

# Le Saint-Eloi

Mixed-use property development to revitalise the gateway to Aix-les-Bains.

CLIENT

EDIPHIS

TEAM

Patriarche Group:  
Patriarche (Architecture and High Environmental Quality [HQE])  
Patriarche Ingénierie (general construction and cost assessment)  
Partners:  
Plantier

KEYPOINTS

49 housing units.  
Mixed-use programme.  
Managed urban integration.  
Dual-aspect housing units.

ENVIRONMENTAL PERFORMANCE

BBC EFFINERGIE, High Environmental Quality, and NF Logements (French high environmental quality housing) certifications.

AWARDS

Winner of the 2013 Pyramide d'Argent de la Fédération des Promoteurs Immobiliers de la région Alpes (Silver Pyramid awarded by the Alpes regional branch of the National Federation of Property Developers) on the theme of innovation.

This building complex of two 49-unit apartment buildings and an office building offers a unique setting just a few minutes from the town centre and at the heart of a district that is envisaged as a future gateway to the city.

This project is part of an in-depth urban renewal of the entire district. It consists of three built volumes: two residential buildings; a four-storey office building plus attic spaces. This redevelopment is based on the future construction of a boulevard linking the town centre of Aix-les-Bains to the racecourse, giving it a new, distinctive entrance.



Typology	Construction cost	Status
Offices and housing	7.8 M€	Delivered 2015
Surface area	Location	Allocation mode
5,445 m² of floorspace	Aix-les-Bains, France	Private project management

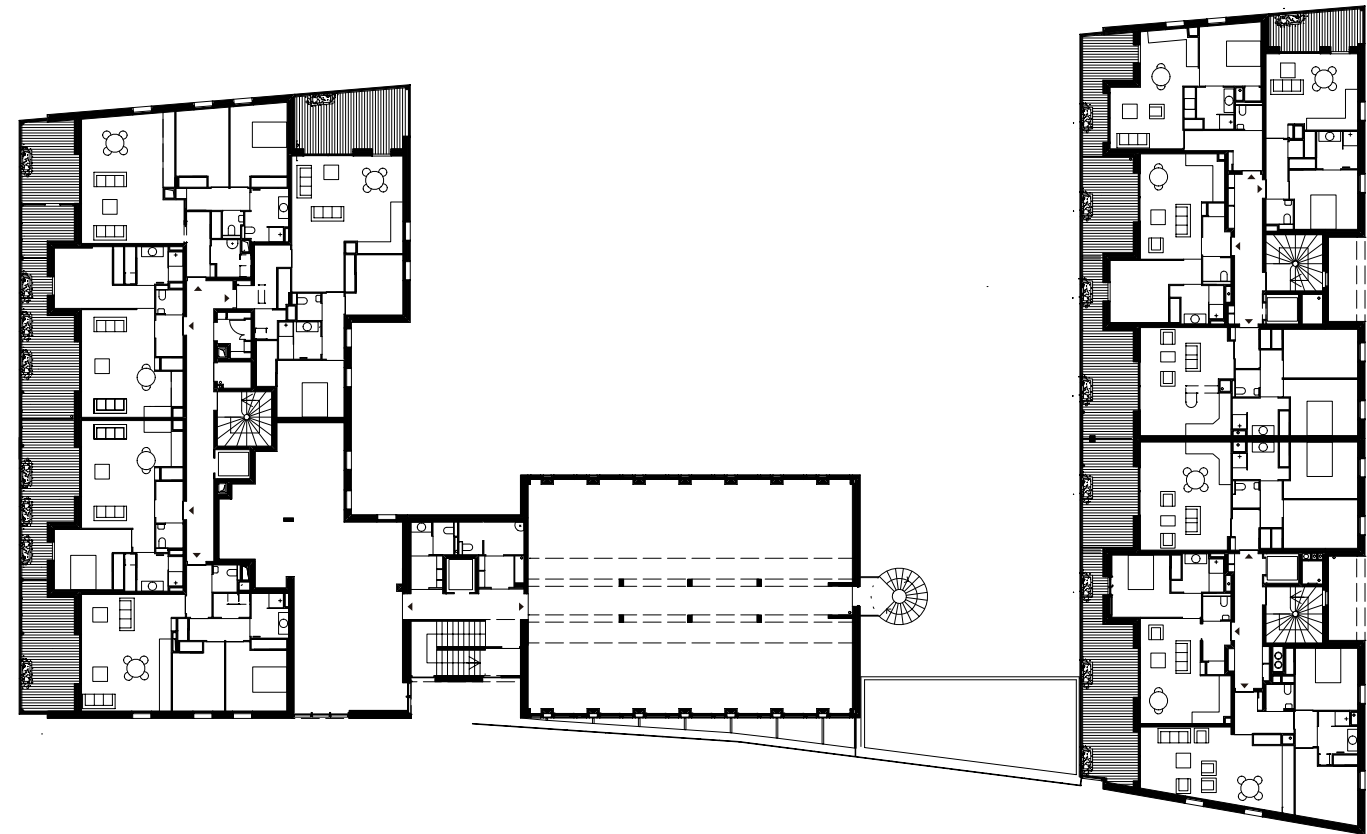


# Intentions - bias

The residential buildings naturally occupy the northern and southern limits of the plot in order to favor a southern exposure of the day rooms, and to favor the creation of through-housing in order to achieve a high level of environmental quality with a minimum of energy consumption.

The office building is oriented east/west and creates a quality building frontage facing the Avenue de Marlioz, contributing fully. Together with the activity/service premises installed on the first floor, it plays a prominent role in this city entrance, which it enhances through the use of quality materials.

The heart of the block offers a large space for vegetation. Accessible from the street, it is protected by an entirely glazed façade.







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