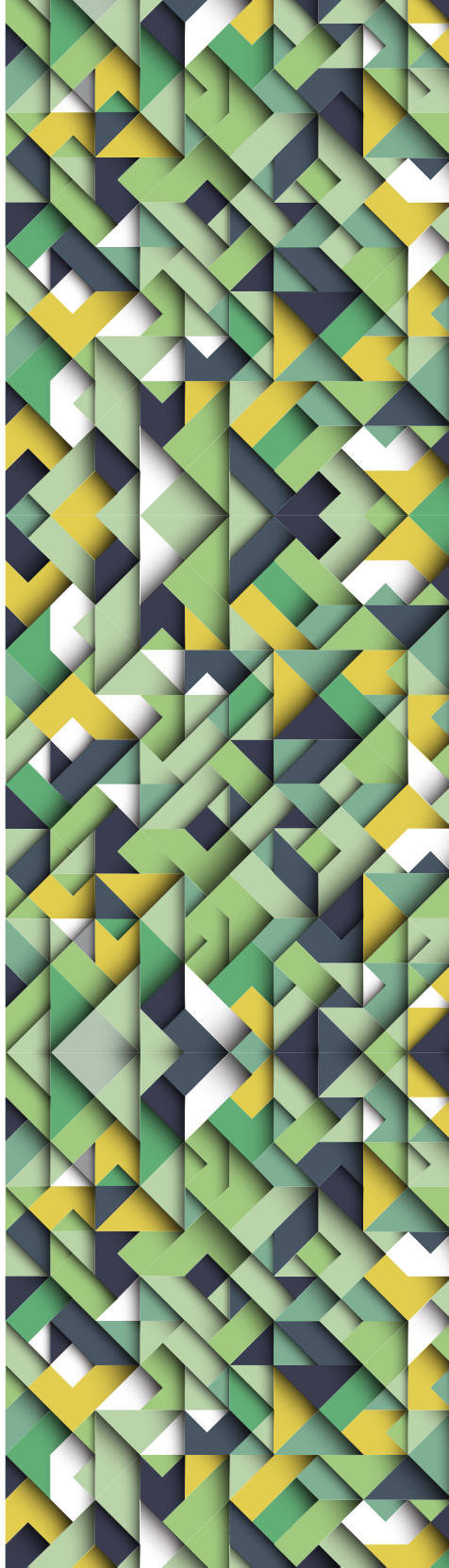
Whether you are a lover of modern, sleek lines or captivated by the charm of historical architecture, this summer edition of Archi-News has something for everyone. Let yourself be enchanted by the expansive glass facades of exclusive villas, admire the impressive cultural projects that embrace our rich history, and be inspired by the clever designs of utility buildings that enhance our daily lives.

Our sincere gratitude goes to the talented architects who have shared their vision and craftsmanship, as well as the photographers who have captured the essence of each project. Without their contributions, this edition would not have been possible.

We hope that you will derive as much enjoyment from reading and exploring this edition as we have had in its compilation. Immerse yourself in the beauty of architecture and let your creativity flow freely.

Happy reading!

Best regards,



## CONTENT

- 02 ▶ **EDITORIAL** By Jacques Allard
- 03 ▶ **CONTENT**
- 03 ▶ **COLOPHON**
- 04 ▶ **WOODEN HOUSE BY THE LAKE** Appels Architekten
- 08 ▶ **LOMBOK LODGE & VILLA'S** Architect Vittorio Simoni
- 14 ▶ **NAUTICAL POLE OF SÈTE** NBJ Architectes
- 18 ▶ **CAN SANTACILIA** Architects OHLAB
- 22 ▶ **NEW 4 BEDROOM FAMILY VILLA** Giordano Hadamik Architects
- 26 ▶ **CONVENTUAL COMPLEX** Mixtura Studio
- 30 ▶ **B&B MONTE PICCOLO** Contour Architects
- 34 ▶ **POST HEADQUARTERS** Metaform Architects
- 38 ▶ **RESIDENTIAL PROJECT** Architektenko
- 42 ▶ **TRANSFORMATION OF AN OLD WAREHOUSE** BOfa Architects
- 46 ▶ **HISTORIC 17TH-CENTURY FARMHOUSE** Cedric Koppers
- 50 ▶ **VILLA BETHANIE** DevolderArchitecten
- 54 ▶ **RENOVATION MONASTERY FARM** DevolderArchitecten

## COLOPHON

Dennendreef 8a, B-3721 KORTESSEM / Tel. +32 11 37 56 13 Fax +32 11 37 56 07  
www.archi-europe.com / press@archi-press.eu

- ▶ **LAYOUT** Vinckx Grafische Vormgeving
- ▶ **PUBLISHER** Jacques Allard
- ▶ **CHIEF EDITOR** Jacques Allard
- ▶ **EDITOR** Maxime Jonvelle
- ▶ **GUEST EDITOR** Julie Allard
- ▶ **GUEST EDITOR** Gerda Sterk

## COVER



**Historic 17th-century farmhouse**  
As you step inside, a feeling of calm and simplicity envelops you, thanks in part to the use of carefully selected, soothing materials.

**Cedric Koppers**

*Photo credits © Stéphanie Mathias*

**ARCHI-EUROPE**  
GROUP®  
www.archi-europe.com



Member of VJV



VLAAMSE JOURNALISTEN VERENIGING

Copyright 2023 Archi-Europe nv / Allard Communication bv,  
all rights reserved.



# Appels Architekten

## Wooden House by the Lake, Bavaria, Germany

**A sculpture of wooden cubes as a home for a family. .**

This family home expresses its inner life, its context of seasons, light, and surroundings in a simple architectural figure. Conceptionally, it distinguishes between private rooms and a generous open space for daily family life. **All private rooms are artistically composed of a sculpture of wooden cubes.** Between them, the open space can unfold both horizontally and vertically, drawing light deep into the house, even in winter, while also drawing views into the garden, the treetops, and across the lake from any vantage point.

The configuration and open zoning of the house facilitates the coexistence between retreat and community, enabling its residents to withdraw or participate in communal living at any time. The setting in its natural environment, the generous ceiling height, the amount of daylight, and the honest materialization create a pleasant atmosphere and a pleasant indoor climate.

The shape of the fanning roof counteracts the sloping terrain, infusing variety into the interior. In the facade, the spatial sculpture appears in rhythmic alternations of open and closed. Here, wooden slats cover the cubes, while the windows disappear behind translucent folding shutters that can be opened for an unobstructed view. On the ground floor, the huge windows can be completely tucked away in wall pockets. Similarly, the kitchen can also be fully opened to the outside space.

The use of wood as a renewable resource makes it possible to reduce both the proportion of non-renewable primary energy and CO2 emissions during construction. In addition to the advantage of wood as a carbon store, wood construction allows a **high degree of prefabrication off-site** in comparison to conventional solid construction, thus requiring shorter assembly times and fewer construction site trips.

The selection of robust and durable materials allows for an extended lifecycle. The consequent separation of building components facilitates repair work and would enable a demolition with material separation for a maximum degree of reuse and recycling of the used building components. ◀

▶ For more information: [www.appels-arch.ch](http://www.appels-arch.ch)  
Photo credits © Florian Holzherr





Appels Architekten



© Simoni

# Architect Vittorio Simoni

## The Lombok Lodge & Villa's

The Lombok Lodge & Villas: A Serene Haven of Luxury and Timeless Elegance **“The situation is the carrier of the solution.”** This is the philosophy of Vittorio Simoni, and the words of the German architect Behnisch resonate through them. Simoni teaches his students the art of “situation-architecture,” taking into consideration every aspect of the surroundings. While the client's desires are paramount, Simoni's approach also considers the purpose of the design, the natural environment, climate, cultural influences, and, of course, the budget. Only then does the bespoke design come to life.

In 2009, a Belgian couple approached him to build a luxury resort on the island of Lombok in Indonesia. **The result is a unique boutique hotel with nine suites, all of which offer a breathtaking view of the sea.** The rooms, pool, bar, lobby, and restaurants are designed to create a serene atmosphere. The soft gray-white colors and subtle lighting add to the charm, making it a delightful oasis of comfort.

For five consecutive years, The Lombok Lodge has been awarded the best resort by Trip Advisor, a testament to the excellence of its design and services.



© Simoni





Architect Vittorio Simoni

Over ten years later, Anja and Ben, the owners of the Lombok Lodge, purchased a magnificent piece of land nestled between the rice fields and the beach. They turned to Simoni once again to design eight luxurious villas, a reception area, and a fitness pavilion. Each villa boasts its own Coconut-Grove garden with comfortable loungers, a private pool, one to three bedrooms, a lounge, a dining room, and a kitchen equipped with the latest appliances. A professional chef prepares breakfast and dinner, while a butler caters to every need of the guests, ensuring a memorable stay.

The villas are ready to welcome guests, complete with wooden screens that allow the tropical sea breezes to refresh the space while offering a stunning view of the sparkling ocean in Gondang Bay. Simoni's "situation-architecture" is a testament to his masterful use of rhythm and rest points, his modern minimalism, punctuated by charming Asian touches, all in harmony with the principles of Feng Shui for ideal energy flow. The result is a timeless haven of tranquility, echoing the same peacefulness as the Lombok Lodge.





© Simoni



© Simoni



© Jacques Allard

Simoni's eye for detail, craftsmanship, use of sustainable materials, and innovative techniques make the lodge and villas a feast for the eyes and a luxurious experience to behold. The estate even features a heliport, perfect for guests seeking an exclusive and upscale holiday experience.

The Lombok Lodge & Villas are an exquisite example of Simoni's "situation-architecture" philosophy. Every detail is thoughtfully curated to create a harmonious and elegant space that exudes tranquility and luxury. For those seeking the ultimate getaway, the Lombok Lodge & Villas is an exclusive haven that offers an unforgettable experience in a timeless setting. ◀



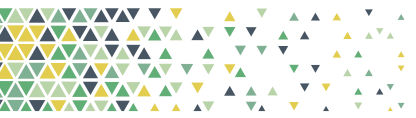
▶ For more information:  
Architect Simoni Jennen: [www.simoni-jennen.be](http://www.simoni-jennen.be)  
The Lombok Lodge and Villa's: [www.thelomboklodge.com](http://www.thelomboklodge.com)  
Photo credits © Simoni, © Jacques Allard



# Perletta

For more information:  
Perletta  
Bijsterhuizen 3011  
6604 LP Wijchen  
The Netherlands

info@perletta.com  
www.perletta.com  
+32 476 903 4331



# NBJ Architectes

## Nautical Pole of Sète, Montpellier, France

The nautical pole is located in an emblematic site at the end of the Saint Louis pier in the port of Sète, near Montpellier in France. With multiple uses for the Société Nautique de Sète (SNS) and the SNSM associations, it ensures the necessary functionality by grouping together nautical activities in its base to accommodate office and social spaces on the upper floor. **By its positioning and its materiality, the project aims to blend into the landscape while revealing it.** It is from the reception room, which opens onto a vast terrace, that the distant horizon is revealed.

The program also gathers the nautical associations of Sète, the Nautical Society of Sète, and the SNSM. It is also a space for organizing nautical events, such as regattas, and the reception area is widely open onto a vast terrace that offers an exceptional view of the sea.

**The choice of simple materiality in concrete was established according to the proximity with the sea, the stakes of perennality and in order to minimize the maintenance of the building. Simple and sober forms chosen.**

The building was worked in a will of insertion in the landscape and is revealed from the distance. A close collaboration with the Architect of Buildings of France was carried out in order to ensure the success of its intention, in particular with the city of Sète and its Mount Saint Clair.

In a will of reflection on materials and short circuits, architects worked with a device for the reuse of local eco-waste: the shells of oysters. To do this, a collaboration was undertaken with COLAS to develop a flooring product made from those oyster shells. The product is called Colstab Ostrea.





NBJ Architectes



Colstab Ostrea® is a coating made from oyster shell sand and a hydraulic binder, which improves the product's carbon footprint by 50% compared to traditional cement. This waste represents a major challenge for the region, as 10,000 tons of shellfish produced per year generate 8,000 tons of waste. With this product, COLAS is responding to a local environmental issue by giving new use to shellfish waste.

Outdoor areas have been treated with this type of coating, demonstrating the will to build a circular and local economy in this type of project. ▶



▶ For more information: [www.nbj-archi.com](http://www.nbj-archi.com)  
Photo credits © Jean-Luc Girod



## Architects OHLAB



Along with these natural references, a careful selection of noble materials contrasts, including antique bronze pieces, local stones, mirrored cloths, porcelain details, and local linen and cotton textiles.

The project also recovers the entrance courtyard that had been distorted through previous modifications, restoring the old splendor of an area so deeply rooted in the classic typology of noble dwellings in Palma de Mallorca's old town. The courtyard becomes the main entrance to the heart of the building, and opens onto the landscaped terraces and communal areas, including a gym and an indoor pool with a spa which opens directly onto the courtyard.

A second inner courtyard has been recovered as part of a private home garden, in addition to five terraces for different homes from which you can enjoy views over the rooftops of the city.

Despite the constructive restrictions of a historical renovation in a listed building, the project has been designed from the beginning with sustainability parameters to maximize its energy efficiency, increasing thermal insulation, taking care of thermal bridges throughout its envelope, and using an efficient centralized air conditioning system. ◀



▶ For more information: [www.ohlab.net](http://www.ohlab.net)  
Photo credits © ohlab

# Giordano Hadamik Architects

Liguria, Italy, New development of 4 bedroom family villa

Villa SD is a family villa in Bordighera, Liguria overlooking the Gulf of Montecarlo. The house is composed of a single floor inserted into the landscape with 3 bedrooms, large open-plan living areas and utility spaces, outside patio, sun terrace, Pool and Whirlpool area. A series of green courtyard gardens define the internal floor plan and integrate natural sunlight, ventilation and exotic vegetation into the living spaces. Warm timber interiors, open glass fronts, tropical planting and Bali inspired finishes make you feel on holiday, creating a relaxed atmosphere of inside outside living.

Villa Selvadolce is a single-family residential building of ca. 250sqm situated in the hills of Bordighera overlooking the Gulf all the way to Montecarlo. The villa plays with the steep landscape of the Ligurian terraces, becoming part of it. The natural stone facades have large openings facing the valley and the sea. The building is composed of a half subterranean volume arranged on a single floor, following the morphology of the ground. The stone containment walls and green roof create continuity between the building and the natural surrounding, embedding the house into the landscape surrounded by Mediterranean essences. **The green roof minimizes the visual impact of the building.** The only element popping out and breaking the linearity of the elevation is the stone Patio in the center, a mediating filter between inside and outside. The sun deck in Botticino stone is situated to one side of the building and opens up to the 4x12m infinity swimming pool with outside shower and adjacent whirlpool overlooking the magnificent panorama.

The main entrance of the building is to the left side of the patio, with parking spaces on a lower level stepping up to a beautiful lawn with wide open views over the valley, framed by an olive tree. Entering the house, the visitor is promptly drawn towards a green yard, one of a series of green courtyard gardens which define the internal floor plan and integrate natural sunlight, ventilation and exotic vegetation into the living spaces, leading into the center of the building, the large open-plan living space. Open views and windows to each side highlight the distribution axes and illuminates naturally the circulation spaces.

The front of the living room, with the dining and lounge area, is defined by a full glazed front and corner windows of approx. 12 m. The hidden frame enhances the effect of lightness and transparency, framing views of the pool, the patio, the garden and into the valley and the sea. The kitchen to the back of the space is framed by the internal exotic gardens, wherefore the entire living area is naturally illuminated and surrounded by nature.





The interior is defined by a simple timeless design with the use of high quality pure materials and details, as warm timber and stone and gypsum plaster. The build in furniture in natural oak is a bespoke design. Modulated systems are used to maximize spaces and efficiency. All doors into the living space are ceiling high in timber, adding to the flowing room arrangement which allows for functional and visual connection of the private and semi-private areas

In the large living room, the open furniture shelf by the dining area becomes a separation to the entrance, a functional room divider which filters the light both ways while offering storage space for each space. On the opposite side, a large timber screen hides the TV and technical equipment within the room. The kitchen visually extends into the courtyards, which are all clad with timber slates. Timber fins to the roof filter direct sunlight, keeping open views onto the sky.

The design of the bedrooms shows a very efficient layout with build in wardrobes and multifunctional use. The Master bedroom wall is a bespoke design of timber panels, creating a unique design for the room. The bathrooms are clad with natural Botticino stone and fit out with oak furniture and stone sanitary ware. The rooms are illuminated by the above skylights, creating a sensational atmosphere. Each bathroom is extended by a skylight patio where the bath is positioned with timber cladding and exotic plants for an inside outside feeling of the bathroom. In the evening, the timber walls are illuminated by integrated wall washer lighting from the ceiling.

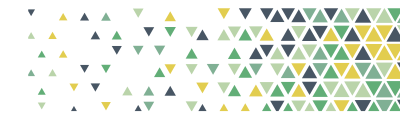
**The conjunction with the nature offering impressive views over sea and mountains and the exposition towards the sun with internal courtyards were key elements for the design and the arrangement of the spaces.** Natural sources and materials with local craftsmanship were used to define an environmentally sustainable design. The permeability of the terrain is maximized by using a combination of gravel and stone surfaces. The highly isolated subterranean shelf and the efficient control and use of solar and renewable energy, reduces significantly the energy consumption of the building while obtaining a superior house comfort, bringing the building up to Passivhaus standards. ◀

The Living dining room extends to the front onto the patio, an openair outdoor area with a stone structure, sun shading timber fins to the roof and a rain cover when required. The patio is the perfect location for outside dining and lounge. The space is sheltered from the sun and offers breathtaking views towards the sea on the south side and towards the mountains on the west side. The patio is the only element breaking out of the natural morphology of the land and naturally divides the spaces of the building.

Internally, on the left side towards the entrance is situated the guest area with a home office and 2 bedrooms facing the lawn. On the right side is the master area of the house with bathroom and dressing area. The master area extends directly onto the pool deck. The corridor and service areas are all naturally illuminated by large open-able green skylight patios. The Villa incorporates a pantry, laundry, storage rooms, technical service rooms and external storage in the garage with 2 parking spaces

**The windows play a key role in the project, maximizing views and light.** Large openings floor to ceiling are designed to create an effect of continuity between inside and outside, frames are integrated in the structure to visually disappear, both from the outside through the natural stone cladding and the stone flooring and from the inside through the suspended ceilings and the incorporated timber furniture or plasterboard cladding to the walls.





# Mixtura Studio

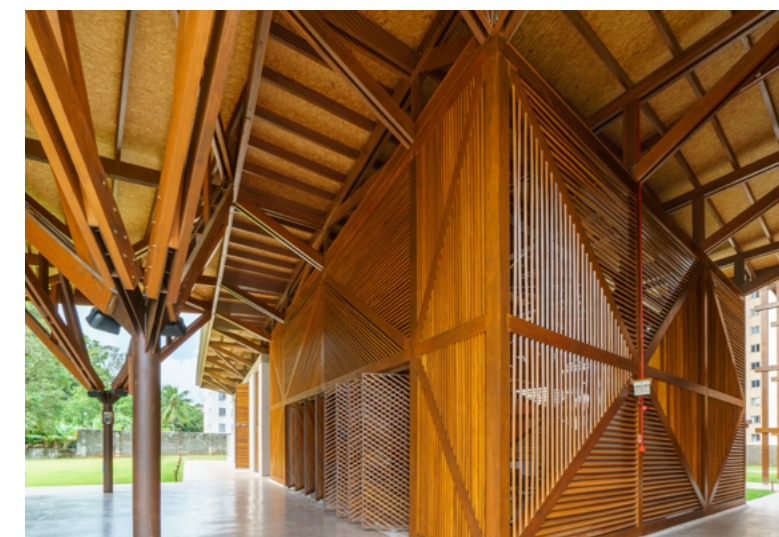
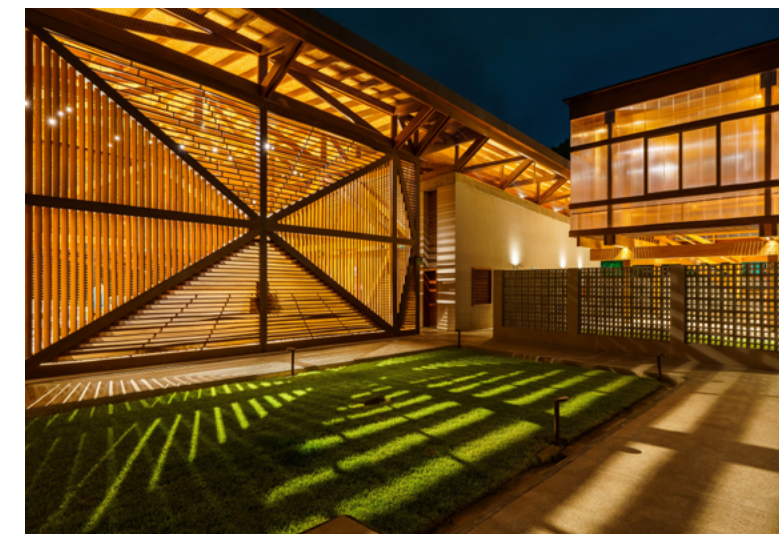
Conventual Complex, Salvador de Bahia, Brazil

Mixtura proudly introduces a new conventual complex in Salvador de Bahia, Brazil, part of an important social project that the Fondazione Betania Onlus has been carrying out in Brazil since 2010. The project has already seen the construction of a kindergarten for 120 children from the neighboring favelas, and also involves the construction of a school complex for more than 500 children living in conditions of serious hardship.

**The design is based on a participatory method that involved architects and clients with the shared goal of creating a community that would establish a positive relationship between man, the built environment, and nature.**

The conventual complex is comprised of low-tech buildings, where wood textures design the structure and cladding, giving the building a strong architectural identity that is further enhanced from the use of local artisanal manpower and traditional cooling techniques.

Planimetrically, the classic typology of the convent, developed around a single closed cloister, is reinterpreted, multiplying the number of cloisters and thinning out the buildings to allow the wind, which constantly blows from the east, to circulate between the 6 buildings of the complex: a refectory, a church, an administration building, a library, a sacristy, and cells.





Large wooden roofs and brise-soleil protect the buildings from direct solar radiation, while permeable walls and rotating adjustable panels keep the rooms naturally ventilated, resulting in environmentally-friendly comfort without the use of mechanical systems.

The complex was designed to combine maximum energy efficiency with minimum environmental impact, aided in large part by the use of photovoltaic panels and rainwater recovery systems.

This is an ambitious and innovative project to provide young people of Bahia's favelas of Bahia a better future based on improved care of the body, mind, and spirit, as well as through the pedagogical and educational value of the architectural quality of the spaces:

“As architects we strongly believe that architecture can positively change people’s lives. The convent is a project that we have been involved in, both professionally and humanly, for many years. It was not only about creating a building, but also about understanding the deep nature of the place where we were going to design. Salvador de Bahia is a special place, where Western culture merges with African culture to foster a unique cultural and religious syncretism. But its suburbs are also very fragile and dangerous places, where violence and crime are the paradigm people deal with on a daily basis. The convent is located in this context, in the São Cristóvão neighborhood, one of the poorest and most dangerous in Salvador.

**Here, good architecture can be an antidote to the marginality to which millions of people are condemned in suburbs throughout the world. It is a sign of respect and dignity.” - Cesare Querci, Architect, Mixtura** ◀

▶ For more information: [www.mixturastudio.com](http://www.mixturastudio.com)  
Photo credits © Cesare Querci



Mixtura Studio



# Contour Architects

## B&B Monte Piccolo, Istria, Croatia

Nestled in the pleasant town of Momjan, in the district of Buje, in northern Istria, Croatia, is a wonderful B&B planned by the youthful and dynamic architect firm Contour Architects from Genk, Belgium.

**The retreat is built with a mix of natural stones and light materials that flawlessly mix with the encompassing scene.** The outside highlights natural stone walls and light materials, loaning the structure a cutting edge yet immortal appearance.

Inside, visitors can enjoy the extensive three 40m<sup>2</sup> rooms that give amazing perspectives on the Istrian scene, with a lot of natural light gushing in. The rooms are exquisitely planned with an accentuation on natural materials and straightforwardness to furnish visitors with the greatest amount of solace during their visit.

The B&B's Belgian proprietors picked to keep the foundation little, with only three rooms, permitting visitors to completely see the value in the perspectives, rest, and the natural climate. **They have organized a mood that advances wellbeing, taste, ecology, music, natural extravagance, and solace.** Each part of the retreat has been painstakingly thought out to make a tranquil and relaxing atmosphere.

One of the most striking elements of the B&B is its commitment to sustainability. The architects consolidated eco-friendly materials and practices in the structure's plan, limiting its effect on the climate. The proprietors have likewise required a cognizant work to utilize privately obtained and natural items, including food and toiletries, to diminish their carbon impression.



All in all, the B&B planned by Contour Architects is a peaceful shelter in the midst of the dazzling Istrian scene.

**The natural stones, light materials, and tremendous perspectives on Momjan town and the encompassing field make a tranquil feeling that advances unwinding and revival.** The retreat's emphasis on sustainability, wellbeing, and music, joined with extravagant conveniences, makes it an ideal location for anybody looking for a natural extravagance experience.



▶ For more information: [www.contourarchitecten.be](http://www.contourarchitecten.be) and [www.montepiccolo.eu](http://www.montepiccolo.eu)  
Photo credits © Studio Stapel

# Metaform Architects

## POST Headquarters, Luxembourg

### Integrating a HQ building into an existing urban tissue

The new POST Headquarters is situated in a quite particular urban environment. It is located in the densest district of Luxembourg, opposite the city's main traffic hub, and characterized by Haussmannian architecture with massive natural stone facades.

The new building therefore serves as a **link between the contemporary and the historic**. On one side, the new CNS Headquarters participates in the revaluation of the district and, on the other, the historic Accinauto building ends the Haussmannian route of the Bourbon Plateau, with its listed façades to be preserved.

The building straddles Place de la Gare – one of the city's busiest roads – at the intersection of the country's international commuter traffic. Framed within a dense urban block, it is predominantly perceived laterally by passing vehicles and pedestrians. Through the play of extrusion and morphing, the roof of the Accinauto building is gradually transformed into a vertical plane to achieve the same alignment as the façade at the corner of Rue du Commerce. This formal interplay allows the creation of a corner building and the use of the larger dimensions of the future CNS headquarters.

While the building maintains a striking monumental mass, its playful permeability belies an openness that transforms its volume. It merges into a single, unified form that becomes an integrated part of the surrounding city fabric.



The ground floor houses the Post Office space, reserved for the reception of clients, and the other eight floors are dedicated to offices. The top floor, set back, houses the company restaurant, which is coupled with a 400-seat conference room. Across different floors, the office typology is predominantly open space, with 6 to 8 workstations grouped together. The heart of the building is characterized by the central communication atrium, symbolized by a sculptural staircase. This space becomes a hub of exchange between departments, like a symbolic red carpet that runs between the teams. In addition, several relaxation and co-working spaces will facilitate collaboration and well-being at work.

A lot of attention has also been paid to **the sustainable development of the construction, and the building has been awarded DGNB Platinum certification**, the most rigorous label for ecology and economy in user and environmentally-friendly construction. Specifically, rainwater is stored in an underground reservoir of over 270m<sup>3</sup> before being filtered and reused in the toilets or for watering plants. The implemented strategies include the use of natural and locally-sourced materials, active tiles, night cooling, automated lighting management, etc..



The conservation of the historic Accinauto building, and the use of the existing foundations and basement structures for the new building, saved over 8,600 m<sup>3</sup> of concrete.

The project also produced 2,600 tons less of CO<sub>2</sub> emissions compared to what would have been released into the atmosphere if a new building had been demolished and constructed. Additionally, heat from the neighboring building (telecommunication center) is transferred and reused in the project, making it completely self-sufficient from fossil fuels. ◀

▶ For more information: [www.metaform.lu](http://www.metaform.lu)  
Photo credits © Steve Troes



Metaform Architects



# Architenko

## Residential project, Scherpenheuvel-Zichem



In the municipality of Scherpenheuvel-Zichem in Flemish Brabant, a residential project comprising 18 apartments has recently been completed. Named Trojka, this architectural masterpiece was designed by Architenko - Urban Design & Architecture, showcasing their visionary approach to architecture. Architenko secured the project through the esteemed competition 'Young Architects in Action 2015-2016', organized by the Order of Architects / Flemish Council, Network of Architects Flanders (NAV), and in collaboration with the social housing association, Diest-Uitbreiding.

Trojka impresses with its three distinctive building volumes, each spanning three floors with an underground level. The well-thought-out development offers a range of housing units, accommodating various family compositions, from one to four bedrooms.

**The project stands as a harmonious complex, connected by an elegantly designed elevated street bridge, which serves as a meeting point while providing sunshade to the residents' private terraces.**

Respecting the scale of the surrounding area, the project seamlessly integrates into its environment, even mirroring the alternating building depths of the opposite side of the street. This clever design solution creates additional width without encroaching on public space.

Each apartment has its own parking space and storage area within the underground garage, complemented by a terrace overlooking the shared garden. The clever incorporation of flower-covered mounds not only ensures privacy for the apartments but also serves as a green roof for the parking structure.

Openings between the three building volumes lead to the hidden green oasis at the rear. The sloping lines of the rear facade fulfill a dual purpose, creating a visual distinction between the terraces while directing the living spaces towards the inner courtyard garden.



**Sustainability was a paramount consideration throughout the Trojka project.** The excavated soil from the construction of the underground parking was repurposed to form the flower mounds. The reduced paving, coupled with water buffering, contributes to efficient stormwater management.

In addition to the flower mounds, the communal garden offers a range of green spaces, including a wild garden, a pick-your-own produce garden, and areas dedicated to small vegetable plots. These thoughtful features ensure the garden's low-maintenance character, while the communal gathering spots and the charming pavilion foster social interaction among the residents.

The three building volumes are composed of concrete, calcium silicate bricks, and semi-prefabricated floor slabs. The exteriors are adorned with elegant cladding of zinc and wood, exuding a modern yet warm aesthetic. The entire development spans a total area of 1,795 square meters.

Trojka has been successfully delivered, reflecting Architenko's commitment to design excellence and their ability to transform concepts into tangible living spaces." ◀



▶ For more information: [www.architenko.com](http://www.architenko.com)  
Photo credits © Architenko

# BOfa Architects

Transformation of an Old Warehouse: A New Life for Creative Businesses



BOfa Architects, located at the end of Banmolendreef on the border of Sint Genesius Rhode and Alsenberg, is an architectural firm housed in a unique complex of old buildings. Alongside BOfa Architects, creative industries have also found their home in this inspiring location. One of the buildings on the site was a dilapidated warehouse with an asbestos roof, initially slated for demolition. However, architect Steven Winderickx chose to breathe new life into the building by completely dismantling and renovating it. The result is a stunning transformation that combines the building's original character with modern elements.

#### A Fresh Start: Preserving Structure and Insulation

During the renovation of the warehouse, the original concrete floor and load-bearing brick walls were preserved, maintaining the building's authentic appearance. However, the building underwent complete insulation and was equipped with floor heating throughout its surface area, creating a comfortable and energy-efficient environment. This careful preservation of the existing structure, combined with the addition of modern features, generates an industrial look reminiscent of Canadian warehouses, where Morgan cars find their rightful place. **Transparent Dividers and Natural Light:** Glass partitions were installed to separate the different spaces within the warehouse. These transparent dividers not only provide a practical layout but also allow for beautiful natural light to permeate the interior. The influx of natural light through the glass walls creates an open and airy atmosphere, benefiting the creative businesses housed within.

#### A Sustainable Example of Renovation:

This renovation serves as an inspiring example of how neglected buildings can be revitalized in a sustainable manner. By preserving the original structure and implementing energy-efficient techniques, architect Steven Winderickx has given the old warehouse a remarkable and original purpose. The result is a unique and inspiring environment that highlights the potential of renovation, demonstrating how old buildings can be transformed into functional and aesthetically appealing spaces.



**Conclusion:**

Through the renovation of this former derelict warehouse, BOfa Architects has proven that creative repurposing of old buildings is possible. By preserving the building's original structure, adding modern elements, and creating a comfortable and sustainable working environment, a distinctive industrial space has emerged, showcasing the full potential of the creative businesses within.

This renovation serves as an inspiring example for future projects seeking to unlock the potential of neglected buildings and breathe new life into them with contemporary and original designs. ◀



BOfa Architects

▶ For more information: [www.bofa-architects.be](http://www.bofa-architects.be)  
Photo credits © Jo Pauwels



# Cedric Koppers

## Historic 17th-century farmhouse

Cedric Koppers, an architect driven by his passion for natural, pure materials and their harmonious combination, finds inspiration in his curiosity, attention to detail, craftsmanship, and the existing elements in his surroundings.

Approaching each project with meticulous care and a personal touch, Cedric Koppers considers the specific setting and program at hand. In his designs, proportions, functionality, and serenity seamlessly intertwine. His aim is to restore the essence of existing, distinctive structures and create timeless designs where the interior serves as a natural extension.

In the realm of timeless interiors adorned with warm materials, unique combinations, and surprising details, Baltes Interieur guides clients with consummate craftsmanship. Under the guidance of interior architect Catherine Claesen and her team, a collaborative exploration ensues to find furniture, colors, and materials that perfectly align with the clients' personalities and their homes. The result is a stylish design that harmoniously reflects the clients' individuality and desires.



Together, they inhabit a historic 17th-century farmhouse that embodies the personal style emphasizing atmosphere and experience. This exquisitely renovated farmhouse now serves as the architect's own office and living space, exuding a prevailing sense of tranquility and simplicity.

As you step inside this splendidly restored farmhouse, a feeling of calm and simplicity envelops you, thanks in part to the use of carefully selected, soothing materials. Natural and characterful elements such as linen, reclaimed wood, lime, and natural stone come together to create a harmonious unity.

**The understated color palette instills the necessary tranquility and serenity**, while the rounded lime plasterwork and reclaimed wood details enhance the authenticity of the design. This meticulous finish contributes to the unique atmosphere and experience exuded by this farmhouse. ◀

▶ For more information: [www.cedrickoppers.com](http://www.cedrickoppers.com) and [www.bybaltes.be](http://www.bybaltes.be)  
Photo credits © Stéphanie Mathias



Cedric Koppers





# DevolderArchitecten

## Villa Bethanie, Sainte-Maxime

For Geert Devolder a building has to fit harmoniously into its surroundings, the interior is not separate from the building and lives with well-chosen elements from that environment. Strategy from intense questioning is a strength. Good 'why answers' to many 'why questions' can counter short-sighted ideas. A good design keeps working well for a long time, that too is sustainability. Provided the necessary empathy and integral vision of the design task, well-founded design proposals are made possible by the firm's broad expertise. Approaching every project by discarding the superfluous. It is reduced to the essence it serves. This allows to create concepts that are pure in nature, investing time in details and refinement that are important to the experience.

Around 1880, Count Gustave de Maupassant, father of the renowned writer Guy de Maupassant, acquired a plot of land in Sainte Maxime, overlooking the sea. On this exquisite site, he commissioned the construction of a magnificent villa. This beautiful villa underwent its first renovation in 1914 and in 1947, an additional floor was added to the rooftop terrace.

In 2019, architect Geert Devolder received a compelling proposition from the new owner to resurrect a neglected villa and **infuse it with renewed vitality**, encompassing both the architectural revival and the revitalization of the surrounding garden.

Taking into account the parameters set forth by urban planning regulations, Devolder embarked on a transformative journey, unraveling the villa's inherent elegance that had been concealed beneath its weathered facade. With an astute attention to detail, the windows were artfully adjusted, striking a delicate balance between preserving their original design and maximizing the ingress of natural light while enhancing accessibility.

**The result is a breathtaking panorama of the expansive sea and the vibrant aquatic life**, all while ensuring privacy through ingeniously redesigned enclosures and a reimagined spatial arrangement. Stepping across the threshold of the villa, one is instantaneously transported into a realm where each space has undergone a profound metamorphosis, meticulously reconfigured to harmonize seamlessly with contemporary lifestyles and embrace the boundless possibilities of modern design.



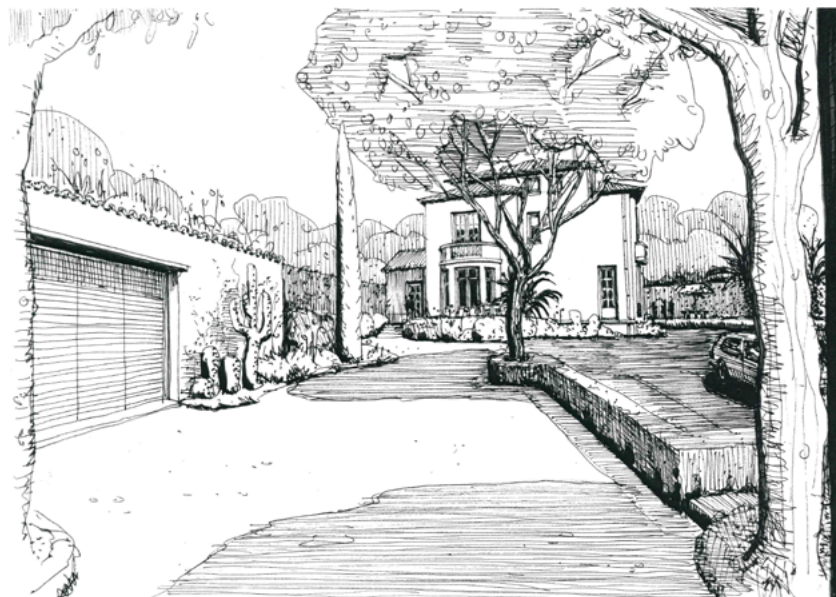
Every room, every nook, has been thoughtfully curated, culminating in a vacation villa that effortlessly caters to the diverse needs and preferences of the various generations within the family.

Venturing outdoors, a symphony of serene blue hues emanates from the exquisitely crafted carpentry and facade, creating a captivating interplay of light and shadow.

This enchanting ambience is further enhanced by a verdant oasis of meticulously selected Mediterranean plants, gracefully interwoven amidst the venerable trees, bestowing an idyllic retreat.

**Through Geert Devolder's visionary approach and architectural finesse, this once dilapidated villa has been transfigured into a harmonious fusion of timeless aesthetics and contemporary functionality.**

The result is a masterpiece that artfully bridges the gap between the past and the present, extending an invitation to all who enter to revel in its architectural splendor and relish in the serene embrace of its reinvigorated ambience. ◀



▶ For more information: [www.devolderarchitecten.be](http://www.devolderarchitecten.be)  
▶ Photo credits © DevolderArchitecten  
▶ Design sketches © Geert Devolder



# DevolderArchitecten

Renovation abandoned monastery farm



For the renovation of a abandoned monastery farm, the new owner reached out to DevolderArchitecten.

The building was in such a deteriorated state that dismantling was necessary to insulate it, improve its health, and install the necessary contemporary techniques. The architect succeeded in harmoniously blending the new and authentic elements together.

The client explicitly desired to preserve the style of the exterior shell. The facades were externally insulated and completely clad with brick strips and ornaments in natural stone, a meticulous task. This approach allowed for the repositioning of windows and doors to accommodate the new functional layout inside. There was a need to integrate a demanding construction program. The roof was also insulated, and the worn-out Burgundian roof tiles were replaced with new tiles.

Outside, the rural garden and pond underwent a complete restyling. Thanks to a new driveway layout, the residents and visitors can fully enjoy the vast rolling terrain and the expansive view. The old throne-like tree and the fountain serve as focal points in the courtyard.

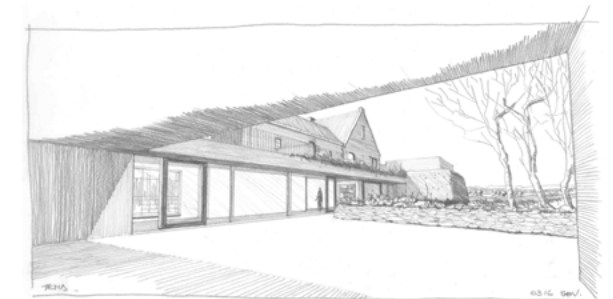
The designers made good use of the valuable original features that characterize the house, such as the small cross vaults and the concept of the barrel vaults. The Burgundian natural stone floor tiles, after a thorough cleaning, were reused. They were halved in thickness and randomly placed with the flat side up for a sleeker effect. Their color is echoed in the original fireplace mantel, which was preserved and enhanced, as well as in the outdoor design details. Beautiful materials and finishing techniques create a sense of refined and timeless luxury throughout. Textured plaster and lightly brushed paint form a perfect rural canvas, complemented by textured upholstery fabrics and sumptuous curtains, carefully selected beautiful marbles and veneers complete the ensemble.





The focus of this home is on enjoyment. At the back, the residents have a fantastic view of the expansive landscape garden and the vast green surroundings. Both from the living spaces and the adjacent, spacious yet intimate terrace, the residents can experience the changing seasons.

This achievement was far from straightforward but has been more than successful thanks to the perfect fusion of the existing design language with contemporary interpretations and additions. ◀



For more information: [www.devolderarchitecten.be](http://www.devolderarchitecten.be)  
Photo credits © Yannick Milpas  
Design sketches © Geert Devolder

iconik®

BY CLAERHOUT ALUMINIUM

innovative roof edge system



Blokkestraat 2 | 8530 Harelbeke  
T +32 (0)56 35 15 56 | F +32 (0)56 37 00 85  
info@claerhoutaluminium.be | www.claerhoutaluminium.be

 **Claerhout**  
ALUMINIUM



© Wellness Domaine Allard - Kortesseem

## New: Exclusive round planters

A couple of mighty planters decorated with an old Japanese Acer and grass will teleport you in a flash to Italy of the South of France. Manufactured from robust high-quality steel, WALFiLii is probably the most durable. Pure design. Curved cortensteel or painted in any color of finish. From Amsterdam to Nice and from Knokke to Saint-Tropez. It is easy to recognize the original WALFiLii planters by the sleek logo lasered into the steel. The guarantee for timeless reliability.



Discover the world of

**WALFiLii**

+32(0)3 605 18 84  
info@walfilii.com  
www.walfilii.com



**ORGANIC**

ORGANIC

Shape sound and space with **ORGANIC!**

DESIGNED by NATURE and **KNAUF**



Les Pierres Blanches / Saint Jean de Boiseau - Atelier RAUM Architectes (44) ©David Gallard - Entreprise de pose : M.G.P. Staff (44)



### Organic, wood fibre

Architectural elements and acoustic comfort determine well-being and productivity in our homes and working spaces. Discover our wide range of acoustic solutions that offer remarkable creative freedom. So you can give your spaces the atmosphere and ambience your customers are looking for.

### Distinctive aesthetics

The random, natural interlocking of wood fibres gives Organic a unique finished look, expressing all its originality through the wide range of colours and patterns available.

[www.knauf.be/ORGANIC](http://www.knauf.be/ORGANIC)



## Chameleon

3500 N 3% of 1%

### Licht of donker? Dit **doek** past zich aan!

Combineer de warmtewering van een wit doek met het lichtcomfort van een donker. Deze kameleon verandert van kleur volgens de lichtintensiteit. Da's uniek!

Overdag wordt het doek donkerder, perfect voor beeldschermwerk zonder storende lichtinval. 's Avonds oogt het doek lichter, en geniet je tot de laatste zonnestraal van natuurlijk licht.

Comfortabel werken, op elk moment van de dag.  
De ideale oplossing voor (thuis)kantoren, instellingen en scholen.

[Solayefabrics.eu](http://Solayefabrics.eu)

Verkrijgbaar met een openness factor van 3% en 1%  
in drie elegante kleuren: wit, wit-beige en wit-grijs

Europese verdeler van indoor en outdoor **zonweringstextiel**



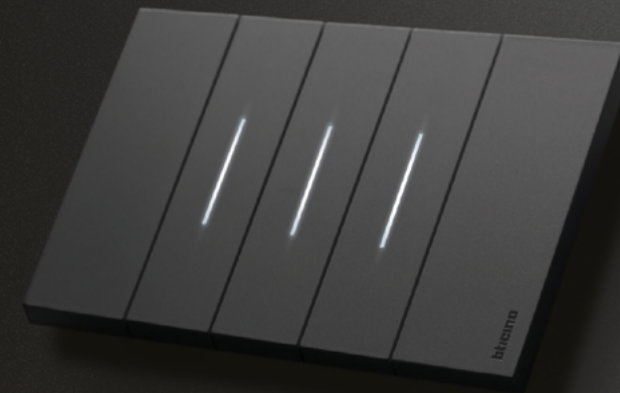
**MADE BY CALEFFI  
MADE AT CALEFFI**



Systeemoplossingen en componenten voor hydronische installaties, voor zowel residentiële als industriële toepassingen, dat is waar Caleffi sinds 1961 haar expertise heeft opgebouwd.

Elk detail is belangrijk, een systeem is maar zo sterk als haar zwakste schakel. Betrouwbaar maar ook innovatief, vervaardigd volgens de hoogst kwalitatieve normen, ontwikkelen we oplossingen die energieverantwoordelijk en -efficiënt zijn om de energietransitie tot een succes te brengen.

LIVING  
**n o w**



Forever an icon,  
today Smart as well.



Traditional control



Control with smartphone



Voice command



A Group brand | legrand

## Archi-News®

We invite architects and advertisers to connect with us. Archi-News®, a publication supported by Archi-Europe, is a comprehensive magazine available in both digital and printed formats. It features interviews, articles, and showcases international architecture practices, along with reviews of captivating and recent architectural projects conceived by talented architects.

The digital version of Archi-News® is distributed multiple times throughout the year to a wide readership of 55,000 individuals. Additionally, the printed version reaches a circulation of 7,400 copies.

If you are an architect or a building solution manufacturer interested in having your work featured in Archi-News, whether in the digital or printed magazine, we encourage you to get in touch. Please don't hesitate to contact us at [office@archiworld.com](mailto:office@archiworld.com) or call +32 11 375613.

We look forward to hearing from you and collaborating on sharing your valuable contributions with our audience.

Jacques ALLARD

Archi-Europe



Scan me



# UNILIN INSULATION IS ALL EARS WHEN IT COMES TO ACOUSTIC COMFORT

## Ussystem roof panels offer:

- ✓ Excellent sound absorption
- ✓ Thermal insulation
- ✓ Fire-resistance
- ✓ An all-in-one solution with an excellent finish



SCAN THE QR CODE TO EXPLORE THE PROJECT

**“I’m very satisfied with the result. The acoustic absorption does the job. What’s more, the panels add coziness to the space.”**

Jan Decoene, Owner of Cotton Factory