

## EIFFAGE IMMOBILIER AND ICADE SELECTED TO DEVELOP TWO LOTS AS PART OF “THE FUTURE OF TOULON HARBOUR: FROM MAYOL TO PIPADY” CALL FOR PROJECTS

**The Métropole Toulon Provence Méditerranée, a French intercommunal entity centred on the city of Toulon, has just awarded Eiffage Immobilier and Icade Promotion two major projects on the Toulon harbour.**

This call for projects is part of the vast urban and landscape regeneration of 44 hectares within the Toulon harbour, between Mayol stadium and Pipady beach.

With this objective in mind, the consortium formed by Eiffage Immobilier and Icade Promotion—alongside Eiffage Aménagement and Synergies Urbaines by Icade—was chosen to develop two lots:

**Lot 1: “Toulon Harbour 3.0”, former DCNS site, with the “Les Promenades de la Rade” project:**



The consortium will develop a new urban complex on a site covering over three hectares in partnership with Banque des Territoires which will act as a co-investor. This complex will also integrate the harbour into the city and feature 59,000 sq.m of buildings and a broad mix of uses:

- A large public park of nearly two hectares in close proximity to the sea creating a genuine urban cool island;
- A new, unique cultural hotspot in the Halle Marine building scheduled to be renovated will include Océanaute, an immersive cultural space dedicated to science, designed with Cité des sciences et de l’industrie and the Tara Océan Foundation;
- A luxury 4-star Marriott hotel and spa;
- A hybrid complex combining co-living and co-working;
- Workspaces adapted to new ways of working;
- An exhibition hall in partnership with GL events;
- Shops, indoor sports facilities, restaurants, a local brewery... making it a vibrant and appealing area.

This waterfront neighbourhood was designed by Snøhetta, Corinne Vezzoni & Associés and HYL.

In line with the environmental goals of Métropole Toulon Provence Méditerranée, this exemplary project will reflect the low-carbon strategies of both the Eiffage and Icade groups for a more sustainable, efficient and resilient city.

Designed adhering to Sustainable Mediterranean Neighbourhood standards, the project will benefit from the site's many advantages by developing a network using renewable energy from the sea to heat and cool the neighbourhood with the EDF group's subsidiary Dalkia, implementing an exemplary circular economy approach with the Veolia group and strengthening local biodiversity with the support of CDC Biodiversité.

**Lot 2: "Pipady, former Torpedo wharf", with the "Le Casabianca" project:**



Designed by Major architecture and HYL, the overhaul of this iconic building, which symbolises the entrance to the Toulon harbour, aims to transform this former military site into a vibrant place open to the public all year round. Covering nearly 1,000 sq.m, it will feature a restaurant, an entertainment venue, leisure activities and cultural events. This new spot will be spearheaded by a Toulon-based restaurant owner.

This project funded by local investors was designed with the conservation of the site's heritage value and marine biodiversity in mind. It will have a very low impact on the environment and even be energy self-sufficient in the summer months.

A portion of the embankment and the restored dock will be used as a jumping-off point for water sports organised by the Yacht Club of Toulon.

Construction on both lots is expected to start in 2024.

**About Eiffage Immobilier**

Eiffage Immobilier, the construction and development subsidiary of Eiffage Construction, is a major player in the real estate market with a broad range of solutions throughout France that meet the challenges of the sustainable city and new ways of working and living. Eiffage Immobilier is firmly committed to developing low-carbon solutions, whether it be through low-carbon materials and design, renewable energy, energy performance, quality of life or ecomobility. A partner to local authorities, social landlords and private-sector companies, Eiffage Immobilier works each and every day to serve the men and women in the areas where we operate. Eiffage Immobilier generated revenue of €929 million in 2020.

[www.eiffage-immobilier-corporate.fr](http://www.eiffage-immobilier-corporate.fr)



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Press contacts:

**RPCA PR agency:**

Cathy Bubbe / [c.bubbe@rpca.fr](mailto:c.bubbe@rpca.fr)

Jessica Djeba / [j.djeba@rpca.fr](mailto:j.djeba@rpca.fr)

Tel: +33 (0)1 42 30 81 00

**Eiffage Immobilier:**

Marie-Claire des Lauriers, Head of Communications

Tel: +33 (0)1 34 65 83 34 – Email: [marie-claire.deslauriers@eiffage.com](mailto:marie-claire.deslauriers@eiffage.com)

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**ABOUT ICADE**

**DESIRABLE PLACES TO LIVE**

As an office and healthcare property investment company (portfolio worth €14.8bn on a full consolidation basis as of 06/30/2021) and a developer of homes, offices and public amenities (2020 economic revenue of €825m), Icade designs, builds, manages and invests in cities, neighbourhoods and buildings that are innovative, diverse, inclusive and connected, with a reduced carbon footprint. Desirable places to live and work. In collaboration with its stakeholders, Icade has made low carbon a strategic priority in order to reinvent real estate and create cities that are healthier, happier and more hospitable. Icade is a key player in Greater Paris and major French cities. It is listed as a “SIIC” on Euronext Paris and its leading shareholder is the Caisse des Dépôts group.

The text of this press release is available on the Icade website: [www.icable.fr/en/](http://www.icable.fr/en/)

**CONTACTS**

**Charlotte Pajaud-Blanchard,**

Press Relations Manager

+33 (0)1 41 57 71 19

[charlotte.pajaud-blanchard@icable.fr](mailto:charlotte.pajaud-blanchard@icable.fr)

**Anne-Sophie Lanaute**

Head of Financial Communication and Investor Relations

+33 (0)1 41 57 70 29

[anne-sophie.lanaute@icable.fr](mailto:anne-sophie.lanaute@icable.fr)