

**Prince, the majestic building delivered to Monceau Assurances**

**The Prince building located opposite the Municipal Park on Boulevard Prince Henri is the pride of Eaglestone Luxembourg and its owner Monceau Assurances. This exceptional building, freshly delivered, is the result of a partnership characterised by a desire to achieve excellence in every detail.**



Eaglestone Luxembourg was amply justified when it made an ambitious acquisition three years ago of three adjacent buildings right in the heart of Luxembourg. With such a perfect location, the building had much to live up to in terms of expectations. The venture was more than successful, thanks to an exemplary understanding between Eaglestone, Monceau Assurances, archi2000&associés and CBL throughout the project.

## **A project that quickly found a buyer**

When Eaglestone designed the Prince project, the Monceau Assurances group expressed its interest through Monceau International, its subsidiary responsible for development of its international activities. After investing in the railway station area, the group was looking for an opportunity in the city centre. The location opposite the Municipal Park and the architectural vision proposed by archi2000&associés appealed to it immediately.

“Prince is an incomparable building!” says Manuel Hermoso, head of international property management at Monceau Assurances. “Optimal location, space management, immersive views of the park, high-end finishes, BREEAM certifications. We invest for the very long term, while anticipating the future needs of our tenants as far as possible.”

## **A mixed-use building opening onto the park**

Prince is a mixed-use building combining two floors of apartments and five floors of offices for a total area of 3,200 m<sup>2</sup>. The basement includes parking spaces, a bicycle room and showers.

Delighted to note that the original project has been respected, architect Christine Mormont-Berbec says, “We didn’t have to make any concessions to the aesthetics of the initial project and were able to work with high-end materials and finishes all the way.” The elegant façade, combining mineral white with aluminium and glass, is an excellent example of this. “We wanted the occupants to enjoy the park views, so we designed large bay windows on each floor,” she adds. This integration of nature takes on even greater meaning when seen in light of the fact that the building has Breeam Excellent certification.

## **A harmonious building**

The attention to detail in the finishes reveals both the level of requirements and the quality of execution.

Haydar Samut, Project Director at Eaglestone, emphasises: “Every detail was discussed. Technical solutions had to factor in potential work over the next 10 to 20 years.”

“We share the same vision of excellence as Eaglestone and we intend to continue this collaboration on other projects in the future,” concludes Manuel Hermoso.

Monceau Assurances has just signed leases for all the apartments. The working conditions offered by Prince are already attracting the interest of several companies. This architectural and commercial success is further testimony to Eaglestone’s prudent strategy when it comes to investments and developments.

Every detail was discussed in order to satisfy the requirements of Monceau Assurances, a client that gives careful consideration to the type of investment needed for the 10 to 20 years to come.

## About Eaglestone Group

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

While 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, the Eaglestone Group implements an ESG strategy aligned with responsible business practices aimed at reducing the environmental impact of its activities. This commitment focuses on striving to achieve carbon neutrality and obtain international certifications for the well-being and comfort of each project's occupiers.

Currently, the group has a portfolio of some 123 projects covering the Residential, Office, Equipment, Student Accommodation and Hospitality segments, representing a total of 723,000 m<sup>2</sup> under ownership and construction.

Aware of the significant impact of its urban transformation activity, the Eaglestone Group assumes the role of active player in societal and ecological transition.

The fundamental link between the different entities within the group lies in the quality requirement which unites and defines them all. This excellence provides the daily impetus for our talents. Driven by passion, the group works to develop ambitious projects that contribute to the sustainable development of communities.

[www.eaglestone.group](http://www.eaglestone.group)

## About Monceau Assurances

MONCEAU ASSURANCES, IN BRIEF. Monceau Assurances brings together mutual insurance companies, serving more than 300,000 members and customers. Controlling a total combined equity capital of more than one billion three hundred million euros, the companies included manage a total of approximately 10 billion euros in assets. From their operating sites in France, Belgium and Luxembourg, and thanks to their various distribution channels, they offer property and casualty insurance products for individuals, artisan traders and small businesses, point-based pension plans managed on a "capitalisation" basis, life insurance contracts with sustainable and recognised performance, and offer high-end wealth management solutions. Combined turnover in 2022: 1.1 billion euros – Accounting equity in 2022: 1.35 billion euros – Assets managed in 2022: 10 billion euros. For more information: [www.monceauassurances.com](http://www.monceauassurances.com).

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