EAGLESTONE BELGIUM LAUNCHES THE COMMERCIALIZATION OF 'TWIN FALLS,' AN EXAMPLE OF REAL ESTATE REDEVELOPMENT IN A THRIVING LOCALITY.

At the end of 2020, Eaglestone Belgium acquired an office complex of over 16,000 m² from a German fund and is currently transforming these obsolete office buildings into a modern urban mixed-use project, named 'Twin Falls'.

Twin Falls - Neerveld Street 105/107, Woluwe-Saint-Lambert

Ideally located in Woluwe-Saint-Lambert, one of the most sought-after neighborhoods in the Brussels-Capital Region, 'Twin Falls' is situated in the green belt of Brussels, specifically at 105/107 Neerveld Street.

In the heart of a mixed-use environment and surrounded by parks, Twin Falls enjoys a peaceful and green setting. It provides all amenities, such as the Woluwe Shopping Center, the cultural hub Wolubilis, and the Saint Luc University Clinics. Easily accessible through various multimodal transportation options, it is also close to major roads and Zaventem Airport.

TWIN FALLS, AN ARCHITECTURAL APPROACH WITH A RACY, RESOLUTELY POLISHED IDENTITY

Named 'Twin Falls' to echo its cascading structure and twin blocks, the project stands out for its bold architecture, envisioned by the B2AI architectural firm. It is organized on either side of a walkway leading to an immersive park. On the garden side, cascading terraces ensure optimal sunlight throughout the year, seamlessly integrating with the distinctive architecture and the upscale apartments to provide a unique residential experience bathed in natural light.

The project also distinguishes itself through its communal outdoor space, which extends between the two buildings. This connecting space includes a small square where occupants will be able to enjoy the greenery in tranquility. The increased permeability of this area, coupled with the greening of surfaces, enhances the physical and visual connection between the residential units and the park.

Twin Falls will give a radically renewed identity to the existing structure, while preserving most of the load-bearing framework. This choice of redevelopment, aimed at minimizing environmental impact, aligns perfectly with Eaglestone's sustainability commitments.

Twin Falls - 105/107 Neerveld Street, Woluwe-Saint-Lambert

THE CITY OF TOMORROW WILL BE DIVERSE. TWIN FALLS EMBRACES THIS VISION.

As a mixed-redevelopment project, 'Twin Falls' is also a venture — a place where a wide range of occupants will coexist within the same community. The development offers a diversified range that unfolds in two distinct parts.

One, promoted by Eaglestone and Urbicoon, includes 67 residential units (ranging from studios to 4-bedroom apartments) and 3 office spaces (530m² divisible) at the base of the building. The other, recently acquired by the investor ION Residential Platform, comprises 54 apartments and co-living spaces.

Louis De Waele is the general contractor responsible for construction. Work began in September 2023, with project delivery scheduled for late 2025 or early 2026.

The project, for which planning permission has been granted, has recently entered the commercialization phase, in collaboration with Urbicoon.

Prices from €455,000 (2 bedrooms), excluding taxes and charges.

A PROJECT ACTIVELY COMMITTED TO THE ENERGY TRANSITION

Eaglestone is making every effort to minimise the environmental impact of its project by reducing its carbon footprint as much as possible. The insulation and ventilation processes, combined with the installation of photovoltaic panels on certain units, guarantee a PEB at least equivalent to level B.

The project is also part of a circular materials and waste recycling approach. Twin Falls also favours soft mobility, and is equipped with wiring for electric charging points and secure bicycle parking. Lastly, a storm water basin and infiltration channel will prove very useful for rainwater recovery.

EAGLESTONE STRENGTHENS ITS PRESENCE IN WOLUWE

This project strengthens Eaglestone Belgium's presence in an area where the developer is already well established. In July 2023, Eaglestone also began commercializing "The W", a residential project adjacent to "Twin Falls". The latter offers 123 units, ranging from studios to 3-bedroom flats, 50% of which have already been sold. Work on the project, undertaken by Thomas & Piron, has begun, and delivery is scheduled for the end of 2025.

The W – 101 Neerveld Street, Woluwe-Saint-Lambert

Eaglestone has already shown its ability to develop high-quality architectural projects in and around the municipality, as illustrated by references such as Elyx (60 bd de la Woluwe - 55 flats and 1 office space) and Twice (2 bd du Souverain - 81 flats).

By actively contributing to the transformation of an urban environment formerly dedicated to offices, now converted to residential use, Eaglestone is adding real value to the urban landscape of a sought-

after locality. In the space of 5 years, Eaglestone will have developed almost 36,000 m² in the commune of Woluwe-Saint-Lambert, underlining its ongoing commitment to the urban development of the region.

Elyx – 60 Boulevard de la Woluwe, Brussels   *Twice – 2 Boulevard du Souverain, Brussels*

ABOUT EAGLESTONE BELGIUM

Created in 2012, Eaglestone Belgium is the first subsidiary of the Eaglestone Group. Located in Brussels, the Belgian entity currently manages a portfolio of 24 ongoing projects, covering 240.000 m² in construction and development.

The group also operates in Luxembourg and France as part of its European diversification strategy. Specializing in residential, office, hotel, co-living, and student housing segments, the group is dedicated to creating living and working environments.

Eaglestone Group implements an ESG strategy that aligns with its responsible business practices, including a strong environmental approach focused on achieving carbon neutrality and obtaining international certifications for occupant well-being and comfort.

For more information: www.eaglestone.be

FOR ANY FURTHER INFORMATION

Sophie Lambrighs – CEO Eaglestone Belgium