

**EAGLESTONE BELGIUM GETS THE GO-AHEAD FOR "GEM", A MIXED
HOUSING AND HOTEL APARTMENT PROJECT.**



This project, located just a stone's throw from the Sablon, has just passed an important milestone with the granting of planning permission.

A perfect location in an area renowned for its quality of life!

Rue de la Pépinière, where the GEM project will soon be located, is a peaceful street very close to the famous Sablon district.

A veritable village in the heart of the city, it's a great place to stroll between art galleries, chocolate shops and historic monuments. A stone's throw from the Palais Royal and its park, close to the Musée Magritte, the Musée des Beaux-arts, the Mont des Arts and the embassy district, "GEM" offers an ideal place to live in the heart of Brussels.

Several tram and metro stops nearby provide easy access to the four corners of the city. Boulevard de Waterloo and Porte de Namur provide easy access to the main roads.

A concept combining apartments, offices and aparthotels.

With its 36 apartments and 20 hotel-apartment-style studios, "GEM" has something for everyone. The premises are designed to encourage conviviality, cultural mixing and a diversity of encounters. The project also includes 2 office units for self-employed professionals.

"GEM" is intended to be a place of universal welcome. The flats have been designed to provide comfortable spaces for both single people and large families.

A pleasant park at the rear of the building will provide a peaceful space in which most of the existing vegetation will be preserved. A carpet of vegetation will be planted near the terraces to ensure privacy on the ground floor. The existing vegetation will also be complemented, becoming even more lush to reinforce the sense of tranquillity.

A high-quality, elegant building using raw, imperfect and natural materials.

Eaglestone has enjoyed a long and fruitful collaboration with the architectural firm Axent on this development, which will appeal for its sober, contemporary architecture.

In keeping with the group's commitment to sustainable, environmentally-friendly construction, GEM is aiming to achieve 'fossil free' status for the hotel apartments. Responsible rainwater management and the installation of photovoltaic panels are also planned.

As with every project, Eaglestone is careful to select the highest quality materials and to take care of the construction down to the very last detail. Nothing is left to chance!

The interior design is inspired by the Japanese concept of wabi-sabi, highlighting the beauty of raw, imperfect and natural materials. This project is positioned as a true place of tranquillity, offering a zen, warm and uncluttered atmosphere. Every detail has been thought through to create a space where comfort and serenity are at the heart of the living experience.

Work is scheduled to start in the last quarter of 2024, and will take around 22 months to complete.

ABOUT EAGLESTONE BELGIUM

Founded in 2012, Eaglestone Belgium is the first subsidiary of the Eaglestone Group, a specialist in real estate development and investment. Located in Brussels, the Belgian entity manages a portfolio of 16 projects representing 135,363 m² under construction and development.

Eaglestone Group, also present in Luxembourg and France through its European diversification strategy, is active in the residential, office, hotel, equipment, and student housing segments. Recognized for the architectural and technical quality of its projects, Eaglestone's DNA consists of enhancing the existing environment by creating responsible urban developments with a unique identity.

The Eaglestone Group implements an ESG strategy aligned with responsible and ethical business practices, including concrete actions to reduce the environmental impact of its activities, active engagement in philanthropic initiatives, and transparent communication on its governance practices with all its stakeholders. This commitment focuses on reducing the carbon

footprint and obtaining international certifications aimed at the well-being and comfort of occupants.

For more information: www.eaglestone.be

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