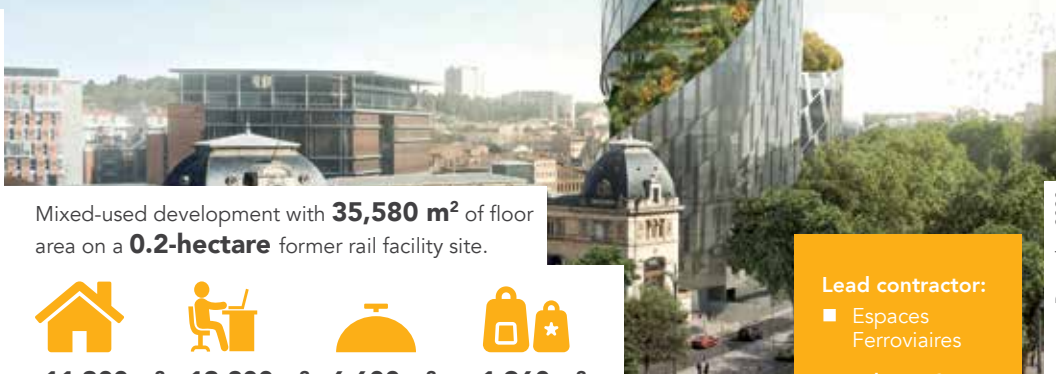


Toulouse

# Tour Occitanie

A modern icon in the heart of Toulouse Matabiau



Mixed-used development with **35,580 m<sup>2</sup>** of floor area on a **0.2-hectare** former rail facility site.



**11,300m<sup>2</sup>**  
housing



**13,200m<sup>2</sup>**  
offices  
**420m<sup>2</sup>**  
other space



**6,600m<sup>2</sup>**  
Hilton hotel



**1,960m<sup>2</sup>**  
shops and  
**2,100m<sup>2</sup>**  
restaurants

**-20%**  
RT2012

**HQE**  
Certification:  
Excellent

Certifications  
Bream /  
Biodiversity /  
Well or  
Osmoz

**2,200m<sup>2</sup>**  
gardens  
**250 trees**  
planted

■ Development permit received: **23 July 2019**

### Lead contractor:

- Espaces Ferroviaires

### Developer & Investor:

- Compagnie de Phalsbourg

### Architects:

- Studio Daniel Libeskind
- Kardham Cardete Huet Architecture

Non-binding information; studies currently in progress. December 2020



Learn more at [espacesferroviaires.sncf.com/tour-occitanie](http://espacesferroviaires.sncf.com/tour-occitanie)

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Toulouse

# Raynal Sernam

## New business district with metropolitan flair

Mixed-used development with **65,000 m<sup>2</sup>** of floor area on a **2.8-hectare** former rail facility site.



**10,000 m<sup>2</sup>**  
housing



**53,000 m<sup>2</sup>**  
offices



**2,000 m<sup>2</sup>**  
local activities/services

**HQE:  
Excellent**

**30%  
renewable  
energies**

**E2C1  
target**

■ Phase 1 sales (35,000 m<sup>2</sup>) begin in **Q2 2021**

- Spatial planner:**
- Espaces Ferroviaires
- Phase 1 co-developer:**
- Espaces Ferroviaires

Learn more at [espacesferroviaires.sncf.com/raynal-sernam](https://espacesferroviaires.sncf.com/raynal-sernam)

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