

# Ovalie

The ZAC Ovalie in Montpellier is a varied residential area featuring multi-family housing, urban villas and townhouses. Block 22A, located at the corner of Rue Gustave Flaubert and Rue Pas du Loup, is divided into two lots: 22A1 and 22A2. This urban project enhances the existing landscape structure.

Lot 22A1, with its main facade facing south-east, is bordered by a future tree-lined lane, accessible from Rue Gustave Flaubert. This sloping road provides individual access for the ground-floor units and collective access for the others. The steep slope led to the building being split into two entities to avoid large floor gaps between adjoining units. On the north-west side, this division ensures continuity of the building while masking the differences in levels. On the south-west façade, the building is articulated around a pedestrian walkway, with a thick façade that protects against direct sunlight and adds depth to the building.

The project aims for sober architecture, focusing on the proportions of openings, urban integration and the details of windows and railings, rather than on decorative elements. Loggia terraces and balconies improve acoustics and reduce street noise.

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**LOCATION** Montpellier, 34000 [Hérault]

**CLIENT** Public | ACM Habitat

**SURFACE** 1 903m<sup>2</sup>

**PROGRAM** Housing

**COST** 2 200 000 € excl. taxes

**PHASE** Delivered in 2024

**MISSION** Stages 0 to 6, from strategic definition to handover and close out, & BIM

**TEAM** ACM Habitat (MOA), Betom Ingénierie (Structure & Thermal confort), Alpes controles (Control Office)

**PHOTOS** Raphaël Foureau