



OFFICE WITH VERY
HIGH ECOLOGICAL
PERFORMANCE

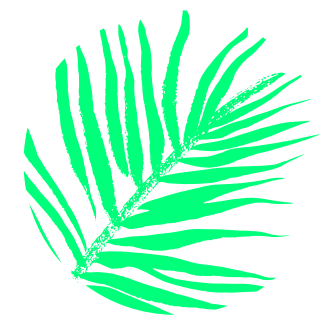


EDITORIAL

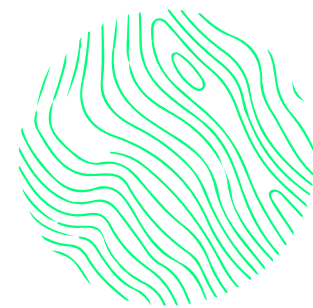
THE RATIONALE OF THE PROJECT

Imagine a place where you can work alongside nature. A place where you live, interact and recharge your batteries with colleagues. "The Nest" is so much more than a simple office building. It is a fertile settlement that cares for its users, protects other forms of life and encourages them to live together in harmony.

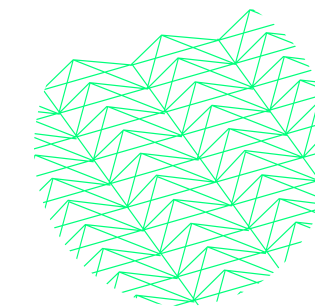
From the moment you enter the building, you are immediately struck by the trees that sprawl out in majestic splendour: "The Nest" welcomes you with open arms and embraces you. "The Nest" features an ultra-ecological design, largely due to its photovoltaic canopy and its total independence from fossil fuels, and it offers a number of unifying uses. A place geared towards new ways of living and working.



**INVITING
NATURE
BACK INTO
THE CITY**



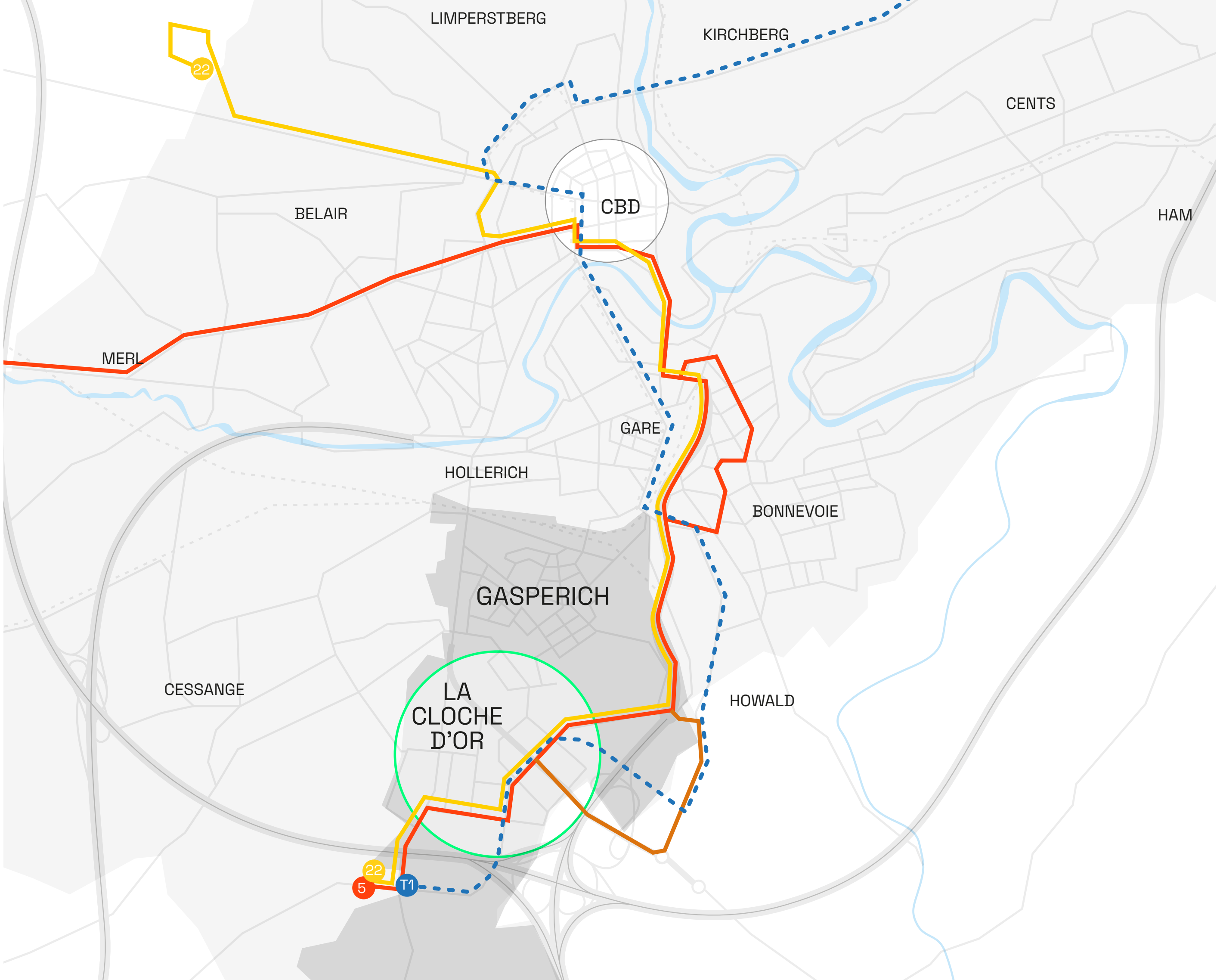
**ENCOURAGING
EMPLOYEES
TO COME BACK
TO THE OFFICE**



**OFFICES SERVING
CORPORATE SOCIAL
RESPONSIBILITY**



LA CLOCHE D'OR A GREEN DISTRICT



KEY FIGURES









3
the number of kilometres from Cloche d'Or to the city centre.

21
the number of bus lines that serve the district, linking all the major cities in the country, and providing connections to the Belgian, French and German borders.

The Cloche d'Or district in the south of Luxembourg City is currently going through a major renaissance. A new model for the city as well as for lifestyle, in which residents, employees, shopkeepers and restaurant owners freely mingle. Here, economic prosperity is combined with values of well-being and sharing.

A more responsible city, too: Cloche d'Or encourages soft traffic, with its many bicycle paths, car parks equipped with electric charging stations, and its particularly active public transport network. In addition to its many bus lines, the new tram line will arrive in the area in early 2024!

At last, a city that breathes: the largest park in Luxembourg, Ban de Gasperich, will open its doors in spring 2023, thus complementing the green corridor that has already been adopted by local residents. With a little effort and a short climb, you can even admire the forests and fields of Luxembourg just a few kilometres away! Cloche d'Or has received DGNB Gold certification, which attests to the sustainable design of the latest developments in the district.

-  HOTEL INNSIDE BY MELIA
-  LYCÉE VAUBAN
-  RESTAURANTS
-  SUPERMARCHÉ
-  POSTE
-  CRÈCHE
- 1** DELOITTE
- 2** PWC
- 3** ALTER DOMUS
- 4** BDO
- 5** INTERTRUST
- 6** MAZARS
- 7** DEGROOF PETERCAM
- 8** BANK OF NEW YORK
- 9** SWISS LIFE
- 10** JTC
- 11** INTESA SAN PAOLO
- 12** NOUVEAU SIÈGE PWC (2027)
- 13** EDMOND DE ROTHSCHILD
- 14** COMMISSION EUROPÉENNE
-  ARRÊT DE TRAM
-  STATION VEL'OH



3
the number of Vel'Oh stations less than a 5-minute walk from the building.

4
the number of nurseries or day-care centres within a 16-minute walk (5 minutes by car).

16,6
football fields, the size of Gasperich Park.

2 000
the number of parking spaces in the free 24-hour Park and Ride facility.

INVITING NATURE BACK INTO THE CITY

Fully aware of the importance of tackling global warming, cities around the world are stepping up urban development projects that foster biodiversity. Service and office real estate sectors have a prominent role to play in this endeavour, by constructing buildings that are conducive to all forms of life: humans, plants and animals.

[More informations here](#)



A FOREST IN THE CITY

Like a peaceful haven in the midst of an urban setting, The Nest unfolds behind a green veil of trees from the original Luxembourg forests. These trees were selected because of their airy foliage and their colours that vary with the seasons. They also stand out for their exceptional ability to capture polluted air. At the foot of the building, tucked between the trees, a profusion of bushy shrubs provides insects with the pollen they need.

A WELCOMING HOME FOR BIODIVERSITY

In addition to the many green spaces inside and outside the building, the architecture serves local biodiversity, thanks to the adoption of a façade made of gabion. Birds and insects settle in the nesting boxes on the façade, as well as between the stones and pebbles. They build their nests here and find the food they need to breed. An ecologist will come in to ensure that the flora and fauna can flourish naturally. As proof of our unflinching commitment to local biodiversity, "The Nest" is the first building in Luxembourg to be awarded the "Biodiversity" label.



IMAGE CONCOURS NON-CONTRACTUELLE





A FERTILE URBAN COMMUNITY THAT TAKES CARE OF THOSE WHO LIVE THERE

As a place to live and work, The Nest features a variety of indoor and outdoor where users can relax and breathe.

Nature dispenses its relaxing virtues wherever it can: tree-lined atrium, walkways bathed in greenery, sprawling balconies... The rooftop terrace is another great place to relax, where you can hold meetings or end the day with a drink with colleagues.

The omnipresence of nature and the use of natural materials in the interior spaces play a central role in the building's biophilic philosophy, which aims to maximise comfort and well-being.

"The Nest" is also pursuing "Well Building Standard" certification, which rewards the design of buildings that are structured towards the well-being and health of their users.

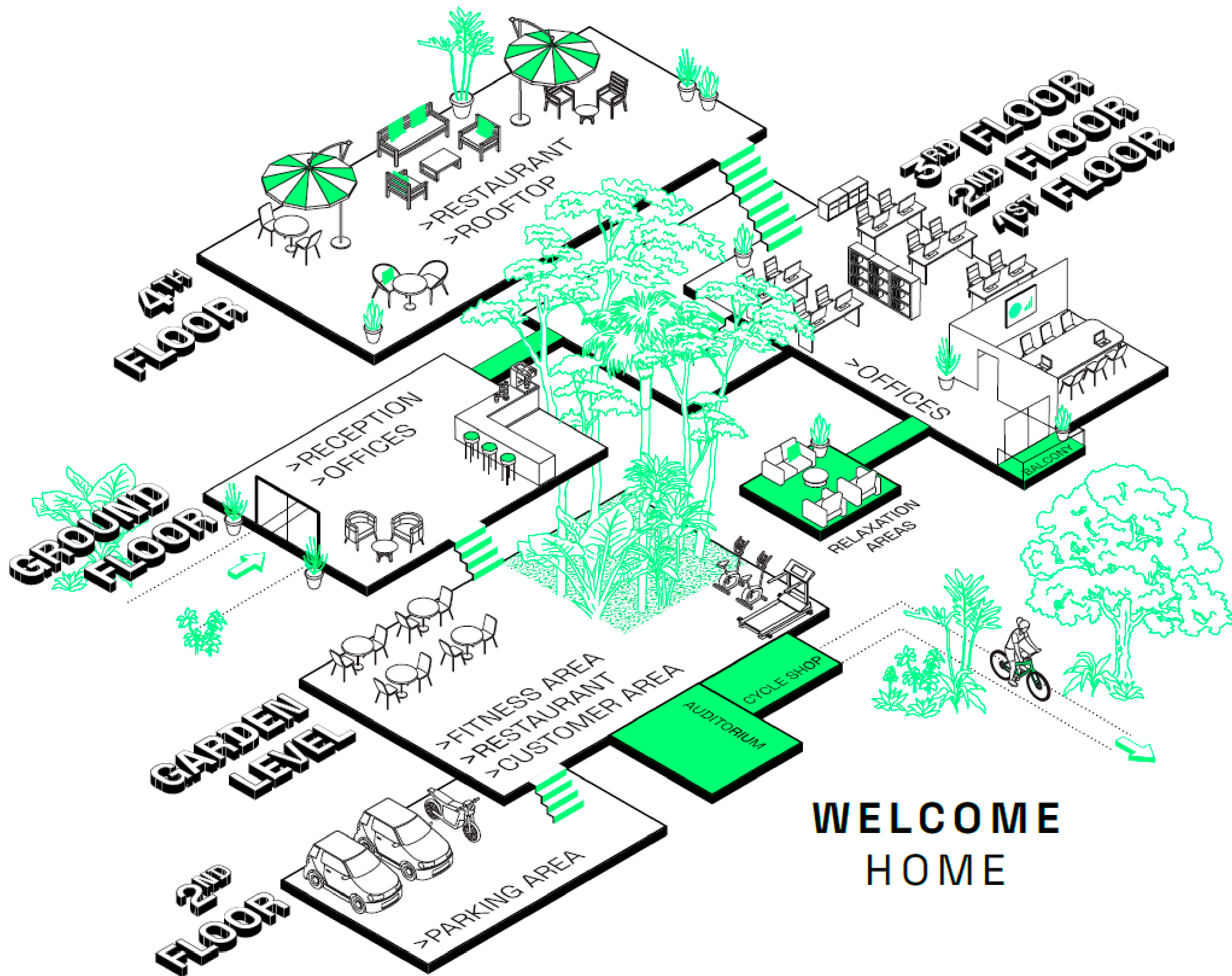


ENCOURAGING EMPLOYEES TO COME BACK TO THE OFFICE

While teleworking has transformed our routines, working on site offers an unparalleled level of interaction, engagement and creativity. Designed to attract the finest talent, the offices of the future have many arguments for convincing employees to come back to the office.

[More information here](#)

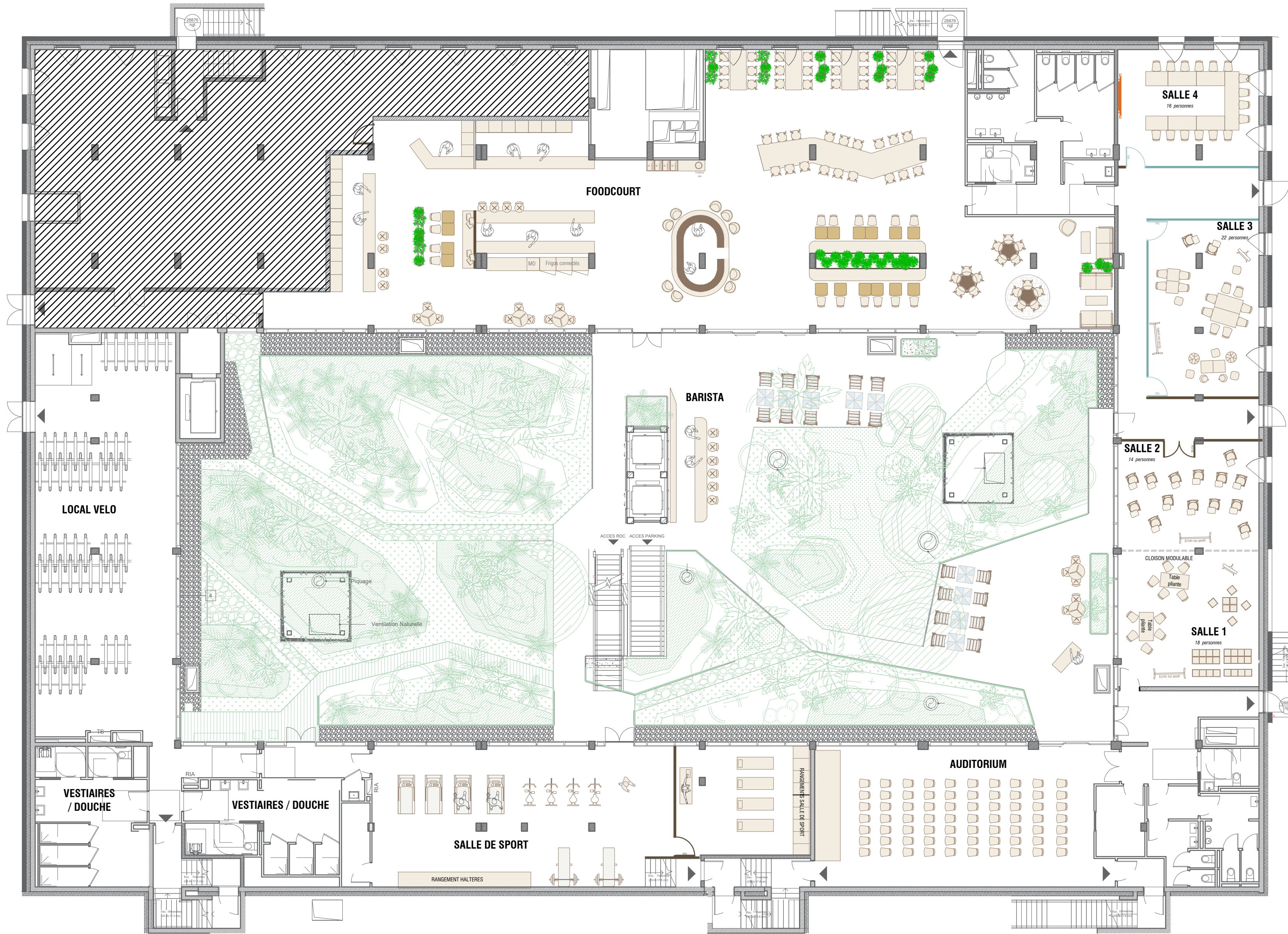




FLOOR	AREA (BACS)*
GARDEN LEVEL	1.900 sqm
GROUND FLOOR	1.921 sqm
1 ST FLOOR	1.932 sqm
2 ND FLOOR	1.974 sqm
3 RD FLOOR	1.929 sqm
TOP FLOOR (+4)	668 sqm
TOTAL	10.324 sqm
PARKING	54 units
ARCHIVES	238 sqm

* Figures given as a guide and subject to change.

**WELCOME
HOME**



GARDEN FLOOR SPACE PLANNING

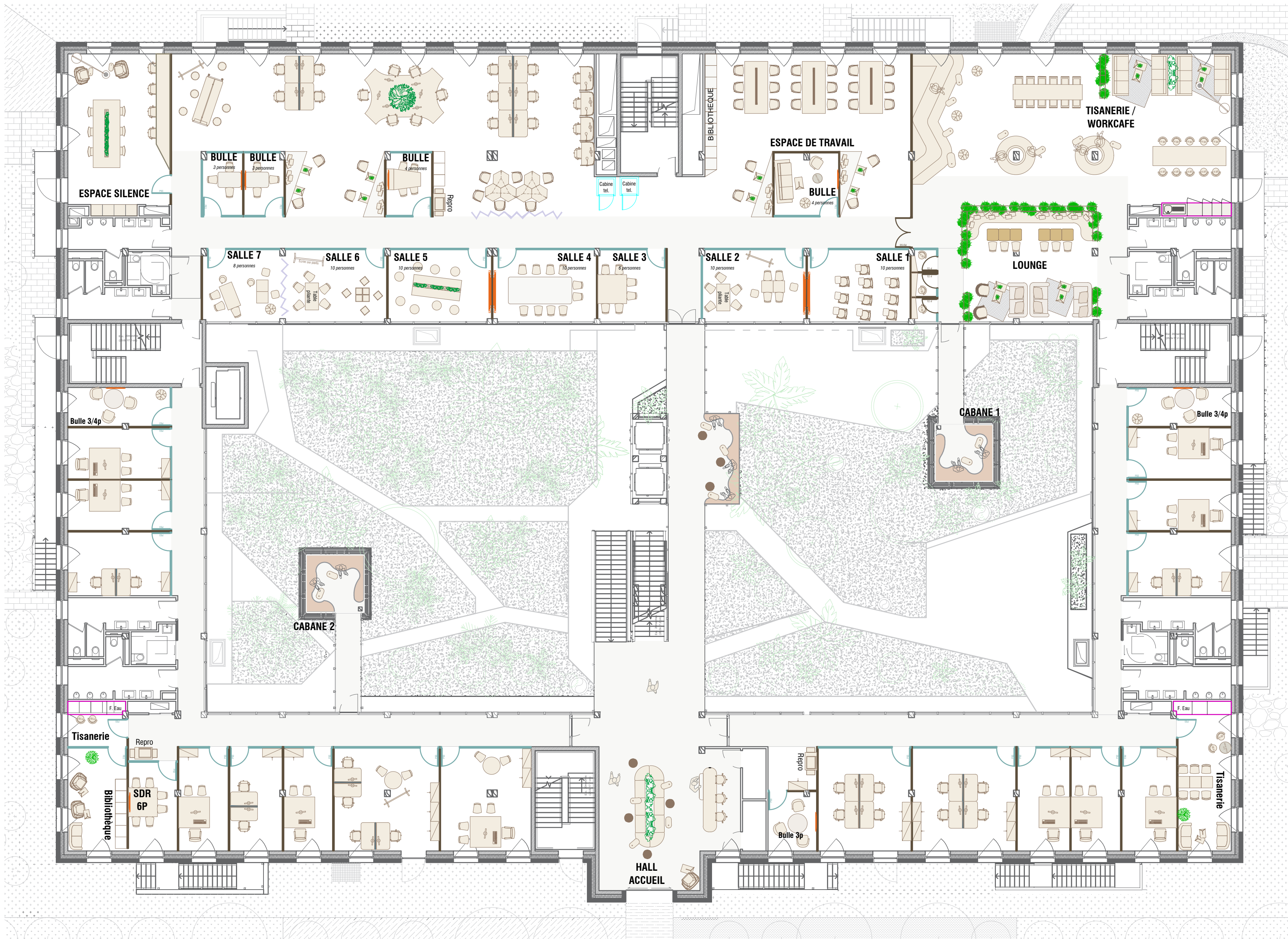
SERVICES TAILORED
TO THE NEEDS OF
THE FUTURE OCCUPANT

*BARISTA, FOODCOURT,
TRAINING SPACE,
AUDITORIUM, FITNESS ROOM
AND BICYCLE ROOM.*

RUE HENRI SCHNADT



NON-CONTRACTUAL VISUAL



GROUND FLOOR SPACE PLANNING

COWORKING OPTION

**UP TO 159
WORKSPACES**

RUE HENRI SCHNADT



TYPICAL FLOOR OPTION 1

UP TO 168 WORKSPACES

LÉGENDE:

- Espaces de travail ouverts
- Espaces de travail fermés
- Bureaux individuels
- Espaces collaboratifs
- Tisaneries Workcafés
- Bibliothèque
- Circulation



RUE HENRI SCHNADT



TYPICAL FLOOR OPTION 1

UP TO 168
WORKSPACES

LÉGENDE:

- Espaces de travail ouverts
- Espaces collaboratifs
- Tisanes / Workcafés
- Bibliothèque
- Circulation

RUE HENRI SCHNADT



NON-CONTRACTUAL VISUAL



TOP FLOOR (+4)

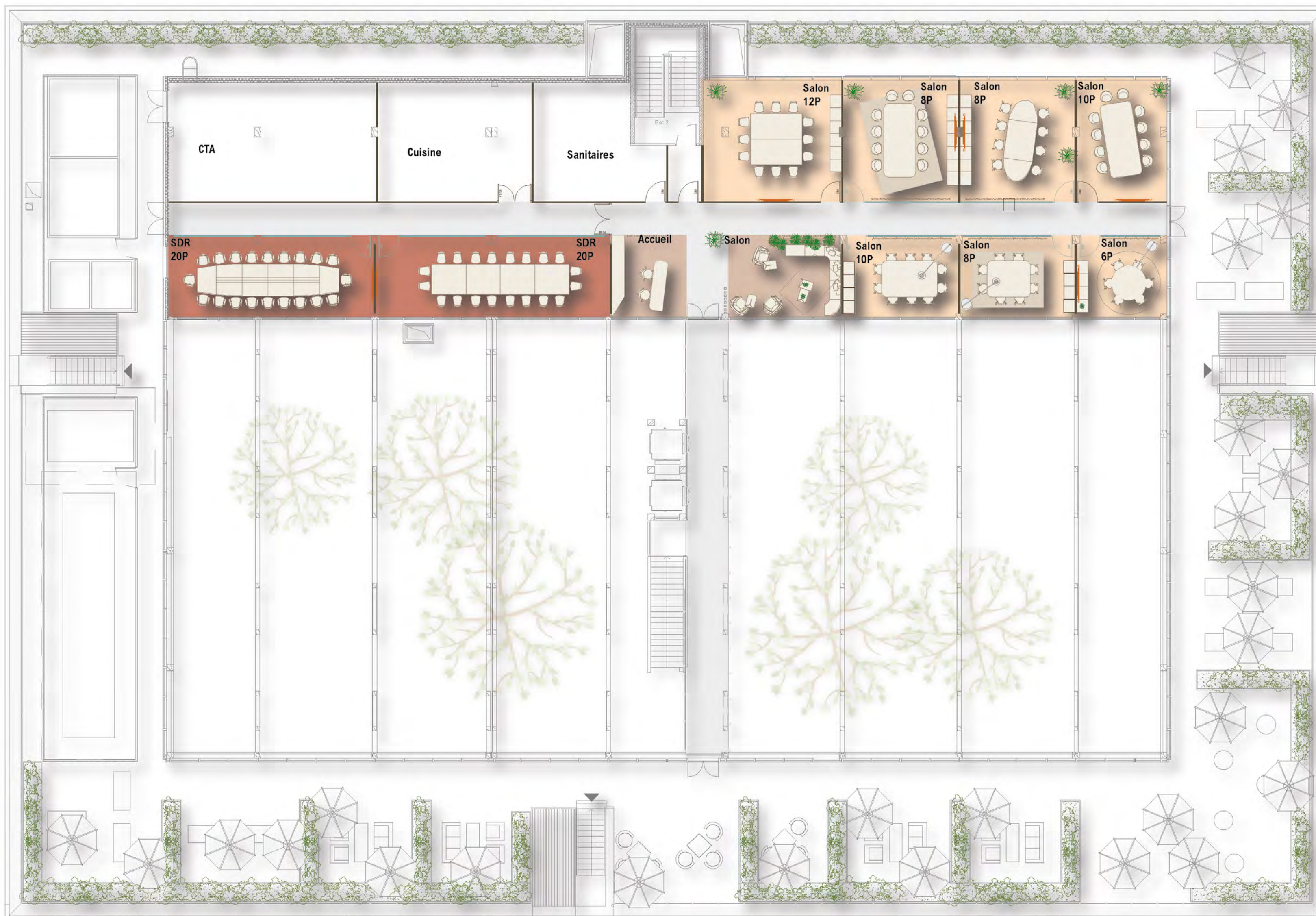
OPTION 1
 SPACE PLANNING
 FOR OFFICES USE,
 MEETING ROOMS AND
 MANAGEMENT TEAM

LÉGENDE:

- Espaces de travail ouverts
- Bureaux individuels
- Espaces collaboratifs
- Accueil et salon
- Circulation

0 1 2 3 4 5
 Echelle en m

RUE HENRI SCHNADT



TOP FLOOR (+4)

OPTION 2 SPACE PLANNING FOR CLIENTS AREAS (MEETINGS, LUNCHES)

LÉGENDE:

- Espaces de travail ouverts
- Bureaux individuels
- Salles de réunion
- Salons déjeunatoire
- Accueil et salon
- Circulation



RUE HENRI SCHNADT



NON-CONTRACTUAL VISUAL

TECHNICAL FEATURES



STRUCTURE

- Infrastructure (basements) in reinforced concrete.
- Above ground structure in wood* (beams, floors and pillars).
**Possibility to switch to reinforced concrete, should it be preferred by SSB.*
- The staircases are planned in reinforced concrete and contribute to the bracing of the structure.
- Façade structure in concrete/wood.
- Load bearing capacity for typical floor plate of 4,2 kN/sqm (1,2 for partitioning and 3 for operating load). Possibility to increase the load bearing capacity where needed.

FACADES

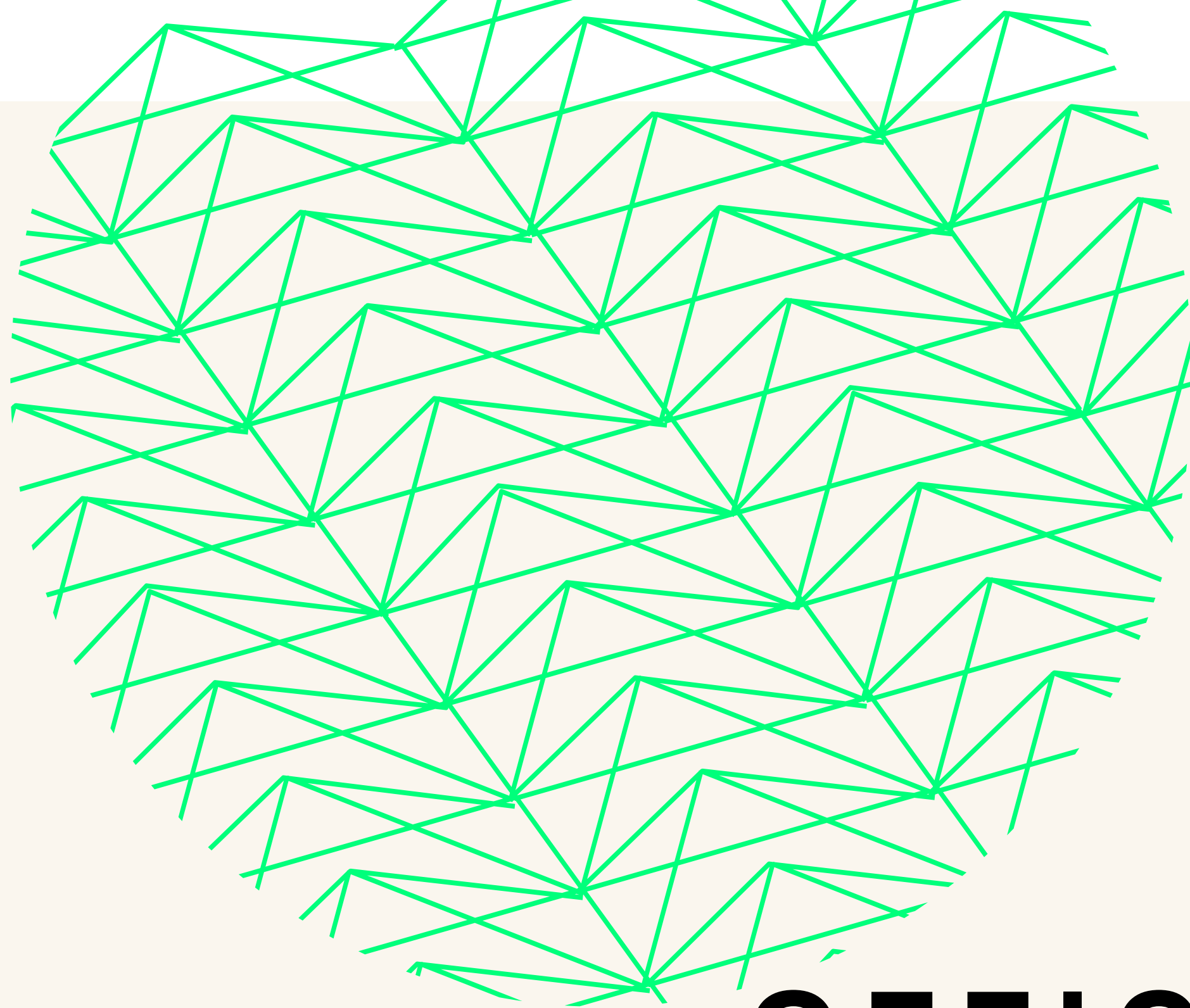
- The exterior façade is clad in 20cm-thick gabion cage modules. The cages are made of electro-welded stainless steel wire. The modules are supported at each level by a perimeter structure fixed to the structure of the building. The cages are filled with blocks of selected and sorted mineral rubble from the demolition/recovery sector.
- Wooden decking balconies supported on joists are installed on the façade. The uprights and handrails of the balustrade are made of galvanised steel sections with a metal mesh infill.
- Triple-glazed, solar glazing, wooden-frame windows, all opening on the peripheral façades except in the bathrooms.
- Interior roller blind for the external (peripheral) façade connected to the building's central management system, and external slatted blinds on the interior façades (atrium).

HEATING, VENTILATION, AERATION AND COOLING

- The office areas (ground floor to 4th floor) are heated and cooled by reversible fan coil units in the raised floor, along the façades.
- The offices and other functions of the garden floor are heated and cooled by active reversible ceiling. The entrance hall has reversible underfloor heating.
- Our assumptions for ambient conditions for offices and meeting rooms
Winter: 20°C / min. 40% RH
Summer: temperature between 22°C and 26°C with a delta t° between room and outside of 6°C for offices. No humidity control.
- The ventilation systems in the specific zones are designed to provide 100% fresh air in the rental areas.
- The air is supplied to the office areas via floor diffusers and fan coil units, and is extracted in each rental unit. Acoustic transfer baffles should be installed in partitions where rental areas are partitioned.
- Fresh air provision : 45 m³/h for the office areas and 40 m³/h for the meeting rooms, restaurants and auditorium, 60 m³/h for the fitness area.
- The building is connected to the urban heating system, and there will be a solar photovoltaic system of ≈110 kWp on the roof.
- Full sprinklage system, sprinkler will be visible.

OFFICE SPACES

- Slab to slab storey height of 3,13 m from ground floor to 4th floor, and 3,61 m on the garden floor.
- Clearance height of 2,71* to 2,81 m for offices from the ground floor to the 4th floor. Clearance height of 3,00 m on the garden floor.
**Under wooden beams, which can be avoided by using metal beams.*
- No suspended ceiling, the wooden slab structure allows some room inside for LED lighting cables and smoke detectors.
- Technical raised floor of 32 cm. Data cabling and small driving force will pass through the raised floor.



Under the impetus of public authorities and public opinion, businesses are now required to demonstrate their environmental and social commitment if they wish to obtain financing and contracts. In this perspective, there are multiple advantages to using a green building.

[More information here](#)

OFFICES SERVING CORPORATE SOCIAL RESPONSIBILITY

A NEST TO SHAPE THE FUTURE

Offices with very high environmental performance are a way to facilitate CSR initiatives for businesses. Central to these concerns, ecology aims to take care of the living in the broadest sense of the word.



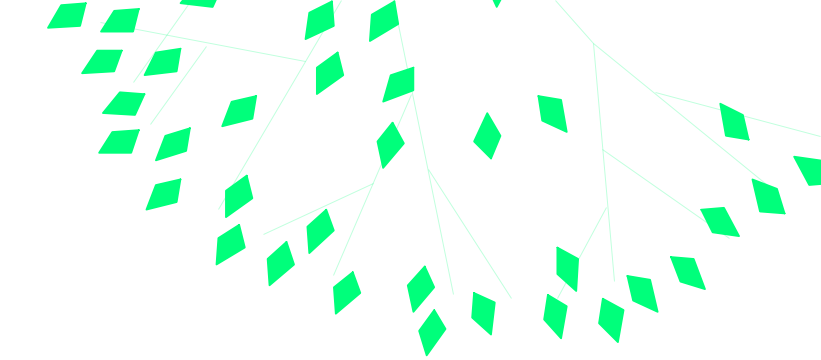
Future proof, The Nest anticipates tomorrow's uses and sets the pace as a pioneering project in Luxembourg.

THE NEST



As proof of a global commitment, the certifications that we are seeking are complementary: **Carbon Footprint Neutral** means being carbon neutral; **BREEAM** aims for optimum energy performance, leading to significant savings and greater comfort; **BiodiverCity** promotes biodiversity, sustainability and biophilia; lastly, **WELL** is committed to social and societal impact, guaranteeing comfort and health within the building.





INNOVATIVE MATERIALS WITH A LOW CARBON FOCUS

Limiting all impacts

By prefabricating many of the components, the construction period will be short, with limited dust and noise pollution. From beams to slabs, including the framework, "The Nest" prioritises using wood, a natural material par excellence, which also has the advantage of capturing CO₂.

For the outer skin of the building, we have chosen to recycle and reuse: waste from neighbouring construction sites is collected and crushed to form a compact gabion envelope.

Facilitating thermal and energy comfort

The thickness of the walls provides excellent inertia and optimal thermal comfort in both summer and winter, and ensures that energy consumption is kept under control.

The indoor greenery helps to create a pleasant atmosphere in the heart of the atrium, which acts as a buffer between the indoor and outdoor temperatures all year round.

The building has been designed to achieve an AA energy performance rating and promotes on-site energy production, mainly by means of a photovoltaic canopy. The remaining requirements will be covered by the local urban heating system, which is also part of this green

With "The Nest", Eaglestone is pursuing its commitment for greener real estate: we are the pioneers of the first carbon neutral building in Luxembourg.

A WORD FROM THE ARCHITECT



ÉDOUARD FRANÇOIS

MAISON ÉDOUARD FRANÇOIS

“Introduce an oasis of calm and greenery into the hustle and bustle of the city. With this ambition in mind, we conceived “**The Nest**”. A place that, as its name suggests, takes care of those who live in it. A

place that preserves a natural balance and fosters great ideas. A place to work, but also a place to live and prosper.

Since 1998, we have advocated ambitious

architecture that respects ecosystems without sacrificing aesthetic vision.

“**The Nest**” was born out of these principles: built on the site of a former urban car park, it nurtures life in all its

forms, whether human, animal or plant. A glimpse into the world of tomorrow.”

“A place to work,
but also a place to
live and flourish”

THE PROJECT STAKEHOLDERS



FIDUCENTER

Fiducenter

Historically dedicated to serving international clients, Fiducenter Asset Management has excelled since its creation by offering a multidisciplinary service environment. A unique DNA forged on unique values and skills to work by your sides in all areas, from tax and financial engineering to asset management. Approved by the CSSF, Fiducenter AM is now acknowledged as being one of the leading institutions in the Luxembourg financial sector.

Our experts draw on their global expertise to secure, shape and boost the various asset classes that make up your portfolio. This tradition of excellence is part of a family office spirit that is highly valued by our clients: and an authentic culture focused on performance.

Through our “Elite Real Estate” fund, we are proud to collaborate with our partner Eaglestone on this innovative, ambitious and environmentally friendly project.

www.fiducenter.lu



Maison Edouard François

Founded in 1998, Maison Edouard François has always set itself apart through its environmentally friendly, innovative and unique projects. Among its most iconic projects, Maison Edouard François has notably designed the M6B2 biodiversity tower (12th arrondissement in Paris), the building that grows (Montpellier), and the Cheval Blanc hotel, on the top floors of the La Samaritaine department store in Paris.

www.edouardfrancois.com



Eaglestone, a group specialising in European real estate development and investment, is active in Belgium, Luxembourg and France.

Highly regarded for the architectural and technical quality of its projects, Eaglestone's guiding philosophy is to embellish the existing environment by creating responsible urban development projects with a distinctive identity. In harmony with these values, all of Eaglestone's projects adopt a strong environmental approach, with a particular focus on carbon neutrality, as well as on the well-being and comfort of occupants by attaining international certifications.

With a team of 230 employees, the group currently manages a portfolio of more than 115 projects encompassing the residential, business, student housing and hotel market segments. Spanning over 870,000m2 under ownership and construction.

www.eaglestone.group



**LIGHT ON
BRUXELLES**
5 892 M²
2017



**K-NOPY
BRUXELLES**
8 200 M²
2023



**THE FIRST
BRUXELLES**
8 000 M²
2023



**THE BRIDGE
LUXEMBOURG**
4 216 M²
2025



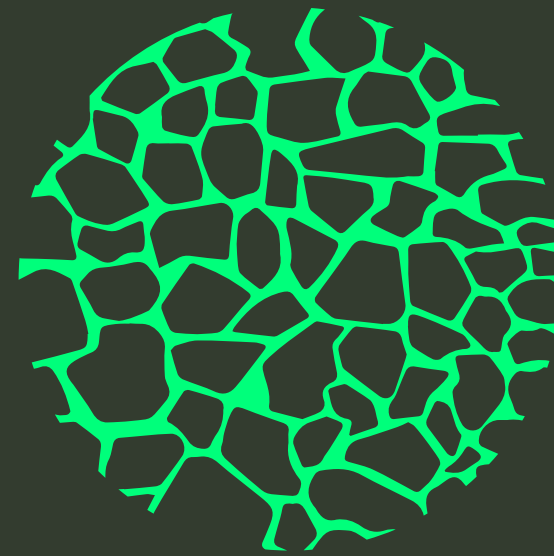
**PRISM
LUXEMBOURG**
4 780 M²
2023



**PAVILLON 52
LYON CONFLUENCE**
7 700 M²
2016



**SIÈGE MONDIAL D'EURONEWS
LYON CONFLUENCE**
10 000 M²
2015



TO FIND OUT MORE
[CLICK HERE](#)

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