

Flagship project

Intencité Descartes, true demonstrator
of the sustainable city

The Intencité Descartes project deployed at the heart of the Cité Descartes by Linkcity (following the Ecocité 2 call for projects), and accompanied by the architectural agencies CoBe and Tolila & Gilliland and Franck Boutté Consultants (AMO Sustainable Development), includes several remarkable innovations.

Covering almost 30,000 sqm, Intencité Descartes is an urban demonstrator aimed at creating attractive living spaces near the railway tracks of the Noisy-Champs RER A station.

Lot B1 is a mixed real estate programme comprising 4,055 sqm of offices, 106 housing units in an intergenerational complex, 236 family housing units and 2,800 sqm of shops and services (shared gardens, connected housing, digital concierge service, coworking spaces, music crèche, restaurants, etc.).

EpaMarne has brought together this project, in order to accelerate the energy and ecological transition of cities and to promote the attractiveness of Cité Descartes, promoting inclusion and social diversity in the City of Tomorrow.

The lot provides solutions to optimise user comfort, such as innovative acoustic facades (perforated panels with mineral wool, treatment of the undersides of balconies and loggias), anti-vibration devices and acoustic modelling at the block level.

The energy performance of the Intencité Descartes project is ensured through bioclimatic architectural structures and a geothermal supply.

The city of the 21st century will be connected. Thus, lot B1 imagines a programmatic mix, an intergenerational island and shared living spaces (guest rooms, rooftop, shared gardens, 5-sense walk, circular economy, restaurants and coworking spaces). It also includes the construction of buildings using BIM and connected housing facilitated by the use of digital application opportunities.

