



STÉPHANIE SQUARE

p.2

p.3

p.4

p.5

p.6

p.7

p.8

p.10

p.11

A GATE TO
AVENUE
LOUISE

ART
DÉCO
INSPIRED

EASY
ACCESS

HIGH-END
NEIGHBOUR
HOOD

YOUR
FAVORITE
NEIGHBOORS

PRESTIGIOUS
RETAIL
TENANTS

NEW
SPACES
TO COME

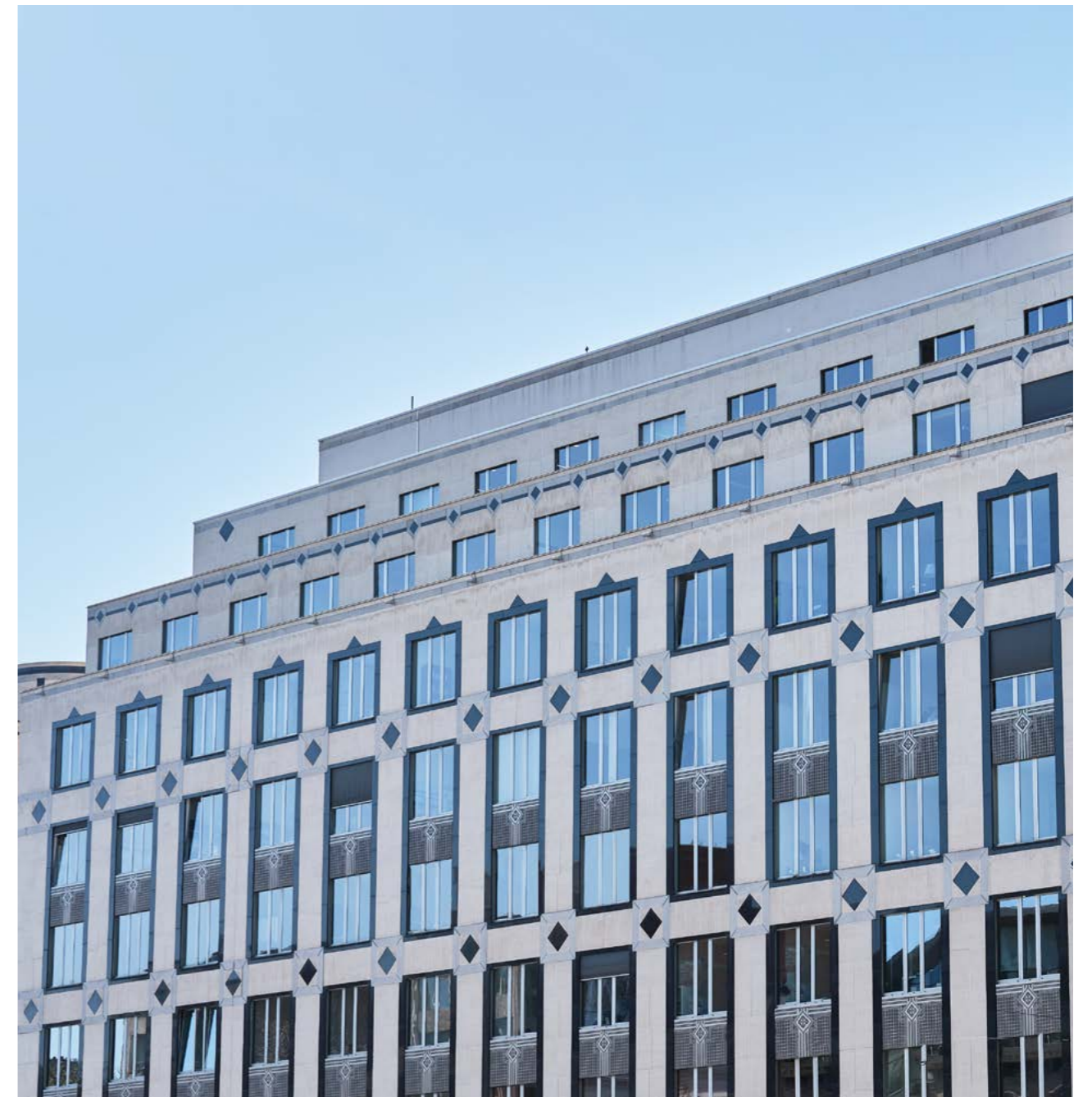
TECHNICAL
FEATURES

FLOOR
PLANS



A GATEWAY TO AVENUE LOUISE

The emblematic architecture of Stéphanie Square is mirrored by its twin, the Stéphanie Plaza. Located on Place Stéphanie, they symbolise the entrance to the prestigious Avenue Louise. It's an impressive gateway to a neighbourhood that's home to the most exclusive brands in the world, luxury hotels, and a host of highly-regarded restaurants and cafés.

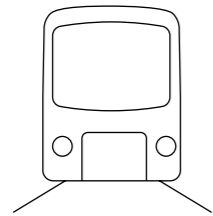


ART DÉCO HERITAGE

The elegant edifice of Stéphanie Square is inspired by the luxury and glamour of the Art Déco style. The building's iconic corner façade is adorned by geometric shapes and bold horizontal lines that flow along the curved walls and down the lengths of the triangular façades. A beautiful and noble heritage.

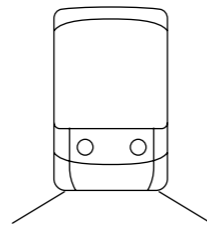
EASY ACCESS

Brussels is a bike and pedestrian friendly city. And a MoBIB card will give you access to far reaching public transport links. Discover all that Brussels has to offer via nearby transport hubs.



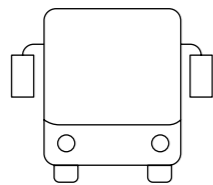
2 SUBWAY LINES

Hop-on, hop-off metro lines from nearby Place Louise give you easy access to all major attractions in and around the city.



4 TRAM STATIONS

Above and below ground trams navigate the city and negotiate the traffic so that you don't have to!



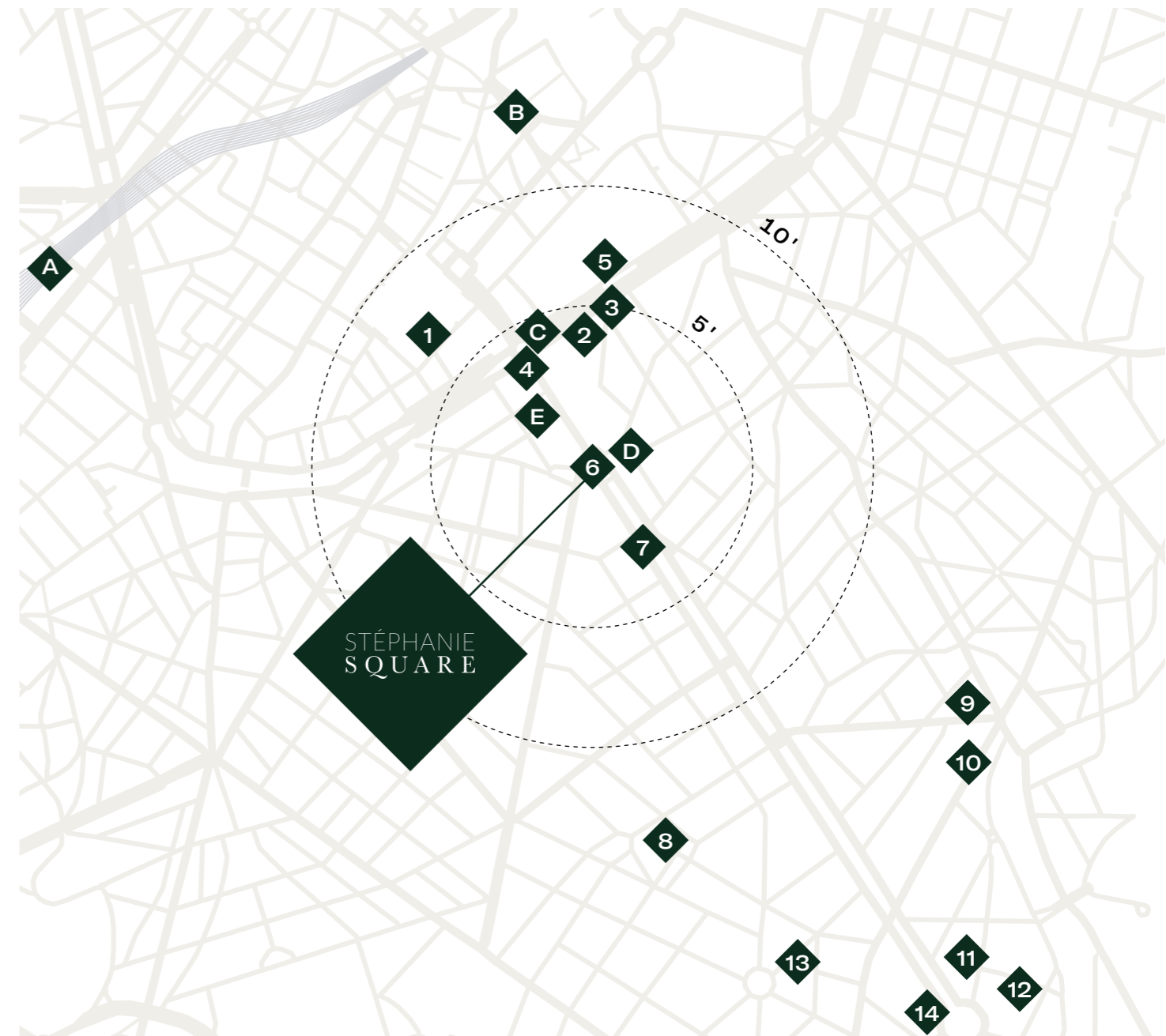
3 BUS STOPS

Tap your way to comfortable bus rides. It's a great way to sit back and enjoy the sights and sounds of the city.



3 VILLO STATIONS

Automated bike rental stations are available close by for an exhilarating pedal powered city tour.



PLACES OF INTEREST

1. Palais de Justice
2. Bd. de Waterloo
3. Avenue de la Toison d'Or
4. Place Louise
5. Parc d'Egmont
6. Place Stéphanie
7. Avenue Louise

8. Place du Châtelain
9. Place Flagey
10. Étangs d'Ixelles
11. Jardins du Roi
12. Abbaye de la Cambre
13. Square du Bois
14. Bois de la Cambre

TRANSPORTATION

- A. Brussels South Station
- B. Brussels Central Station
- C. Metro Stop Louise
- D. Tram Stop Stéphanie
- E. Bus Stop Porte de Namur

BRUSSELS' CHIC & HIGH-END NEIGHBOUROOD



Commissioned in 1847 to link the city centre to the popular recreational area of the Bois de la Cambre, the chestnut-lined Avenue Louise is named after King Leopold II's eldest daughter, Princess Louise. Her younger sister, Princess Stéphanie, also left her mark. You can still sense the elegance and majesty of the era in today's bustling community.



PARC D'EGMONT - 7' walk

YOUR FUTURE FAVORITE NEIGHBOURS

Located in a sought-after quarter, your neighbours will satisfy all that your heart desires. Whether it's chocolate heaven or haute cuisine, historic architecture or traditional Belgian delicacies, art galleries or wellness spas, luxury goods or leading fashion houses, everything is on your doorstep.



TERO RESTAURANT
6' walk



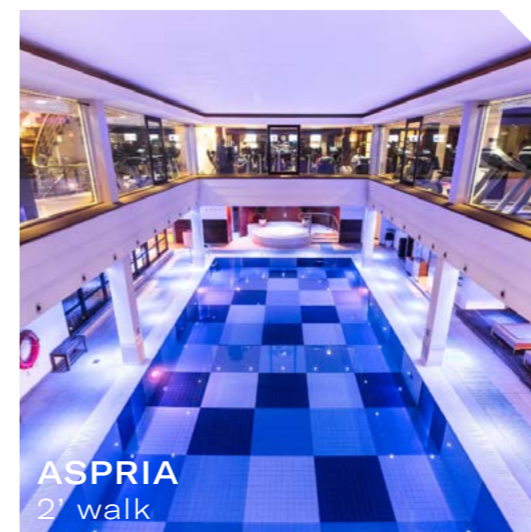
SEMERARO
3' walk



LA CANNE EN VILLE
2' walk



MAISON DANDROY
1' walk



ASPRIA
2' walk



PATINOIRE ROYALE
6' walk

OUR PRESTIGIOUS RETAIL TENANTS

Chaussée de Charleroi : Senteurs d'Ailleurs^{1A},
Pini Parma^{2E}, Nias IPL⁴.

Avenue Louise : Club Med⁵⁹, Neuhaus⁶¹, Ace & Tate⁶³,
Le Creuset⁶⁷, Franck Muller⁶⁷, Serneels⁶⁹.



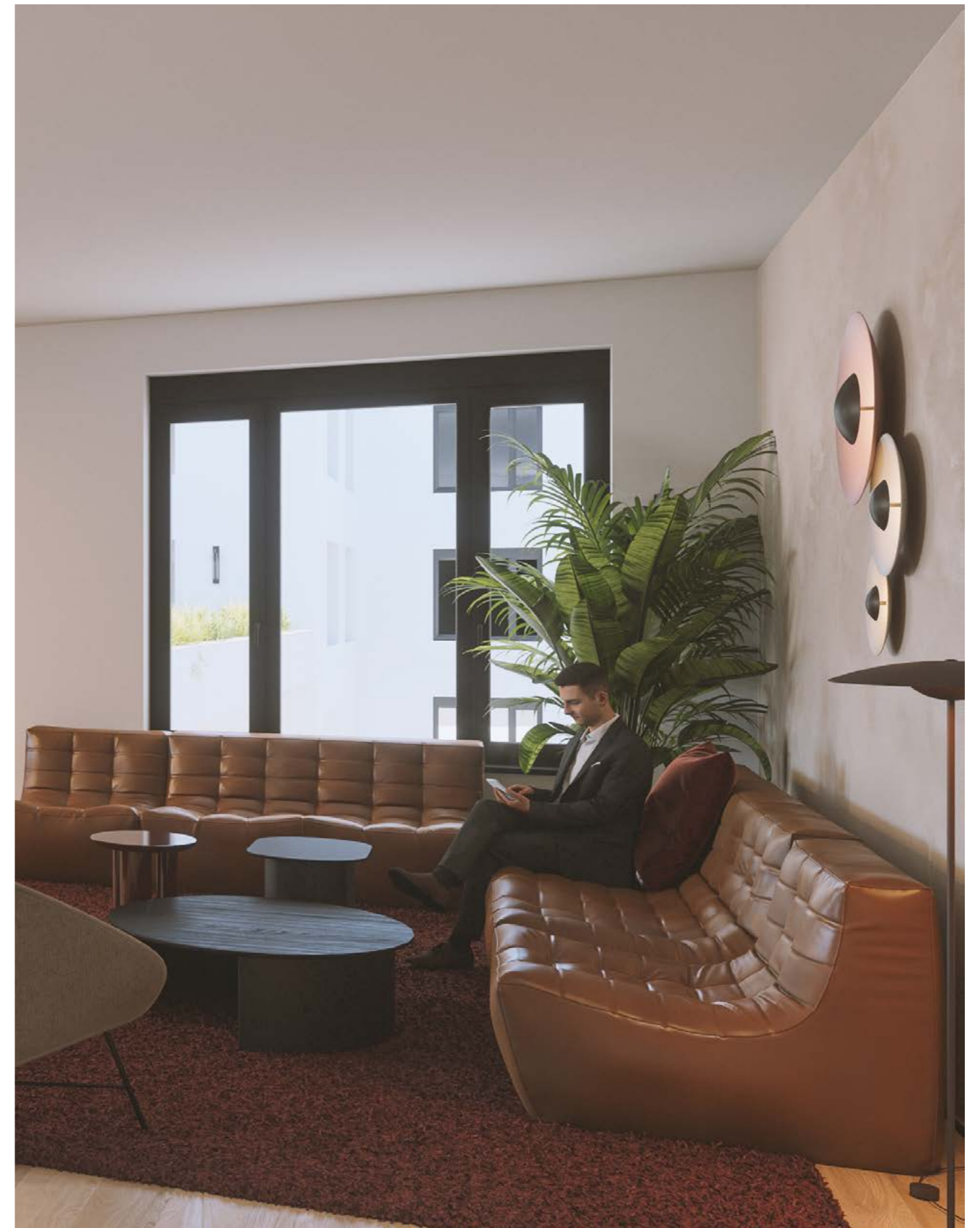
NEW AMENITIES

Exciting renovation projects are in the works for this striking building - a new entrance lobby, a terrace and shared spaces.



1. RECEPTION 2023

Inspired by the building's iconic architecture, the entrance lobby will be totally transformed. From the garden-like patio an external green wall will continue through to the interior, bringing with it a sense of nature's renewal and calm.



2. BUSINESS LOUNGE 2024/2025

The business lounge is accessible via card readers and it has access to the roof terrace for the enjoyment of people working in the building. The lounge can be used for informal meetings with clients or colleagues and can also be rented for private functions and events by the tenants.

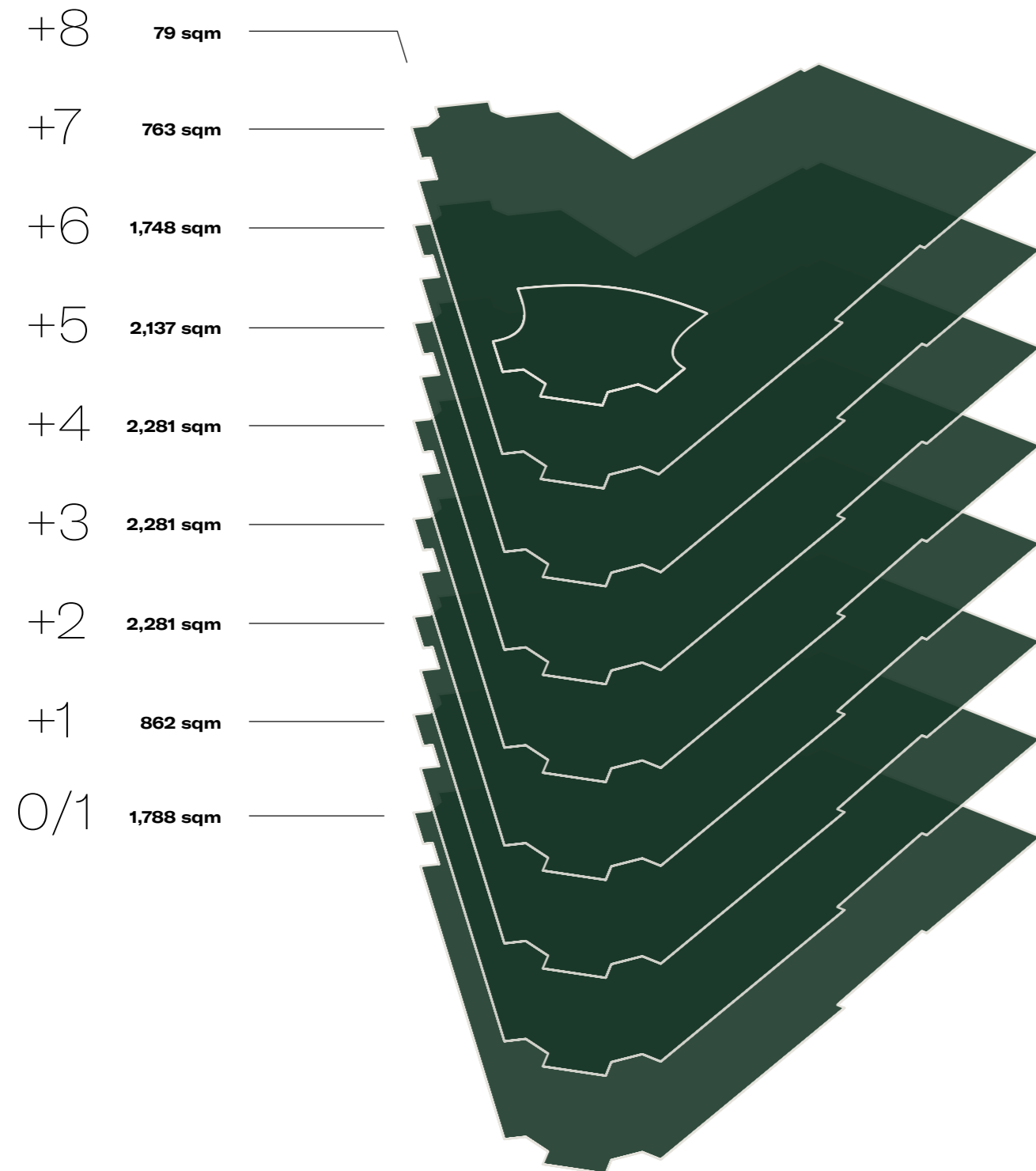


3. TERRACE 2024/25

Conceived as a hub for networking and meeting, the terrace will be a welcoming and spacious outdoor area. Ideal for events, you will also be able to enjoy stunning views of Brussels at any time of the day and night.

TECHNICAL FEATURES

Stéphanie Square houses a diverse set of 6 office tenants and 10 retail tenants.



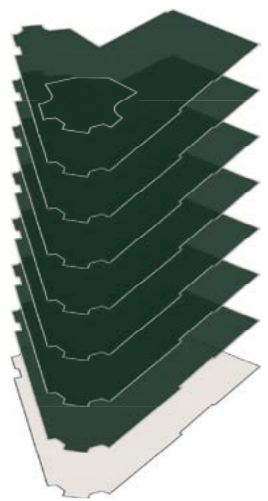
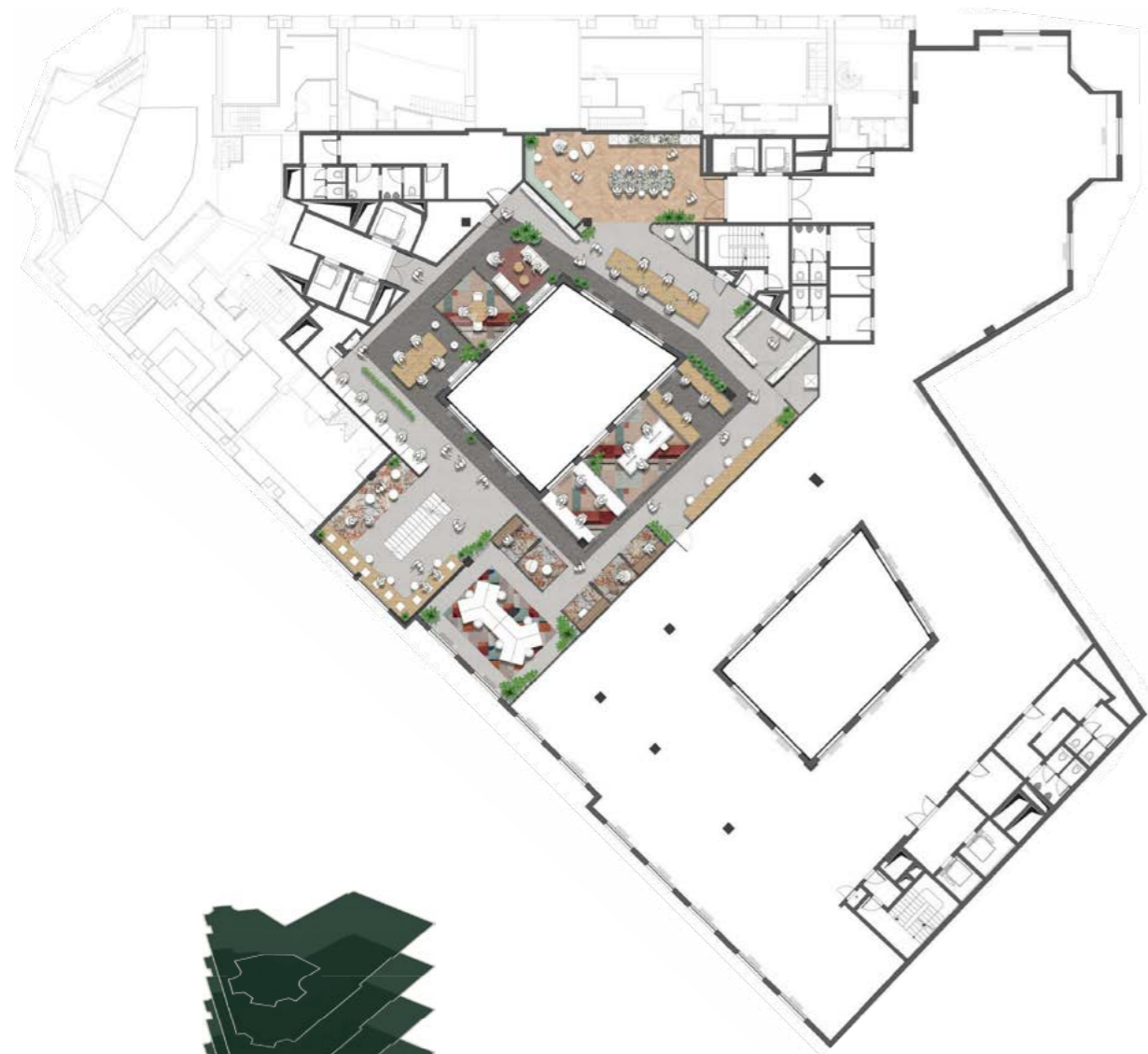
Year of Construction	1988
Environmental permit	Renewed in 2022
Parking	3 levels of parking
Windows	Double-glazed, part-replacement in 2020, further replacements planned for 2023 Sunscreens
E-Charging	Planned for 2024
Structure	Reinforced concrete
Modulation	1.8 m
Free height	2.8 m
Roofs	New insulations and installation of green roofs in 2016
Lifts	7 Kone elevators (630 kg – 8 people) 2 Kone goods lifts (1,000 kg – 13 people)
Cooling	2 trane refrigerated unit 1 carrier refrigerated unit
Ventilation	Air handling units – air vents in the ceiling of the office areas
Electrical equipment:	High voltage cabin, Low voltage system
Emergency generators:	1x250 KVA Dorman
Security:	CCTV system Access control system (badge reader) Reception

BREEAM in use

Very Good



MEZZANINE 0/1

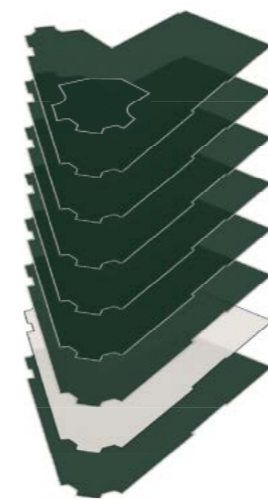


Availability immediately

Total Surface 1,788 sqm

Layout suggestion, adaptable to new tenants requirements.

FLOOR +1



Availability immediately

Total Surface 862 sqm

Layout suggestion, adaptable to new tenants requirements.

FLOOR +5



Availability 2024-2025

Total Surface 2,137 sqm

Layout suggestion, adaptable to new tenants requirements.

FLOOR +6

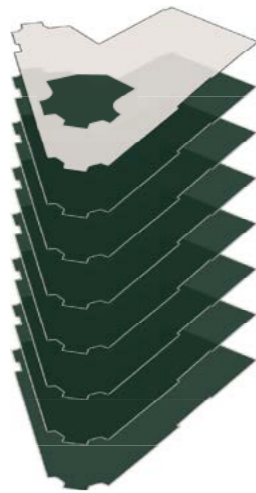
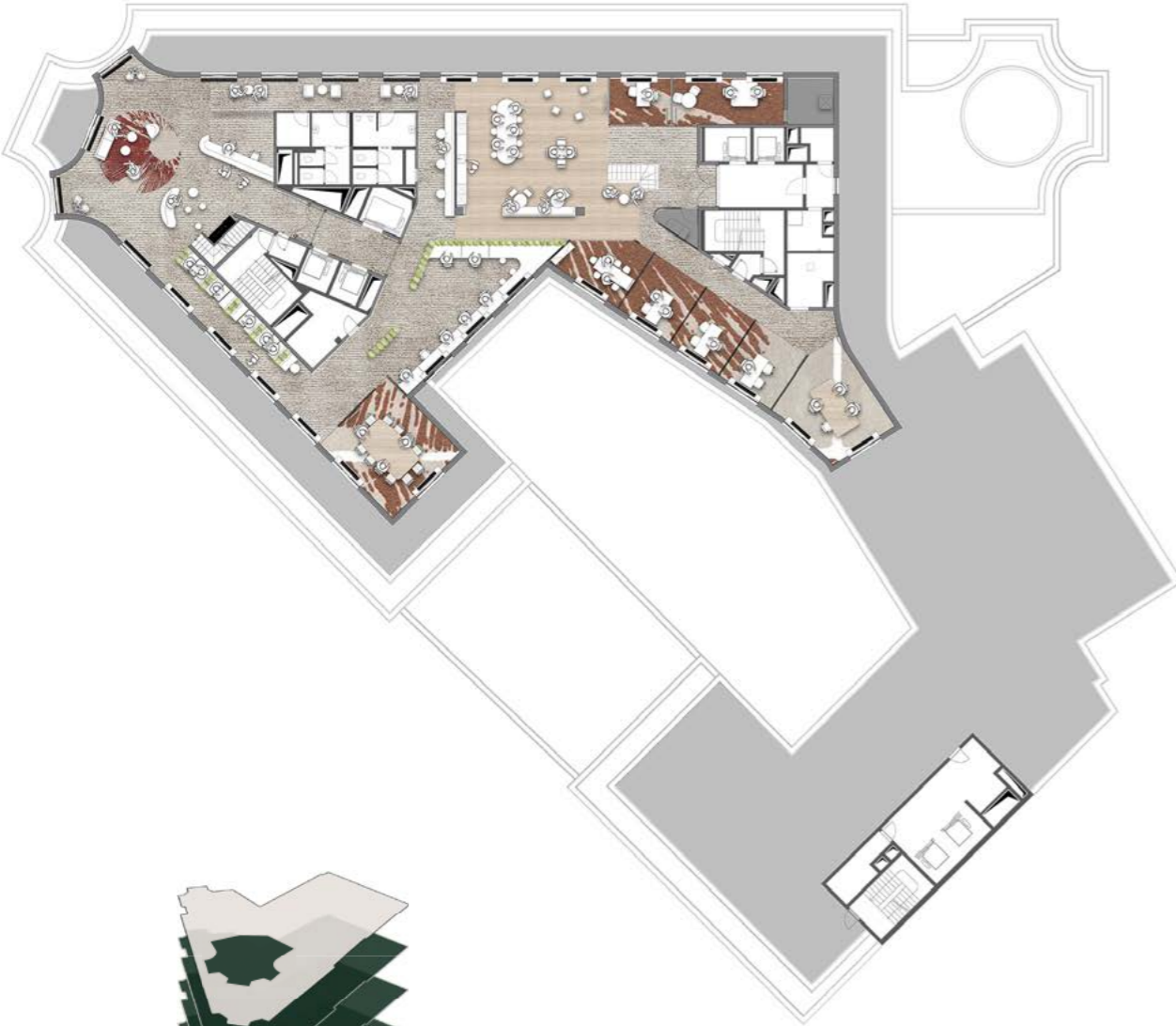


Availability 2024-2025

Total Surface 1,748 sqm

Layout suggestion, adaptable to new tenants requirements.

FLOOR +7

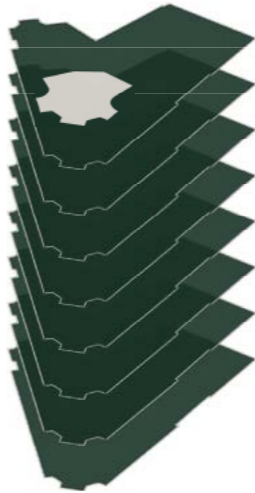
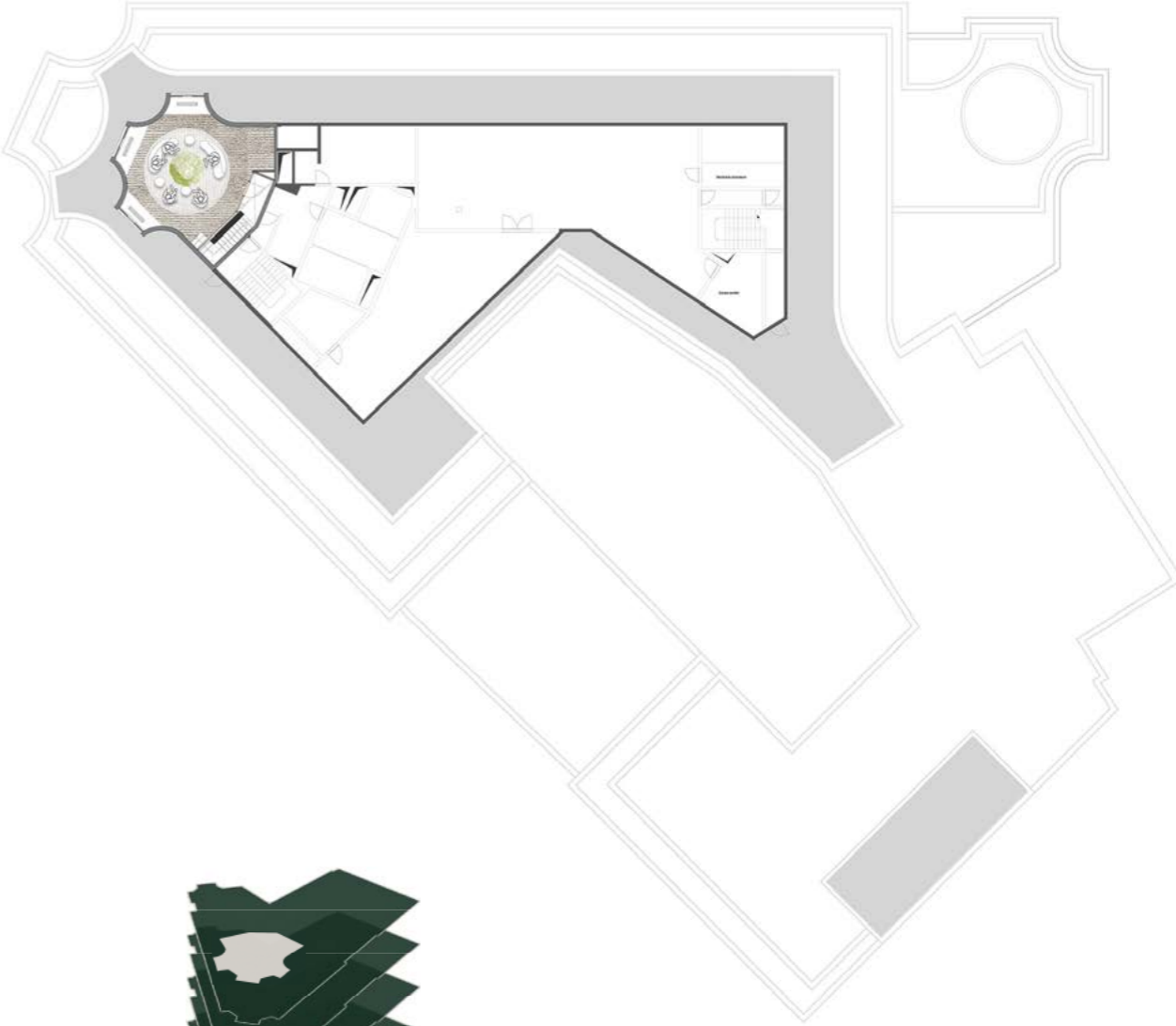


Availability 2024-2025

Total Surface 763 sqm

Layout suggestion, adaptable to new tenants requirements.

FLOOR +8



Availability 2024-2025

Total Surface 79 sqm

Layout suggestion, adaptable to new tenants requirements.

for more information visit
www.stephaniesquare.com

 **Spine.**
The missing link.

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on behalf of the Owner

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