



PRISM

CLOCHE D'OR

by  EAGLESTONE



New office building in the Cloche d'Or

404 ROUTE D'ESCH

4.780 m²

EASY PARTITIONNING

Q4 2023

DELIVERY



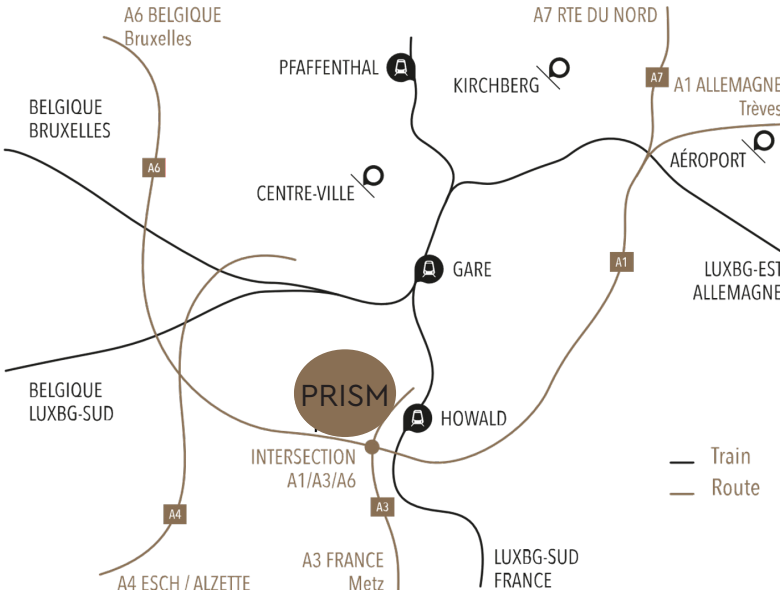
«An Elegant and uncluttered office building»



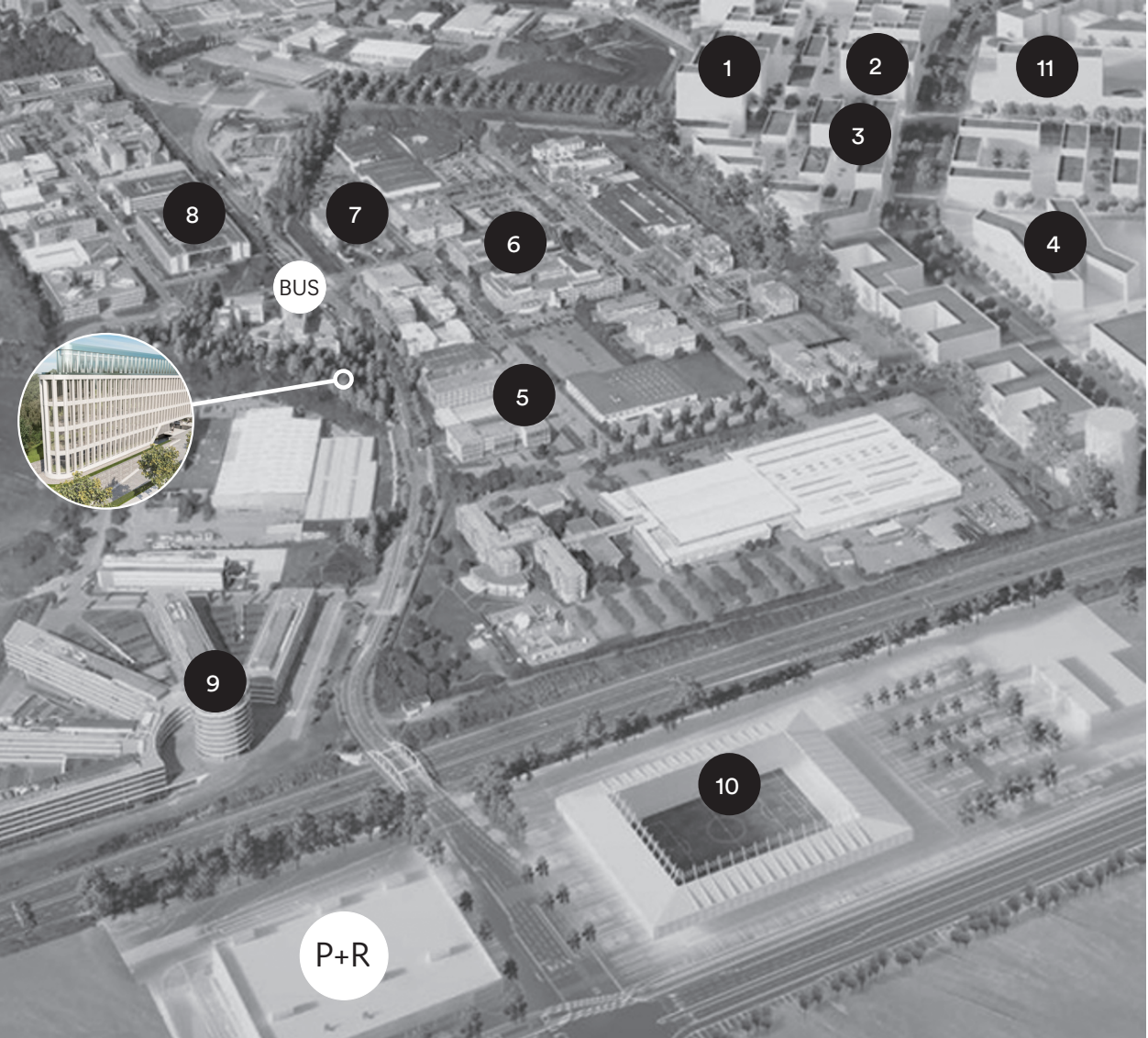
Location

A strategic location in the heart of the “Cloche d’Or”

The Cloche d’Or is located in the south of Luxembourg city. This district has been thought out and designed to integrate the current challenges of sustainable development, in order to offer a high-quality environment to all its inhabitants.



- 1 ALTERDOMUS alterDomus
- 2 Deloitte Deloitte
- 3 Intesa INTESA SANPAOLO
- 4 PWC pwc
- 5 MELIA MELIÀ
- 6 Edmond de Rothschild Edmond de Rothschild
- 7 BDO BDO
- 8 Degroof Degroof Petercam
- 9 IQEQ IQEQ
- 10 National Stadium STADE DE LUXEMBOURG
- 11 Auchan Cloche d’Or Auchan









Accessibility

All roads lead to PRISM

Easily accessible from the city centre, PRISM will be located on one of the main streets, close to the tram line and the new P&R car park, next to the future national football stadium.

Mobility and accessibility will therefore be among this future project's key assets.

-  Two tram stops within walking distance
-  Upgraded Howald railway station
-  Park & Ride within walking distance
-  Bus station within walking distance
-  Airport : 14km
-  Motorways to Belgium, France & Germany: 4km



- FREE Park & Ride of 2000 places at walking distance (5-10 min.) in 2023
- 56 charging points
- Vel'oh
- mbox





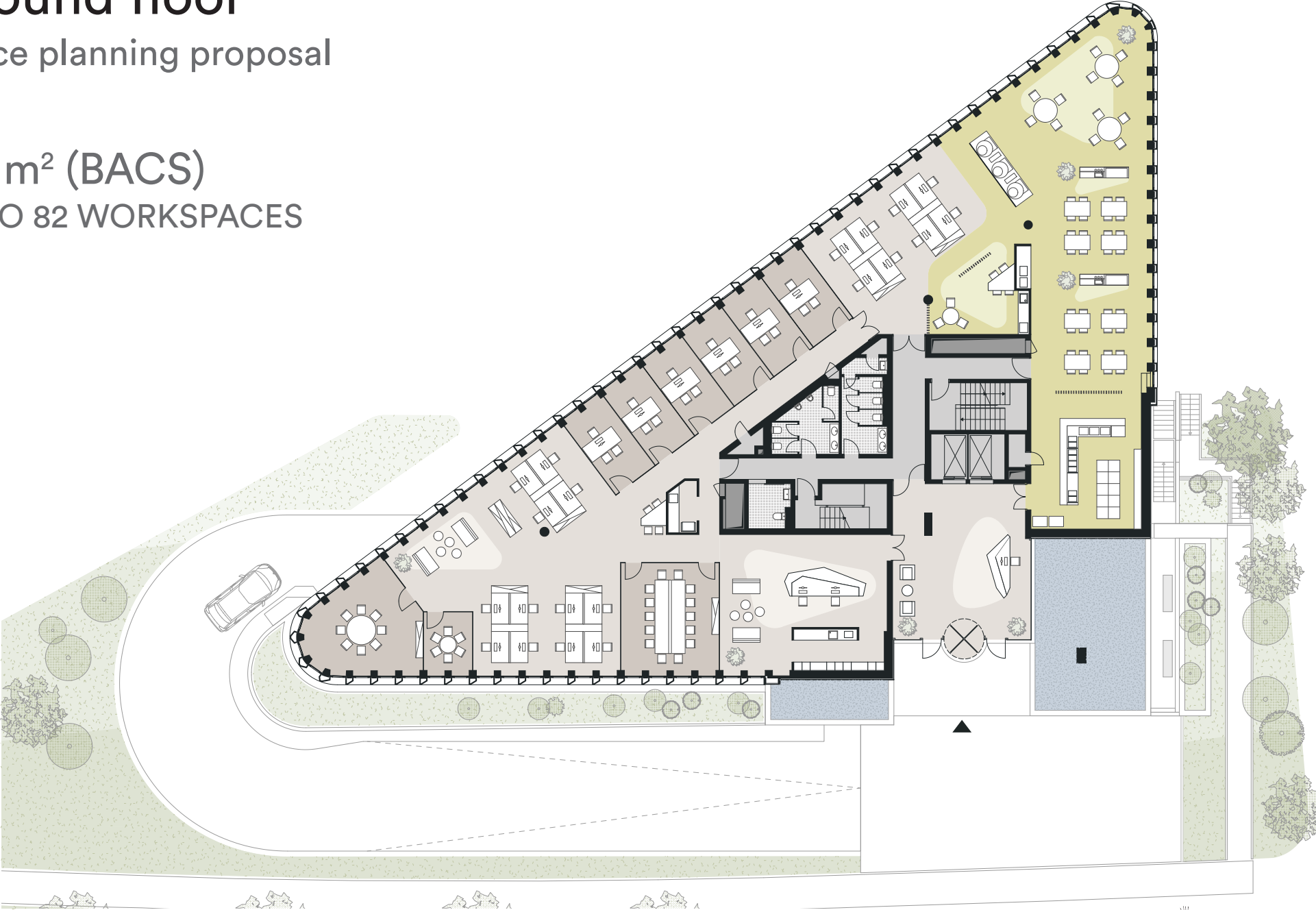
FLOOR PLANS & SPECIFICATIONS

Ground floor

Space planning proposal

851 m² (BACS)

UP TO 82 WORKSPACES



Level +1 to +3

Space planning proposal

1.050 m² (BACS)

UP TO 95 WORKSPACES



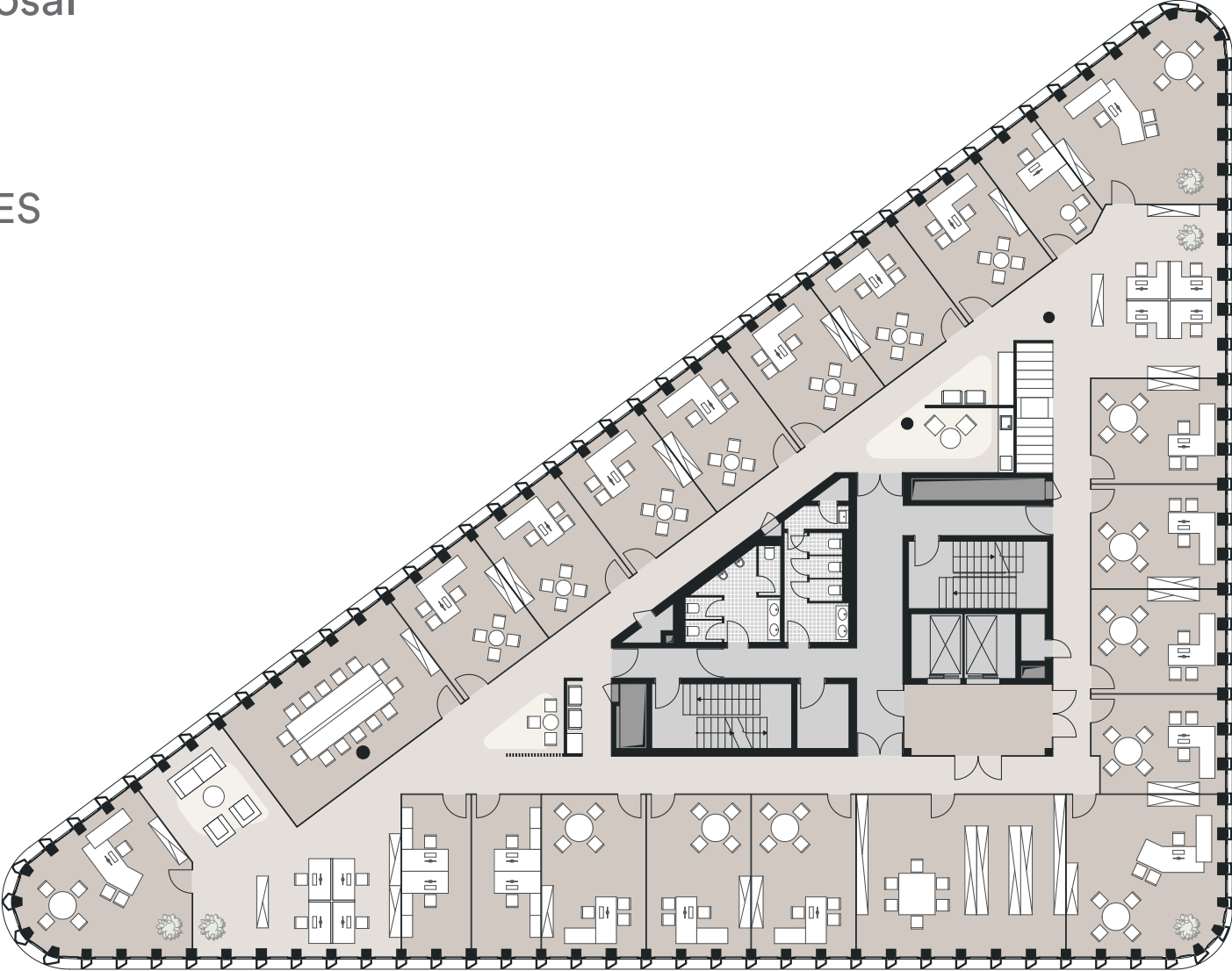


Level +1 to +3

Space planning proposal

1.050 m² (BACS)

UP TO 95 WORKSPACES



Level +1 to +3

Space planning proposal

1.050 m² (BACS)

UP TO 95 WORKSPACES





Level +4

Space planning proposal

382 m² (BACS)

UP TO 35 WORKSPACES

150 m² terrace



Level -1 (garden level)

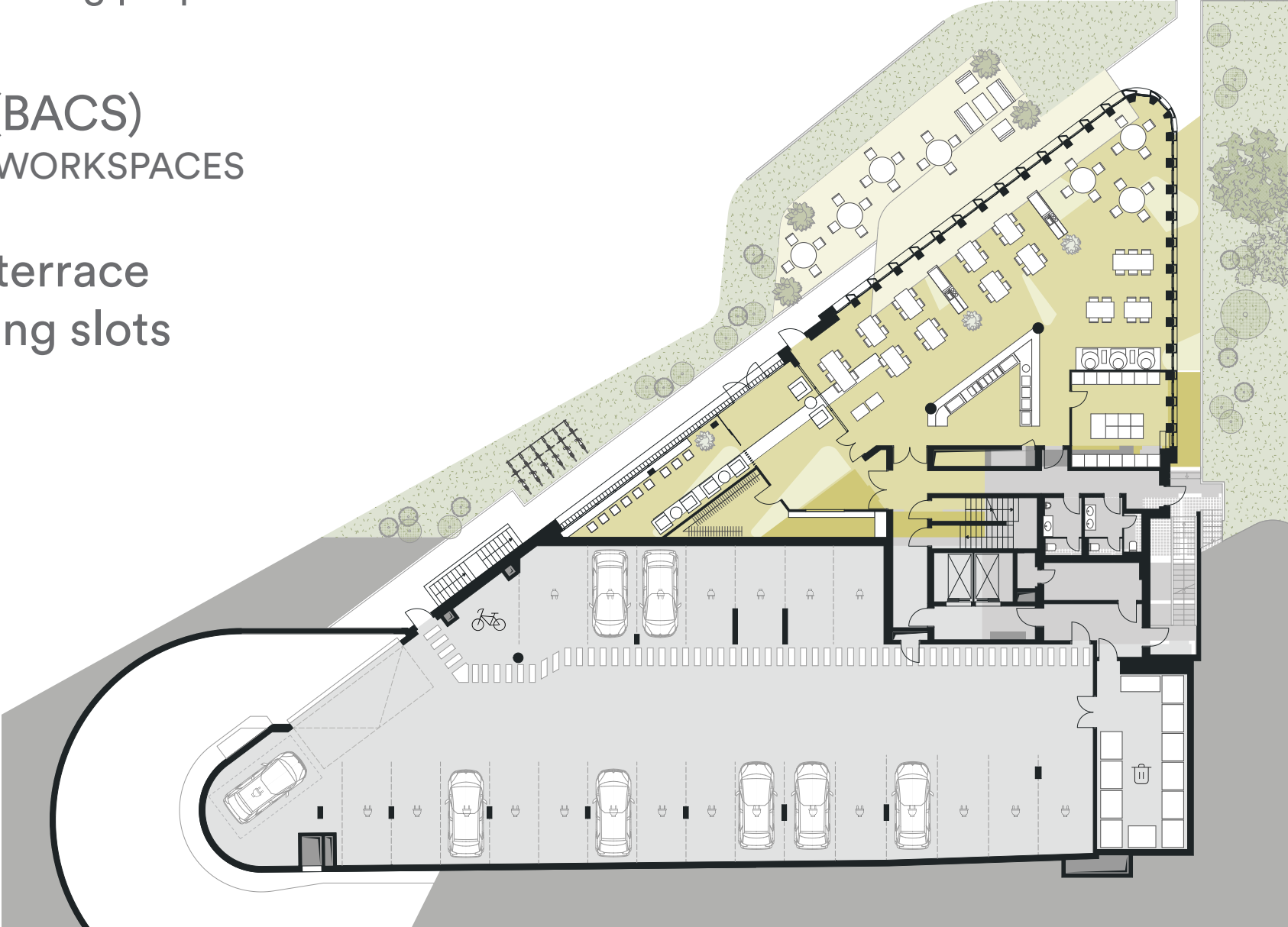
Space planning proposal

397 m² (BACS)

UP TO 38 WORKSPACES

~80 m² terrace

23 parking slots

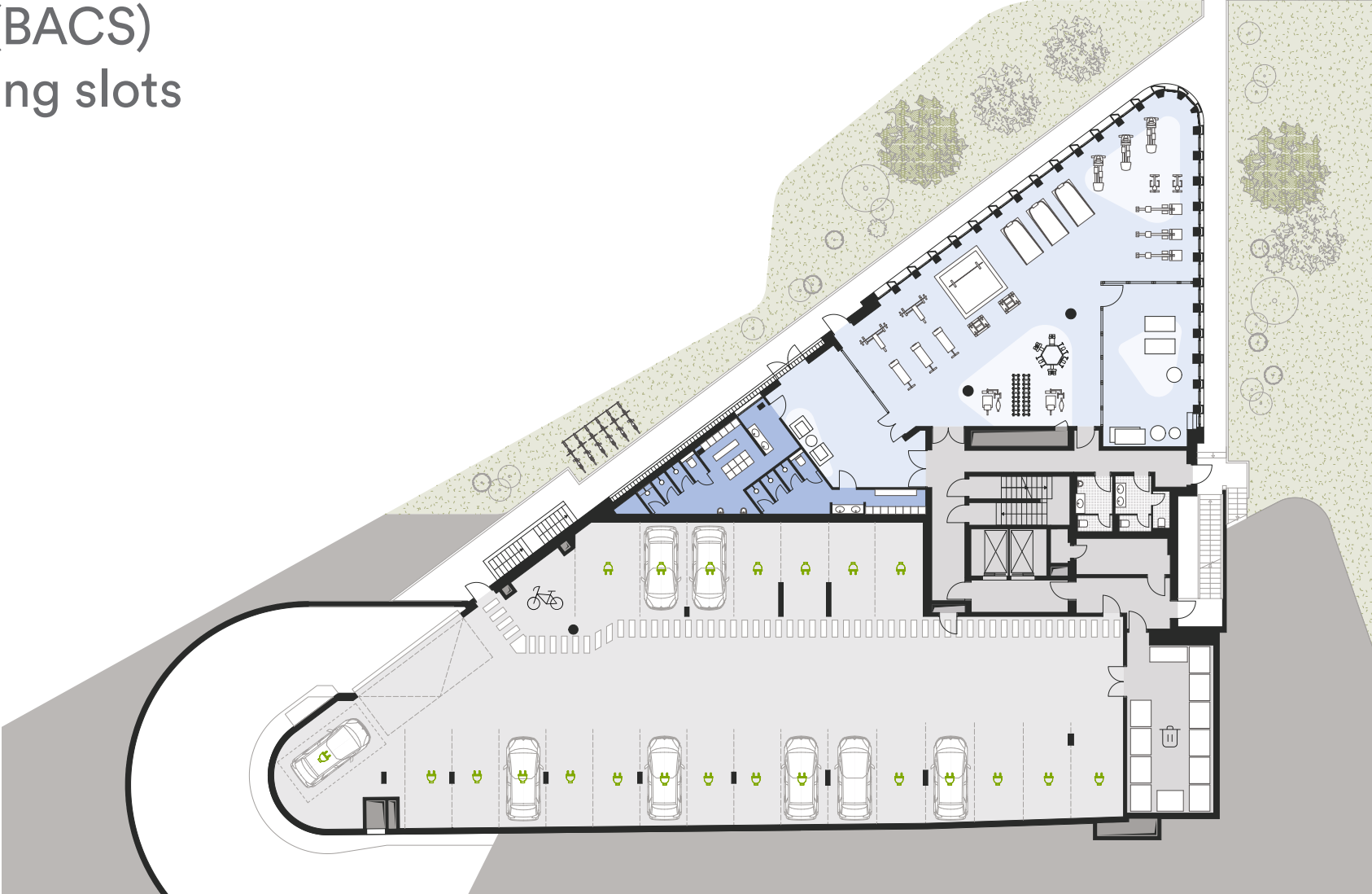


Level -1 (garden level)

Space planning proposal

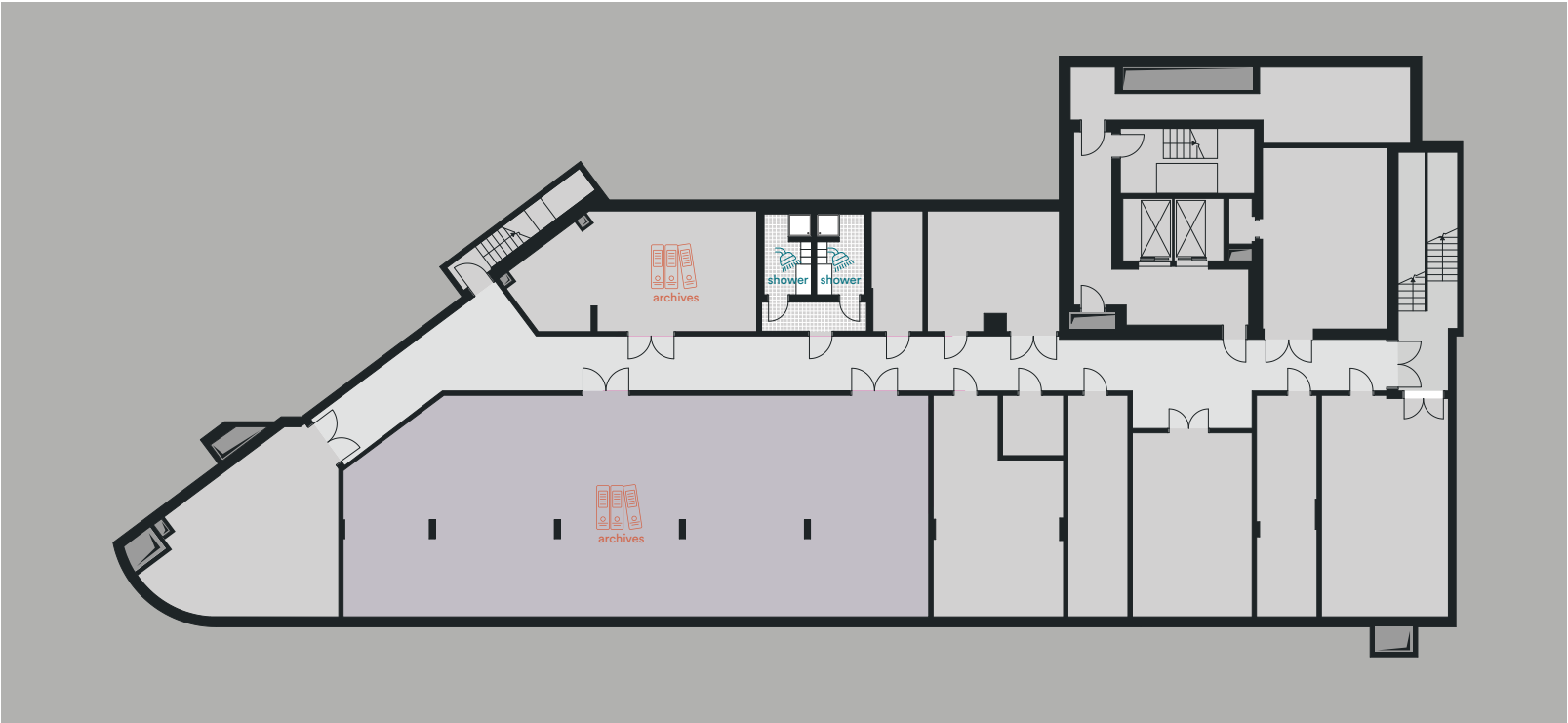
397 m² (BACS)

23 parking slots





Level -2



224 m² archives

Six levels available for rent from 380 to 1.050 m²

This large-scale development will eventually provide 4,780 m² of workspace meeting the latest trends in this area.



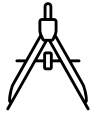
	Total
+4	382 m ²
+3	1.050 m ²
+2	1.050 m ²
+1	1.050 m ²
Ground floor	851 m ²
-1 Garden level	397 m ² +23 parking slots
-2 Archives	224 m ²

4.780 m²

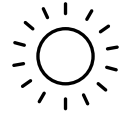
A sustainable approach

At the forefront of progress

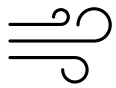
The building has been designed with a forward-looking and sustainable approach to provide comfortable workspaces for occupants, with technologies that facilitate their daily lives and optimise the management of the building and energy consumption.



Outstanding architecture.



Solar glazing with advanced insulation, natural light.



Variable-flow air treatment station.



Optimising energy consumption.



Accessible with public transport and soft mobility.



Green spaces and roof terrace, proximity with nature.



BREEAM Certification

EXCELLENT
Design Stage



PRISM

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Commercialization



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