

## **Val d'Europe 2025-2040: new developments and more than 200,000 sqm for economic growth**

**Val d'Europe, March 13<sup>th</sup>, 2025.** The development of Val d'Europe continues with a new strategic direction, as a result of three years of discussions between the communes, Val d'Europe Agglomération, the Département de la Seine-et-Marne, the Île-de-France Region, the RATP, the French state, EpaFrance and Euro Disney. As part of its long-term strategy, Val d'Europe is entering a new phase with the development of new projects and the arrival of new players.

Based on a shared vision, the partners have agreed on a series of strategic and programmatic objectives for the next 15 years. Thanks to its substantial land reserves, Val d'Europe has plenty of land available to renew and expand its real estate offering for both companies and investors. The strategic plan calls for the development of 112,000 sqm of office space, as well as 90,000 sqm whose economic vocation will be defined at a later date. ZAC development, a role entrusted to EpaFrance, requires the marketing of land located in the following ZACs:

- Center Urbain du Val d'Europe, in the Pointe de Chessy and Est-TGV sectors (Chessy/Serris),
- ZAC des Studios et Congrès (Chessy/Coupvray),
- ZAC des Trois Ormes (Coupvray),
- ZAC des Gassets et Pré de Claye (Serris),
- ZAC de la Motte (Serris/Bailly-Romainvilliers),
- ZAC des Deux Golfs (Bailly-Romainvilliers/Magny-le-Hongre).

The new orientations should enable Val d'Europe to reinforce its status as an economic hub in the Paris region connected to the heart of Europe, based on the opinions of businesses. Indeed, 96% of them associate it with a positive image, and 9 out of 10 would recommend locating here. Economic operators cite the region's accessibility and quality of life as key factors in its appeal. The space available in Val d'Europe, thanks to its easy divisibility, is ideal for both large accounts and SMEs. The partners are committed to a policy that supports the variety of the economic fabric, and thus the viability of the region.

Val d'Europe is also a leading tourist destination in France, with the third-largest hotel capacity in the country, currently boasting over 12,000 rooms. Since their opening in 1992, the Disneyland parks have attracted almost 375 million visitors. The Center Parcs-Villages Nature Paris complex is also a driving force behind the region's tourist industry, offering family getaways in a wooded environment just an hour's drive from Paris. Its extension, scheduled for completion in the spring of this year, includes the construction of 33,000 sqm of cottages. By 2040, the strategic plan calls for the creation of an additional 1,800 hotel rooms. This target will boost the area's current hotel capacity, opening up the possibility of setting up a variety of projects of all sizes.

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**Christophe Giral, Real Estate Director of Real Estate Development by Euro Disney** commented: *“Euro Disney has relied on its partners, in particular Val d'Europe Agglomération and its municipalities, as well as EpaFrance, to draw up a blueprint for the area's continued development. This ambitious vision, including housing, hotels, offices and shops, has been conceived in a sustainable way to maintain Val d'Europe's quality of life, acclaimed as much by its residents as by the people who work there.”*

On the residential side, 6,000 additional homes and 1,880 residences are planned to accompany the development of Val d'Europe. This component is based on a logic of programmatic and social diversity, including social housing. In line with its concept of the “quarter-hour city”, the development pays particular attention to the creation of a network of services and day-to-day shops on the first floor of the new developments. Some 20,000 m<sup>2</sup> of retail space will be developed to support this approach and contribute to the liveliness of the neighborhood.

The transport offer will be strengthened to accompany future developments, emphasizing the need to increase the share of alternative forms of mobility to the car (bus, bicycle, walking, etc.). The partners are also committed to urban planning adapted to climate change. Sobriety in terms of carbon emissions, the use of renewable energies, soil sealing and the creation of green and blue grids all contribute to the emergence of a resilient and pleasant area in which to live.

**Laurent Girometti, CEO of EpaMarne-EpaFrance** explained: *“The continued development of Val d'Europe requires us to take into account a wide range of issues, including economic activities, housing supply and the quality of public spaces and infrastructures, in order to ensure the area's balance. As the historical developers of Val d'Europe and neighboring areas, EpaMarne-EpaFrance have an overall vision of harmonious, sustainable development for all. This dynamic partnership is essential to support the growth of Val d'Europe while meeting the social, economic and environmental expectations of the area's stakeholders.”*

Since the Convention was signed in 1987, its population has multiplied by 7. This demographic boom is indissociable from the urbanization and economic attractiveness policies deployed. Today, the region is showing positive results:

- an unemployment rate of 6.8%, lower than that of Paris and the rest of France,
- an average household income of €26,000/year, higher than that of the capital,
- 94% of residents have a positive image of their region, and 90% would recommend coming here to work.

**Philippe Descrouet, Chairman of Val d'Europe Agglomération** concluded: *“We're proud of the progress we've made in developing Val d'Europe. We have succeeded in creating a well-balanced conurbation where life is good. 8 out of 10 residents even declare a strong attachment to the area, which is a real reward. We defend our policy of matching*

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*the number of inhabitants to the number of jobs available. This vision allows us to approach this new period with confidence, while preserving past successes.”*

After more than thirty years of partnership, Val d'Europe can capitalize on its ever-increasing attractiveness and popularity with its various publics to envisage new developments.

**Val d'Europe: development 2025-2040**

**Key figures**

- 44 ha of economic activities marketed
- + 6,000 homes and 1,880 residences
- 112,000 sqm of office space
- 90,000 sqm of tertiary activities
- 1,800 hotel rooms
- Target of 80,000 inhabitants and jobs

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**About Real Estate Development by Euro Disney**

Real Estate Development by Euro Disney is the real estate division of the Euro Disney group, responsible for developing the Val d'Europe area, both in terms of tourism and urban development. The fruit of a public-private partnership that is unique in France, Val d'Europe is part of a Project of General Interest (Projet d'Intérêt Général) designed to achieve the combined development of Europe's leading tourist destination -Disneyland® Paris- and an area helping to rebalance the eastern Ile-de-France region, on a 2,118-hectare site.

REAL ESTATE  
DEVELOPMENT

by EuroDisney

**About EpaFrance**

EpaFrance  
l'âme dans l'aménagement

The EpaMarne and EpaFrance public establishments can act on their own behalf, on behalf of the State or on behalf of local authorities, to define the broad outlines of the urban development of 300 km<sup>2</sup> (44 communes) spread between Seine-Saint-Denis, Val-de-Marne and Seine-et-Marne. The area is characterized by its polycentrality and the variety of its landscapes. Developer-pioneers, members of the BBKA association since 2016, the two Epa have adopted an approach that favors the blossoming of the city through a committed environmental policy. They convince developers and investors to build programs on secure land, using an approach that focuses on residents and their overall well-being, as well as the attractiveness of the site to businesses and retailers. The institutions provide equity financing for all the public amenities that complement the urban programs. Currently, 40 development projects are active within their scope.

**About Val d'Europe Agglomération**



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Val d'Europe Agglomération is located 30 km east of Paris, in the Seine-et-Marne département. The birth of this territory is the result of a founding agreement signed on March 24, 1987 between the French State, The Walt Disney Company, the Seine-et-Marne department and the Île-de-France region, for its urban, economic and tourist development. Today, the agglomeration has a population of over 53,000, and some 49,000 jobs, i.e. one job for every active inhabitant.

With several tens of millions of visitors and 12,000 rooms, Val d'Europe is the third largest hotel park in France.