FONCIÈRE
MAGELLAN
GROUPE MAGELLIM

## ABOUT FONCIÈRE MAGELLAN – THINKING & INVESTING IN THE REAL ESTATE OF TOMORROW

Foncière Magellan, part of the Magellim Group, is an independent asset management company specialised in real estate investment and licenced by French securities watchdog Autorité des Marchés Financiers (AMF).

It creates and manages real estate investment funds in France for private and institutional investors and offers a variety of vehicles and legal structures to meet the needs of all types of investment.

Its investments are part of innovative, sustainable real estate projects in the local business fabric and in the communities. It now boasts a property portfolio of more than 850,000 m², valued at over €1.6 billion.

# NEEDS & CHALLENGES

### CONTEXT

The project created a business park comprising three buildings for storage, offices and a showroom, located in the Aérolians mixed development zone in the Paris suburb of Tremblay-en-France. Its design and construction focused on high energy performance, a reduced carbon footprint, excellent user comfort and respect for the surrounding biodiversity.
The project is part of the green belt being developed along the chemin des Saints-Pères, in the Sausset valley, strongly emphasising harmony with nature and the wellbeing of occupants.

### PROJECT

The main objective was to strike a balance between optimal land use and the preservation of space. The variety of uses on the site reflects growing demand in the Paris region.

### TECHNICAL CHALLENGES

Three buildings surround the central logistics area on street level.
Upstairs, there are medium-sized units for business activities, accessible via a ramp for light goods vehicles (<3.5t). The 711 piles were installed in just nine weeks!

### KEY FEATURES

The project's architectural style is defined by its extensive use of polycarbonate, wood and concrete. Wood is found in the frame of the upper floors and as infill on the façades, giving the building an air of lightness while reducing its carbon footprint.
Polycarbonate delivers exceptional natural light in the working areas. Concrete ensures the strength needed to support the required loads.



# GSE'S ENVIRONMENTAL EXPERTISE AND STRATEGY

## FOCUS ON CERTIFICATION

The project is aligned with the Aérolians Paris site's global policy of sustainable construction. It places a strong emphasis on biodiversity, user comfort, frugal consumption and energy efficiency. The 1,800 m² solar farm on the roof has a capacity of 500 kWc.

**FRANCE / TREMBLAY EN FRANCE (GREATER PARIS)**

### AÉROLIANS PARIS BUSINESS PARK – FLY PARC PROJECT

A 23,065 m² multistorey commercial building handed over in June 2024, including 19 units from 470 m² up
**BREEAM Very Good / E+C- to the E2C1 level / BiodiverCity to the Base level**




**LIONEL LACROIX**
HEAD OF KEY ACCOUNTS, MRICS

***We are delighted to continue to share with GSE our expertise in creating and developing business parks. The Fly Parc project is a mixed-use logistics platform in an urban environment, covering an area of 23,065 m² and comprising three buildings with a total of 19 units, each providing a surface area of at least 470 m². This operation demonstrates Groupe Magellim's commitment to local development.***