



The Stairs :

A Landmark Headquarters for State Street in Luxembourg

PRESS CONTACTS



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PRESS RELEASE

Luxembourg, 18 March 2025

Laying of the Foundation Stone for the Stairs Building

Every major project begins with a first step towards the future, and on 18 March 2025 that step became a reality with the laying of the foundation stone for the Stairs building. Located in the heart of the Cloche d'Or district, the building is a symbol of modernity and ambition. The project is expected to be completed in the first half of 2026.

Developed by Grossfeld, a joint venture between Promobe and Nextensa, for State Street Bank Luxembourg, the Stairs building is more than just the start of a construction project. It embodies a vision, driven by both economic and environmental considerations, that responds to today's challenges.

"We are delighted to welcome State Street to the Cloche d'Or," said Patrick Labey, director of Grossfeld. "Their arrival strengthens the district's position as a modern and attractive business centre that promotes innovation and sustainability."

An Innovative and Sustainable Building

With 12 floors and a total area of 9,999 square metres, the Stairs building will serve as a modern office space capable of accommodating up to 975 workstations for approximately 800 State Street employees.

More than just another office project, the Stairs building symbolises progress, upliftment and a vision of the future where architecture meets innovation and sustainability. Designed by architect Stefano Moreno, its striking staircase structure provides a distinctive silhouette on the Luxembourg skyline.

In addition to its unique design, Stairs meets the highest sustainability standards, boasting both BREEAM Outstanding and WELL Gold certifications. These awards guarantee a reduced environmental footprint and improved quality of life for its occupants. The building's structure incorporates recyclable materials and its green roof contributes to the responsible use of resources.

Stairs offers 52 underground parking spaces, optimal access to sustainable transport options and solutions tailored to new hybrid working models.

Riccardo Lamanna, Country Head of State Street Bank Luxembourg, said: "This investment demonstrates our long-term commitment to Luxembourg. With direct access to outdoor spaces, optimal connectivity and numerous services nearby, this building will perfectly meet the needs of our employees within our hybrid working model."

A District Focused on Quality of Life

Cloche d'Or has established itself as one of Luxembourg's most iconic districts, seamlessly blending residential, office, retail and green spaces to provide an exceptional quality of life for both residents and businesses. With 1,500 residential units already occupied and more than 20,000 people living, working and socialising in the area every day, Cloche d'Or has truly become a vibrant urban centre.

The development is based on a sustainable vision and has been awarded DGNB Platinum certification for its commitment to responsible and balanced urban planning. Its ecological corridor, which connects to the surrounding natural areas, as well as its park and numerous green



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zones, contribute to the preservation of biodiversity while providing a pleasant living environment for residents.

In terms of office space, 120,000 square metres of modern working environments have already been developed, hosting major economic players such as Alter Domus, Intesa Sanpaolo, Deloitte, PWC, AtHome, CMS De Backer, Stibbe, Intertrust and many more. On the retail side, the district boasts a vibrant centre with 77,000 square metres of retail space, offering a wide range of services, restaurants and shops.

Designed to promote sustainable mobility, Cloche d'Or benefits from an optimised network of safe cycle lanes, numerous public transport stations and pedestrian-friendly infrastructure. Through the integration of high performance buildings and excellent access to services and retail, Cloche d'Or today represents a model of New Urban Living, combining innovation, wellbeing and sustainability.

Strategic and Ambitious Partnerships

The Stairs building is designed by architect Stefano Moreno, founder of Moreno Architecture and Associates.

"Stairs is an architecture in motion, where shifting volumes sculpt the space, balancing transparency and material, and weaving a harmonious dialogue between the structure and its environment," explains Yannick Adam, Managing Partner at Moreno Architecture.

The architectural concept of Stairs is based on a dynamic volumetric composition, characterised by shifting volumes that create successive projections and recesses, resulting in a building in motion. This interplay of volumes allows for the creation of an urban forecourt at the intersection of the boulevards, marking the main entrance to the building, as well as external spaces such as terraces on various floors.

The building's envelope alternates between glass façades and metallic cladding, offering both transparency and materiality. The succession of vertical slats enhances the rhythm of the façade, ensuring a balance between natural light and solar protection.

The structure is built around a functional central core housing vertical circulation and technical facilities. Offices are arranged around the periphery to maximise natural light intake.

The integration of the building into its environment has been carefully considered, with a base that follows the natural slope of the site and a green roof topping the top technical level. The external landscaping combines vegetation and paving to ensure aesthetic continuity between the building and its urban surroundings.

Special attention has also been paid to the interior design of the building, creating a distinct atmosphere on each floor, inspired by Luxembourg's culture, history and heritage. Additionally, three key partners are actively involved in the construction of Stairs:

- **Strunor:** An international specialist in building envelopes, Strunor designs, manufactures, and installs high-end façades and roofing in various materials, optimising quality and productivity through industrialised processes.
- **Genista:** A leading Luxembourgish company in building technology solutions, Genista is responsible for the electrical installations and advanced home automation solutions to optimise Stairs' energy efficiency.
- **LG Lux:** A company responsible for the building's structural works and final construction finishes.



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On 18 March 2025, the foundation stone of Stairs was not merely laid; it marked the beginning of a new chapter in the development of the Cloche d'Or district and the Luxembourg skyline. A step towards the future, one level at a time.

Stairs at a Glance

Pose de la première pierre :	18 March 2025
Scheduled completion :	First half of 2026
Total area :	9 999 square metres
Floors :	Ground floor + 11 upper floors
Workstations :	975
Owner :	State Street Luxembourg
Developer :	Grossfeld (joint-venture of Promobe et Nextensa)

ABOUT

State Street Bank Luxembourg

A key player in the global financial sector. Founded in 1792, State Street Bank specialises in asset servicing, investment services, asset management, and technological solutions for institutional investors. With a presence in over 100 markets worldwide, the company manages more than \$44.3 trillion in assets under custody and administration, and \$4.37 trillion in assets under management (as of 30 June 2024). State Street has operated in Luxembourg since 1990 and, with this relocation, reinforces its long-term commitment to its clients, regulatory authorities, and employees.

Promobe

A Luxembourgish real estate developer for 40 years, Promobe is distinguished by its unwavering commitment to quality of life. Specialising in the development of office, retail, and residential projects, Promobe creates modern, functional, and exceptional urban environments. Through its expertise, it elevates the standards of New Urban Living in Luxembourg and is recognised as a leader in quality of life development.

Grossfeld

A joint venture between Promobe and Nextensa, Grossfeld is the leading developer of the Cloche d'Or mixed-use district. For over 20 years, Grossfeld has been shaping this ambitious project, transforming Cloche d'Or into a thriving urban hub.

Nextensa

A developer renowned for large-scale projects such as the Tour & Taxis site in Brussels. Specialising in urban expansion and regeneration, Nextensa revitalises spaces into vibrant, innovative districts.