

**EAGLESTONE DEVELOPS THE FIRST CARBON NEUTRAL
PROJECT IN WATERLOO.**



In 2016, Eaglestone acquired a site in the heart of Waterloo, at the intersection of Chaussée de Bruxelles and Boulevard Henri Rolin. The entire project was revisited with a view to the coherent development of this strategic area, marking the entrance to the hyper centre of the Commune.

Designed by the architectural firm SI Studio, the WoW project will have a total surface area of approximately 7.700 m². This mixed-use complex will offer a diversified programme of 42 apartments, 3 single-family houses for a surface area of +/- 4.900 m² as well as 1.700 m² of commercial space on the ground floor and 1.100 m² of office space.



INTEGRATION IN HARMONY WITH ITS ENVIRONMENT.

Located in the centre of Waterloo, the district is directly connected to the main communication axes and benefits from facilities to encourage soft mobility.

A real link between the residential areas, the green spaces and the shopping streets, the WoW project is naturally integrated into its environment and takes up the green grid of the park, which becomes a central element of the architectural and aesthetic reflection.



ITS PHILOSOPHY? LIVING TOGETHER.

WoW encourages cohesion and stimulates the development of new local dynamics thanks to an offer that attracts a diverse public.

By proposing single-family homes, "kangaroo" housing for both connected and independent living, and cohousing for those who like to share and collaborate, Eaglestone responds to a desire to be at the forefront of societal and environmental concerns.

This varied offer is aimed at occupants or investors with complementary expectations, who together will form a friendly and diversified community.

WoW contributes to the development of a real social fabric through the creation of a connecting neighbourhood with a strong identity.



A COMMITTED CLIMATE RESPONSIBILITY.

In line with its sustainability commitments, Eaglestone is developing one of the first carbon neutral projects in Walloon Brabant. As a result, more than 13,000 tons of CO2 equivalent will be offset through certified projects such as the installation and operation of wind turbines in India or by helping to make the Thai cement sector more sustainable by using renewable biomass rather than fossil fuels.

In addition, Eaglestone supports and complies with the EPB requirements to make the WoW project a development that achieves the Quasi Zero Energy Standard (QZEN) and EPB A/A+ certification.

As a committed player, Eaglestone goes beyond the urban planning requirements, including the installation of solar panels on the roof to cover part of the electricity consumption of the common areas.

WoW also opts for vegetation, with numerous plantings adorning the streets, roofs and facades, encouraging biodiversity within the site and its surroundings. The esplanade and the pedestrian street leading to the park encourage soft mobility. The occupants will benefit from electrical outlets dedicated to recharging bicycles as well as a pre-wired connection allowing the installation of recharging stations for electric vehicles.

Carbon offsetting, soft mobility and biodiversity reinforcement make WoW a project that is actively engaged in an ecological and responsible approach.

A COMMERCIAL SUCCESS!

With a variety of programmes ranging from studios to 4-bedroom apartments, from 42m² to 196m², for a selling price excluding fees starting at €209.000, the WoW project has been a real success since its commercial launch.

For some years now, Eaglestone has been closely observing the acceleration and modification of the Brabant building stock, which until recently consisted mainly of 4-front properties.

Today, Walloon Brabant is seeing its housing stock evolve to make place for a supply of new, more efficient properties, thus responding to current energy and economic concerns.

Construction work will start at the beginning of this year, with delivery scheduled for 2025.

ABOUT EAGLESTONE GROUP.

Eaglestone Group is a European real estate development and investment company with operations in Belgium, Luxembourg and France.

Recognised for the architectural and technical quality of its projects, Eaglestone's DNA is to enhance the existing environment by creating responsible urban developments with a unique identity. In harmony with these values, all Eaglestone developments have a strong sustainable approach, aiming to reduce the environmental impact of their projects, but also to ensure the well-being and comfort of their occupants by obtaining international certifications.

The group currently has a portfolio of 115 projects covering Residential, Office, Student housing, Hotel and Hospital segments, representing 870.000m² under detention and construction.

www.eaglestone.group

MORE INFORMATION.

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