

Paris, 9 December 2025

**SIMI Awards 2025:
Block 2 of the Noème project in Bordeaux Lac, winner of the 'Habitat and Housing' award**



Tonight, at SIMI 2025, Covivio had the honour of receiving the 'Habitat and Housing' award for block 2 of its programme to convert offices into housing, Noème, in Bordeaux Lac. This recognition highlights the ambitions of this project to transform a former commercial site into a new urban residential neighbourhood.

Noème, a new urban residential neighbourhood in Bordeaux Lac

Since 2020, Covivio has been transforming the site of IBM's former regional headquarters, located on the shores of Lake Bordeaux, into a new residential neighbourhood covering more than 46,500 m² and comprising 700 homes divided into six blocks, named Noème.

The first block of the project, comprising 11 buildings and a total of 199 apartments, 139 of which were acquired by Domofrance (formerly Clairsienne), was inaugurated in December 2024.

Block 2 of the project, delivered in June 2025 and awarded the SIMI 2025 Grand Prix, comprises 102 intermediate and social rental apartments, representing a living area of 6,924 m² spread over four buildings overlooking the lake and the neighbourhood's green communal areas.

The occupants of the block will be able to enjoy a range of shared services with block 4 and the future blocks of the programme, including a vegetable greenhouse (20 m²), a communal room and kitchen (70 m²), an urban gîte (37 m² furnished studio), a concierge room (12 m²) and several leisure areas (volleyball, gymnastics equipment, pétanque court).

An environmentally efficient project

In addition to complying with thermal regulations (RT 2012 – 20%), Block 2 is aiming for BEE+ certification and the IntAIRieur label.

Alongside the construction of this building, whereas the site was previously completely impermeable, the development of the Noème district aims to restore a large part of the space to vegetation. Noème will create 33,000 m² of green space, 35% of which, or 12,655 m², will be open ground, with the planting of 390 native trees and plants.

Furthermore, sustainable development is a key feature of the project, with the use of low-carbon concrete and the reuse of materials from demolition for road works.

Integration of the building into its surroundings

The buildings on Block 2 interact with a variety of private and communal green outdoor spaces, organised in successive layers: a green base on the ground floor, connecting the entrance halls of Block 2 to the rest of the neighbourhood; a hanging garden on the first floor, the heart of the block and a place for neighbours to socialise; private outdoor spaces on the upper floors (each dwelling has one). On either side of block 2, all residents of the neighbourhood can also enjoy two pedestrian alleys planted with fruit trees and aromatic plants. Block 2 has thus enabled the planting of 67 trees and shrubs.

[To learn more about the Noème project](#)

[To download photos of the project](#)

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ABOUT COVIVIO

With its strong history of partnerships, real estate expertise and European culture, Covivio is reinventing today's user experience and designing the city of tomorrow. As a preferred real estate player in Europe, Covivio works closely with end users, understanding their aspirations, combining work, travel and living, and co-creating living spaces.

A leading European operator with €23.6 billion in assets, Covivio supports companies, hotel brands and local authorities in their efforts to enhance their appeal, transform their image and achieve responsible performance.

Building well-being and lasting relationships is Covivio's raison d'être, expressing its role as a responsible real estate operator to all its stakeholders: customers, shareholders and financial partners, internal teams, local authorities and future generations. Furthermore, its dynamic approach to real estate opens up exciting project and career opportunities for its teams.