

THE

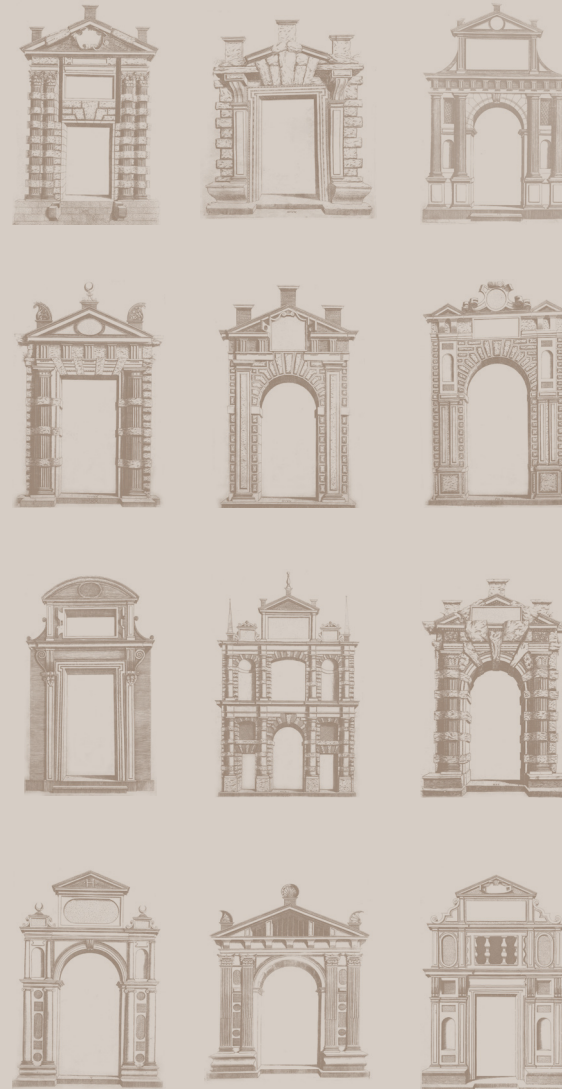
ARC

BY



EAGLESTONE

HISTORY MEETS Modernity



Behind the elegant old Art Deco facades, a new contemporary project is being built, offering office spaces, apartments and shops, in the heart of the station district.

The mixed-use building « The Arc » brings together the facades of two historic buildings, listed by the City of Luxembourg: a former residential building and the Graas Hotel, designed in 1930 by Louis Rossi, one of the most talented architects of the Art Deco period. While retaining the richly decorated facades of both buildings, a modern and comfortable environment is created on the other side of them, with a green inner courtyard and sustainable materials. On the existing roof, two floors have been added to provide even more space.



New mixed use building, in front of the Station

78-80, AVENUE DE LA LIBERTÉ

3.200 m²

RETAIL, RESIDENTIAL & OFFICES

Q4 2023

DELIVERY






LOCATION



ACCESSIBILITY



In front of Luxemburg central station (TGV) and the tramway

-  Park & Ride within walking distance
-  Airport : 14km
-  Motorways to Belgium, France & Germany: 4km



NEARBY SERVICES



LIVE

- 1 Centre culturel
- 2 School
- 3 Basic fit (fitness)
- 4 Rotondes
- 5 Central Station
- 6 Place de Paris
- 7 Parc de la Pétrusse

WORK

- 8 Administration des contributions directes
- 9 CNS
- 10 POST Luxembourg
- 11 European Union
- 12 Société Générale
- 13 ING
- 14 Spaces (co-working)

HOTEL

- 15 Mariott hotel
- 16 Radisson
- 17 Novotel
- 18 Sofitel

PARKING

- 19 InterParking
- 20 Parking Fort Neipperg
- 21 Parking CFL

FOOD

- 22 Le Laboratoire
- 23 Partigiano
- 24 Glacier Bargello
- 25 Coffee Fellows
- 26 Le Strogoff
- 27 EXKI
- 28 Paname
- 29 Bloom



FLOOR PLANS & AREAS

PLANS & FLOOR AREAS



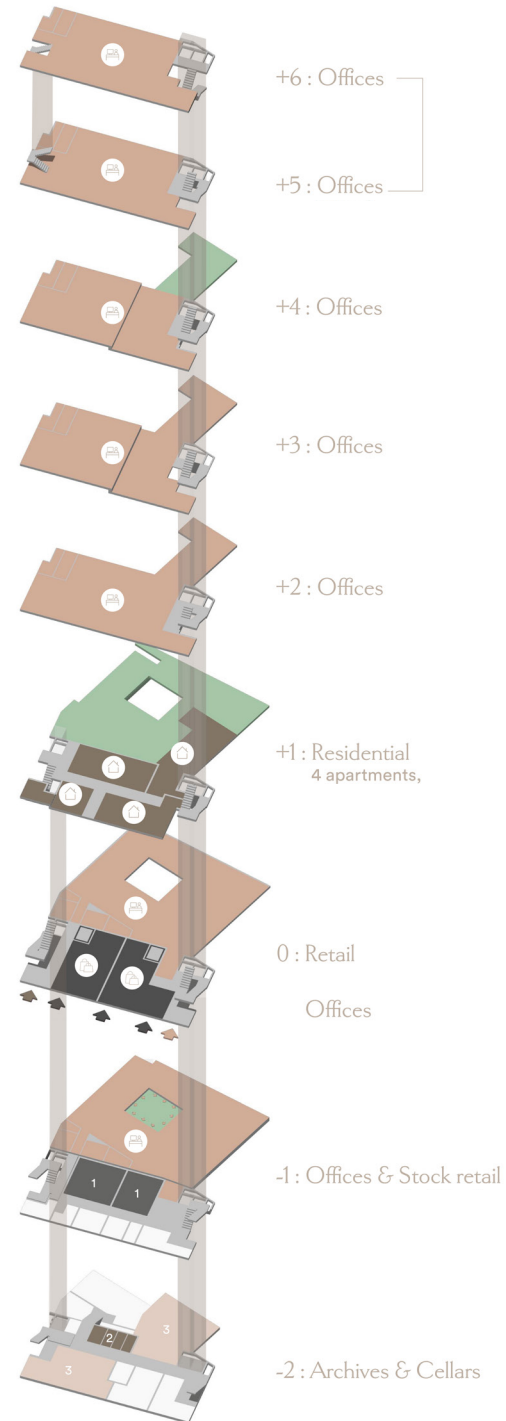
2.695 m²
Offices Spaces



266 m²
Commercial Areas



235 m²
Apartements



GROUND floor

Space Planning example #1

Lettable areas

504 m² Offices

182 m² Retail

A : 84 m²

B : 98 m²



- Retail
- Offices
- Common areas Residential
- Common areas Offices
- Patio / terrace / garden

GROUND floor

Space Planning example #2

Lettable areas

504 m² Offices

182 m² Retail

A : 84 m²

B : 98 m²



+2 > +3 floors

Space Planning example #1

Lettable area

+2 : 400 m² Offices

+3 : 410 m² Offices



- Offices
- Common areas
- Patio / terrace / garden

+2 > +3 floors

Space Planning example #2

Lettable area

+2 : 400 m² Offices

+3 : 410 m² Offices



- Offices
- Common areas
- Patio / terrace / garden

+2 > +3 floors

Space Planning example #3 and #4

Lettable area

+2 : 400 m² Offices

+3 : 410 m² Offices



+4 floor (with terrace)

Space Planning example #1

Lettable area

324 m² Offices

+ 59 m² Terrace



- Offices
- Common areas
- Patio / terrace / garden

+4 floor (with terrace)

Space Planning example #2

Lettable area

324 m² Offices

+ 59 m² Terrace





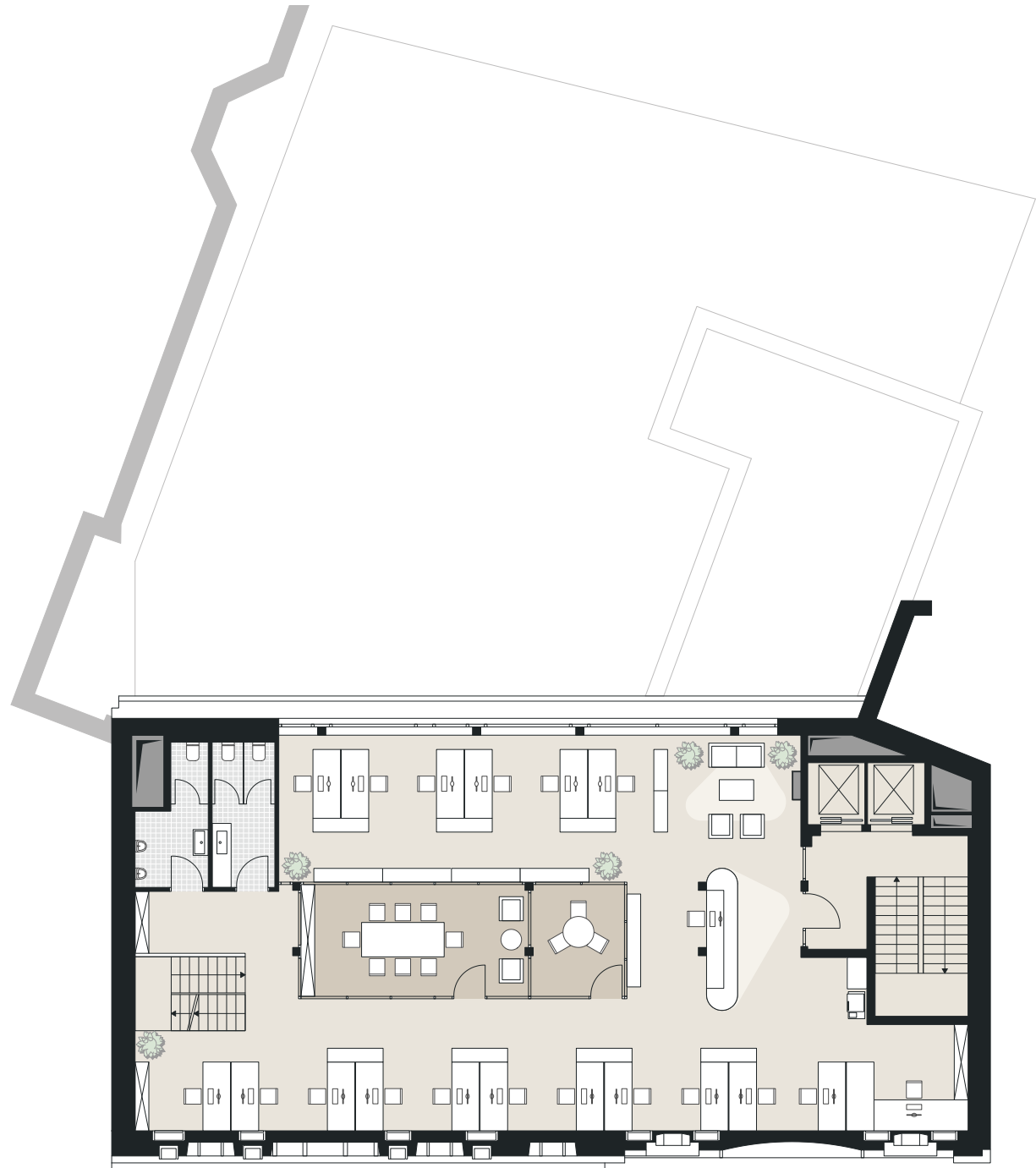
+5 floor

Space Planning example #1

Lettable area

289 m² Offices

To let with the +6 floor



- Offices
- Common areas
- Patio / terrace / garden

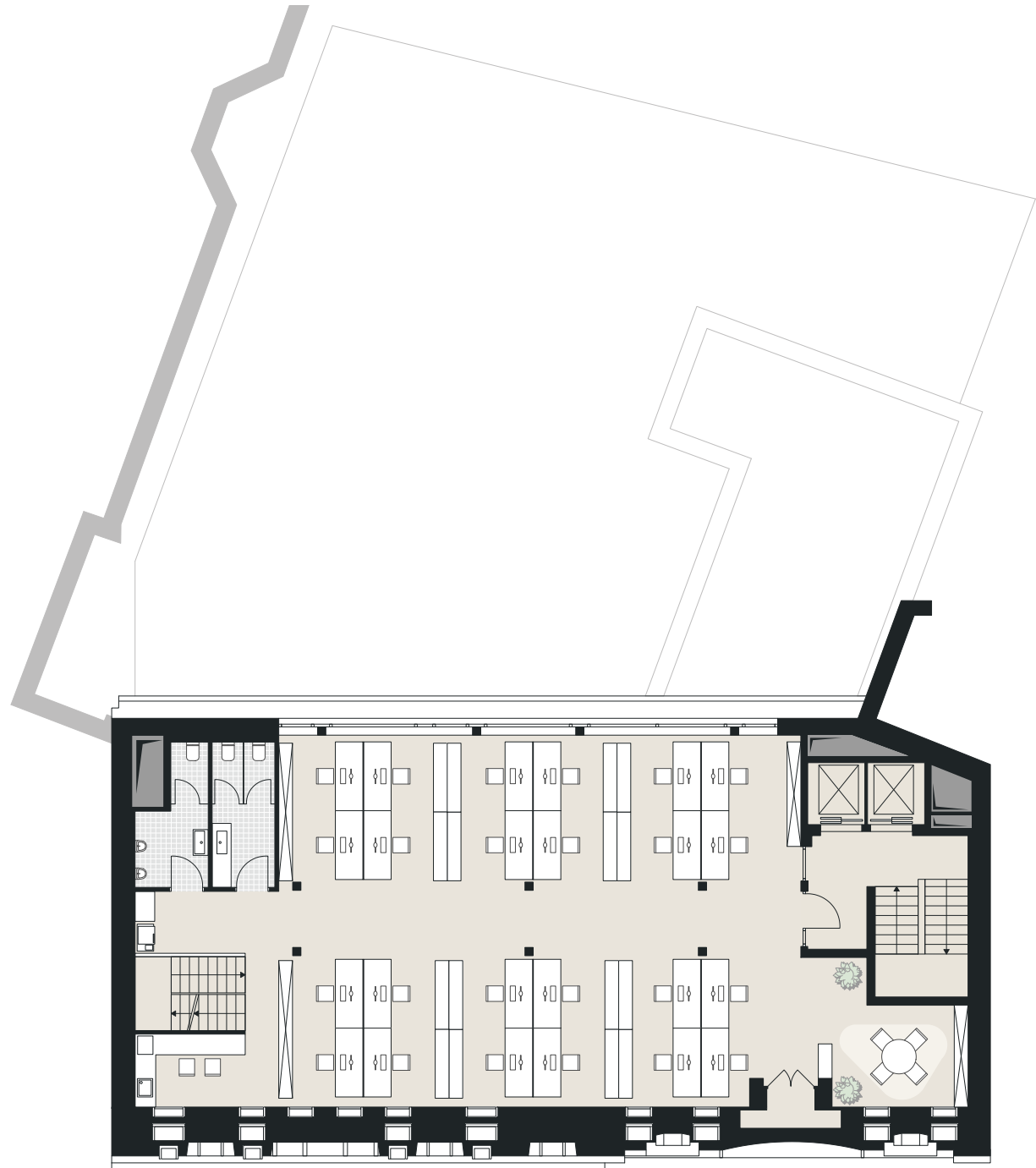
+6 floor

Space Planning example #1

Lettable area

272 m² Offices

To let with the +5 floor



- Offices
- Common areas
- Patio / terrace / garden

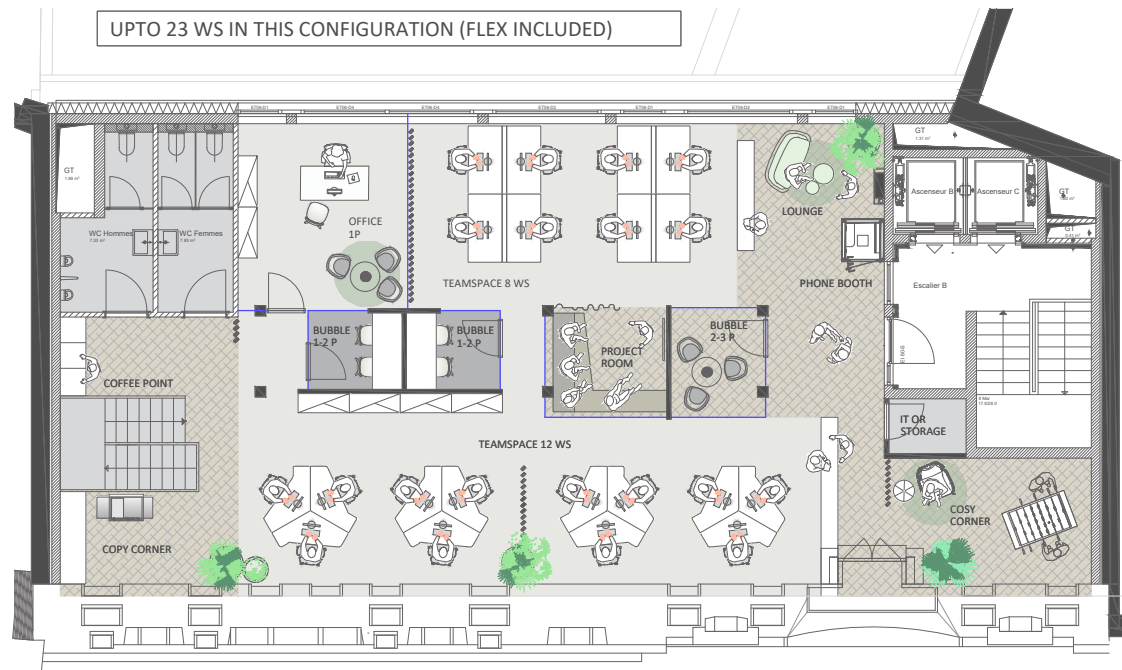
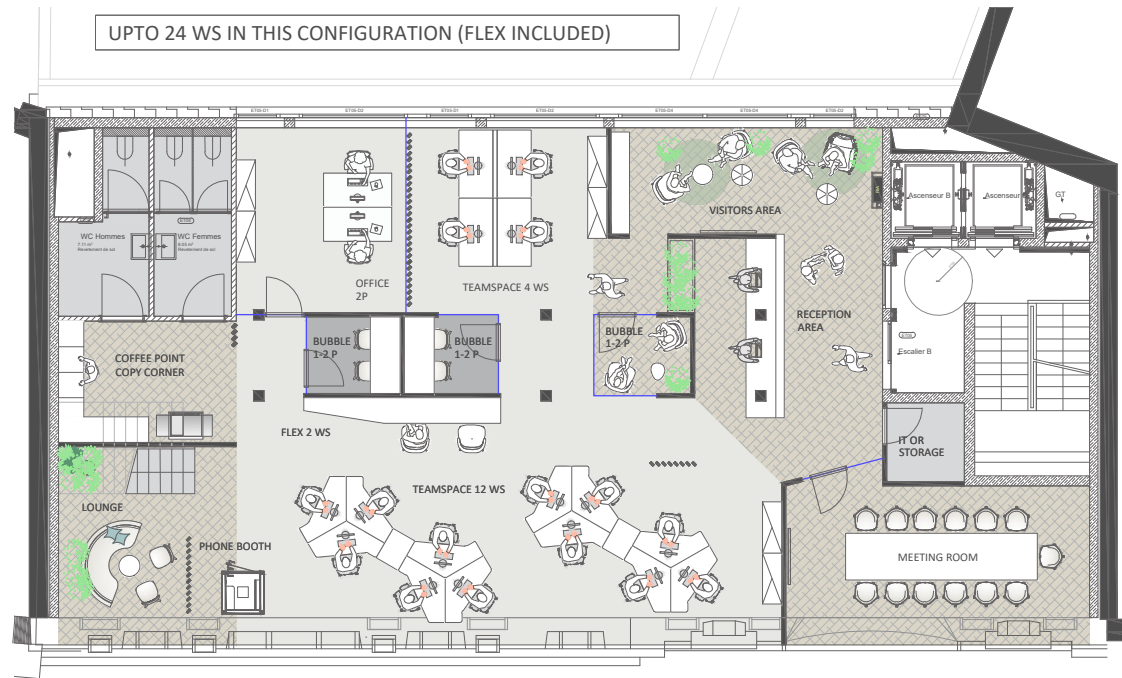
+5 & +6 floor

Space Planning example #2

Lettable areas

+5 : 289 m² Offices

+6 : 272 m² Offices



-1 floor

Space Planning example #1

Lettable areas

495 m² Offices, 29 m² patio

84 m² Retail

A : 45 m²

B : 39 m²



- Retail
- Offices
- Common areas Residential
- Common areas Offices
- Patio / terrace / garden
- Technical

-1 floor

Space Planning example #2

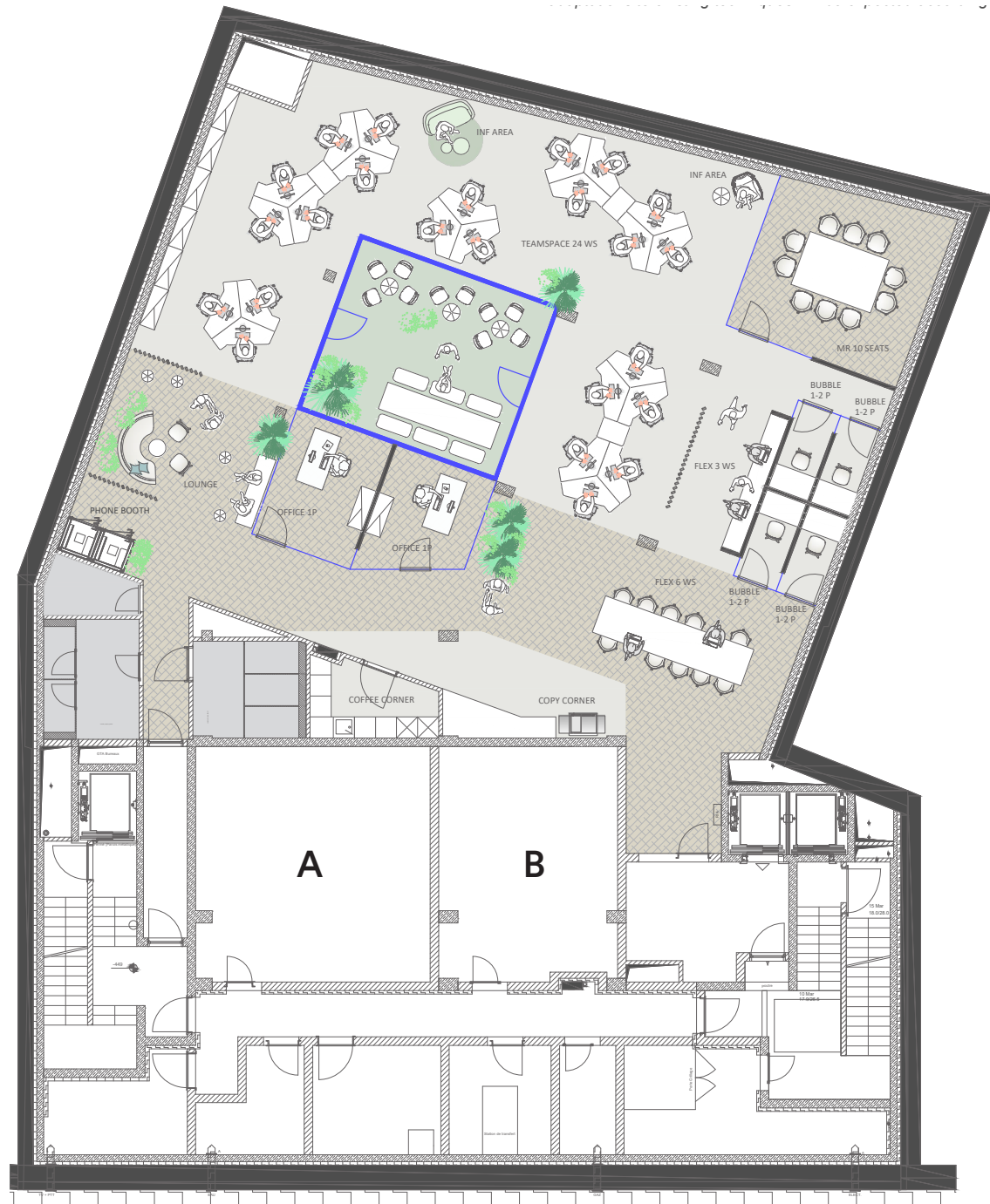
Lettable areas

495 m² Offices, 29 m² patio

84 m² Retail

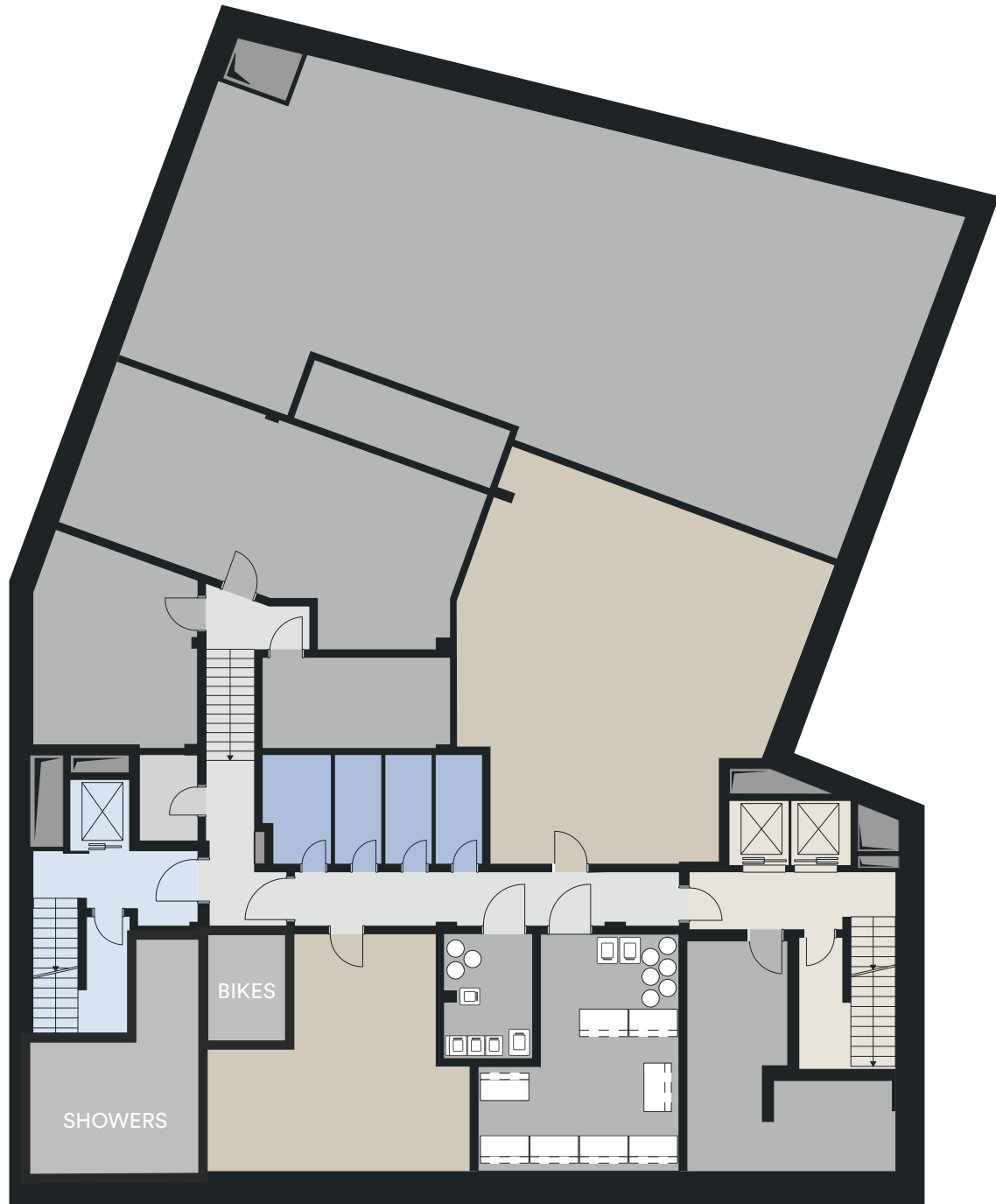
A : 45 m²

B : 39 m²



-2 floor

- Cellars
- Offices archives
- Common areas Residential
- Common areas Offices
- Technical



SPECIFICATIONS

Delivery Q4 2023

Architect
Ballinipitt Architectes



Inspired by the timeless elegance of the stone façade, our architects have strived to create a comfortable, relaxed environment inside the building, with high quality finishes.



Soft neutral colors, natural materials and smooth rounded surfaces are therefore preferred to angularity and vibrancy. Wood is widely used, echoing the perennity of the stone façade.



Heating and cooling ceiling / HVAC

- Cooled and heated reversible ceiling
- Metallic false ceiling with invisible frames and acoustic isolation
- Hydrometric confort
- Sanitary ari quality



Façade

- Opening windows
- High performance glazing and visual confort light transmission 70 %
- Rear Façade with external blinds

A Certified Building
BREEAM
EXCELLENT





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