

Eaglestone Luxembourg unveils its new office project with (very) high environmental performance: The Nest.

A Nest unlike any other

To create the City of the Future: this is what Eaglestone had in mind last summer when we organized an architectural competition for a brand-new office building in the Cloche d'Or district of southern Luxembourg.

"The Nest" was designed by the architectural firm Maison Edouard François, a pioneer in green real estate (Tower Flower in Asnières, on the outskirts of Paris, Jardins d'Anfa in Casablanca...), regularly ranked among the best architecture firms in the world.

More than an office building, The Nest is a refuge for biodiversity: it cuts through the heart of the city, right into the asphalt, to reveal an urban forest. The façade, made of gabion, has been designed to accommodate and protect local flora and fauna.



Offices connected to nature

With 8,500 m² above ground, and nearly 2,000 m² of services on the garden level, the project was chosen in particular for its reduced energy needs: the canopy covering the atrium will house a large photovoltaic power plant.

Inside the building, panoramic elevators, walkways and staircases revolve around a central atrium. The greenery extends all the way up to the ceiling: we have chosen a biophilic architecture, which offers employees a connection with nature, even indoors.

Bright yet cosy, "The Nest" has been designed to accommodate new ways of working, with a warm atmosphere producing a rallying effect.

As Maison Edouard François explains, the idea is to *"introduce a calm and green interlude into the frantic pace of the city. Several shared spaces have been created inside the building, such as a fitness room and informal relaxation areas, as well as a rooftop. The users of "The Nest" will also be able to circulate between floors from the outside, thanks to the many outdoor walkways. A way to remain connected with the green environment throughout the day.*



To be part of the green investments' dynamics

Beyond its architectural qualities and purposes, The Nest meets the goals of the coming EU taxonomy for sustainable activities, which will encourage companies and banks to move towards investments with no greenhouse gas emission. The message to economic and financial players is clear: think green. Eaglestone is measuring the magnitude of the challenge implied by this paradigm shift and decided to act concretely, with [the launch of a Green Bonds](#) listed on Euronext Growth Brussels.

The project is scheduled for delivery in 2025.

The Nest is currently being commercialized by JLL Luxembourg exclusively. For further information, please contact the Office Agency team: jll.office.luxembourg@jll.com

ABOUT EAGLESTONE GROUP

Eaglestone Group is a real-estate development and investment company active in Belgium, Luxembourg and France.

The group is renowned for the architectural and technical quality of its projects. Improving the existing urban environment by creating responsible developments with unique identities is in Eaglestone's DNA. In keeping with its values, all of the company's developments have a strong focus on the environment, in particular carbon neutrality, as well as the well-being and comfort of each project's occupiers, by striving to achieve relevant international certification.

The group currently has a portfolio of more than 115 projects covering the residential, office, student housing and hotel segments, representing 870.000m² under ownership and construction.

For more information on the group: www.eaglestone.group