



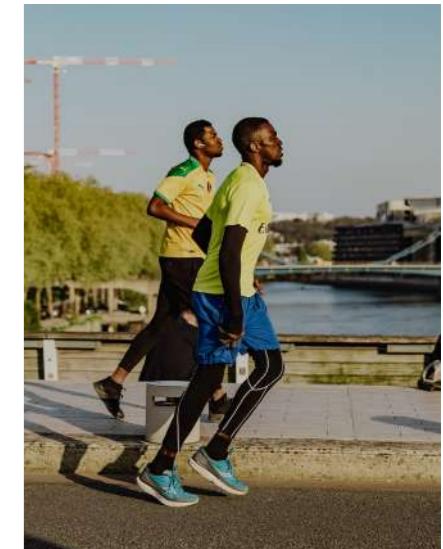
# CITYLIGHTS



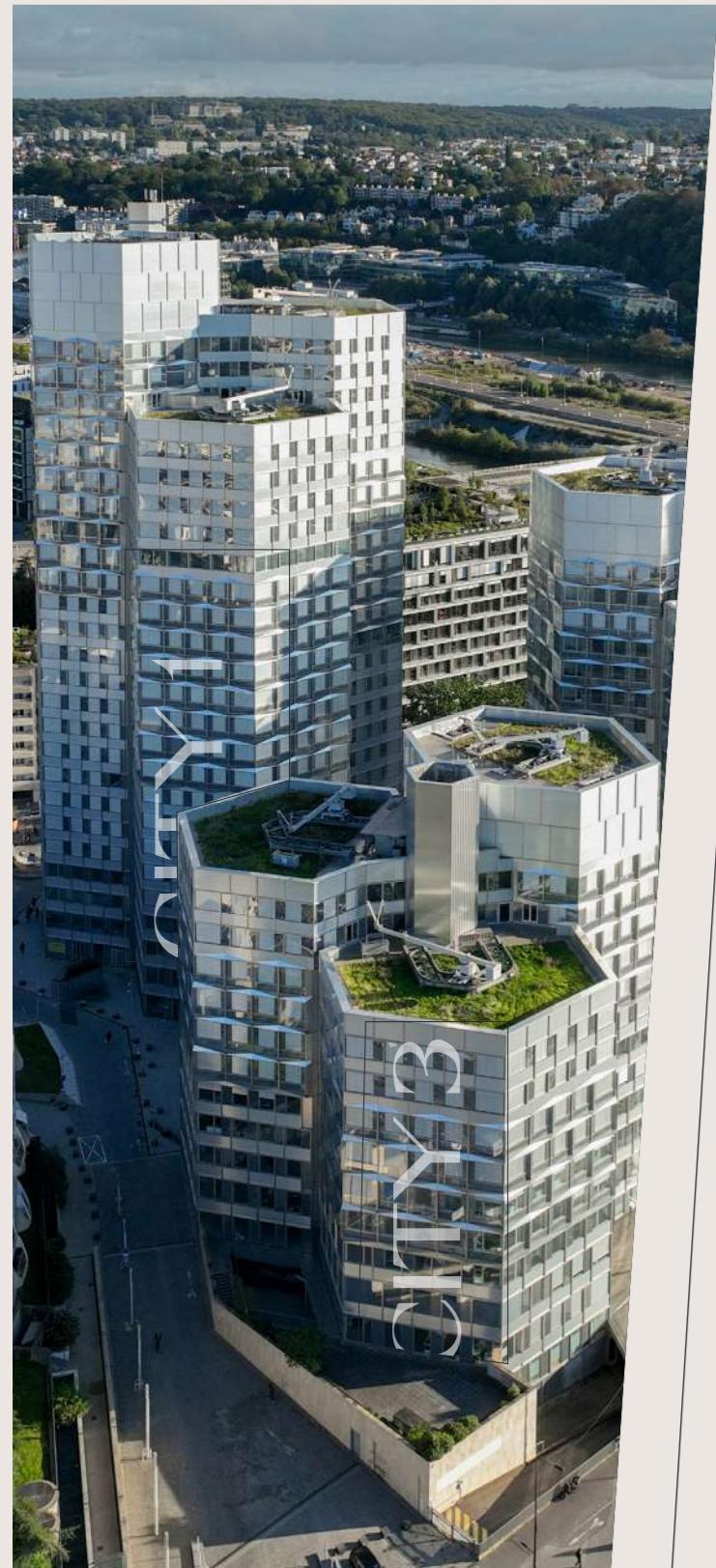
LIKE YOU'VE NEVER SEEN IT BEFORE



EXPLORE  
THRIVE  
WORK  
BREATHE  
EXPERIMENT  
MEET  
ENJOY  
ESCAPE



03 |



# Citylights in numbers

CITY 1

# 31K

SQM TOTAL SURFACE AREA



City 1 has become a landmark address, combining efficient work spaces and premium amenities for an optimized workplace experience.

# 23

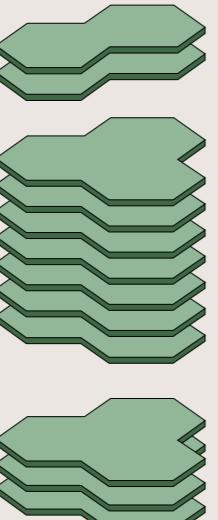
FLOORS

of offices and amenities

CITY 3

# 16K

SQM TOTAL SURFACE AREA



Designed to offer flexibility and comfort, City 3 provides a modern functional space tailored to new ways of working.

# 9

FLOORS  
of offices and amenitiesFUNCTIONAL AND SPACIOUS  
OFFICE SPACES

# 1,300

SQM

# 10

SQM

PER PERSON \*

Refurbished office spaces in turnkey condition suited to your needs with outdoor terraces extending the available space.

\* After refurbishment works

CEILING HEIGHT

# 2.55

METERS

FRAME

FAÇADES

COMPLIANT WITH THE

# C+D

RULE

AIR MANAGEMENT

# CO<sub>2</sub>

SENSORS

fitted in  
meeting rooms

# A green building

DRINKING  
WATER

# 30%

savings after  
refurbishment

PLANT COVER ON  
THE TOWERS

# 50%

of roofs planted

# ACCREDITATIONS THAT SET THE BENCHMARK

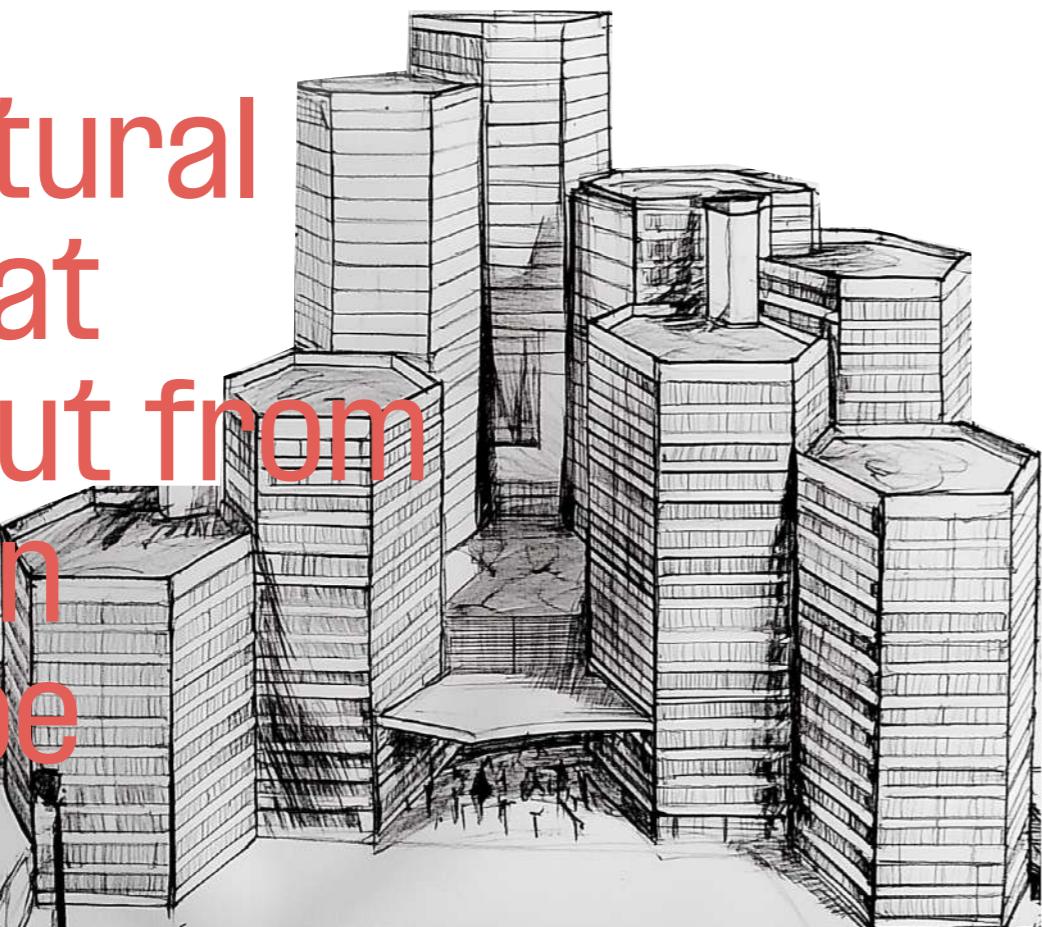
Citylights stands out for its ambitious environmental strategy underpinned by HQE and BREEAM certifications as well as the BBC (low energy consumption) accreditation for new and refurbished areas. A project that combines sustainable innovation with environmental performance.

**HQE**  
GESTION  
DURABLE

**HQE**  
BÂTIMENT  
DURABLE

**BREEAM®**  
Excellent

# A strong architectural signal that stands out from the urban landscape



| 6

## 1975 ORIGINS

The Pont de Sèvres Towers were built in 1975 by architects Badani and Roux-Dorlut. They stood out as a striking example of modern architecture with their bold and distinctive structure, simple and elegant façades, and a unique hexagonal shape marking the urban landscape.



Daniel Badani



Pierre Roux-Dorlut

## 2016 CITYLIGHTS

The firm Dominique Perrault Architecture transformed the building in line with its innovative vision for the site. The gleaming facades were now adorned with sloping 'bracelets', with glass and aluminum reflecting the light to magnificent effect. The interior featured expansive office spaces bathed in natural light, with all the comfort one would expect of a state-of-the-art building.



Dominique Perrault

*Globally renowned architect Dominique Perrault has left an indelible mark*

## PRESENT DAY THE AGORA

Dominique Perrault Architecture has now redesigned the agora to give it a warmer, more welcoming feel. The design encourages new ways of working and defines the space as a vibrant hub for interaction at the heart of Citylights.



## NEW STATION

M9 & M15 (2026)  
PONT DE SÈVRES  
outside Citylights

7 |



# STRATEGIC

SECTION 1

## AT THE HEART OF A VIBRANT NEIGHBORHOOD

Citylights stands like a beacon in a dynamic area, where major transport routes and large-scale urban development projects meet. More than just a building, it is a genuine center of gravity designed to connect projects, businesses, talent, and innovation on one site.

# A hub at the heart of the action

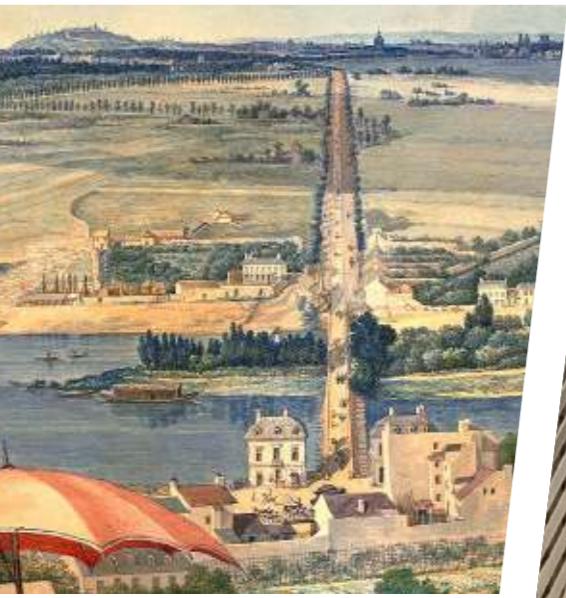
From its heavy refurbishment, Citylights has driven the transformation of an area into a dynamic district, thus becoming the first milestone in an unprecedented urban ecosystem on the banks of the River Seine. The development of the Île Seguin and the construction of footbridges linking the banks of the river has led to a reinvention of the neighborhood with new spaces, new activities and a more fluid dynamic. Everything converges here, putting Citylights at the center of the action.

| 10 |



*When Louis XIV established his residence in Versailles in 1684, he ordered a bridge to be built between Billancourt and Sèvres to create a more direct link between the capital and the palace. Those traveling the royal route from Paris to Versailles were obliged to pass through Boulogne – kings, princes and dignitaries all trod these roads on their way to the opulent court of the Sun King, securing the town's place in the history of great royal journeys.*

1680



| 11 |

# Optimal accessibility

## CONNECTION ON THE DOORSTEP OF CITYLIGHTS



**Pont de Sèvres** — On the Citylights Forecourt  
\* Southern line available from 2026



**Musée de Sèvres** — Within a 5 minute walk

## CYCLING

Cycle lanes and Vélib' stations at the foot of the tower and all around Boulogne

| 12

## RAILWAY STATIONS

**Gare Saint-Lazare** — 35 min on public transport  
**Gare d'Austerlitz** — 39 min on public transport  
**Gare Montparnasse** — 40 min on public transport  
**Gare de Lyon** — 43 min on public transport  
**Gare du Nord** — 49 min on public transport



# 440

bicycle parking units



# 771

parking units including 197 motorcycle parking units

A softer urban landscape

In contrast to more built-up areas, the neighborhood around Citylights offers a range of relaxing green spaces and leafy havens.

These can be admired through Citylights' large windows or explored during a welcome break between meetings.

### Brimborion Park

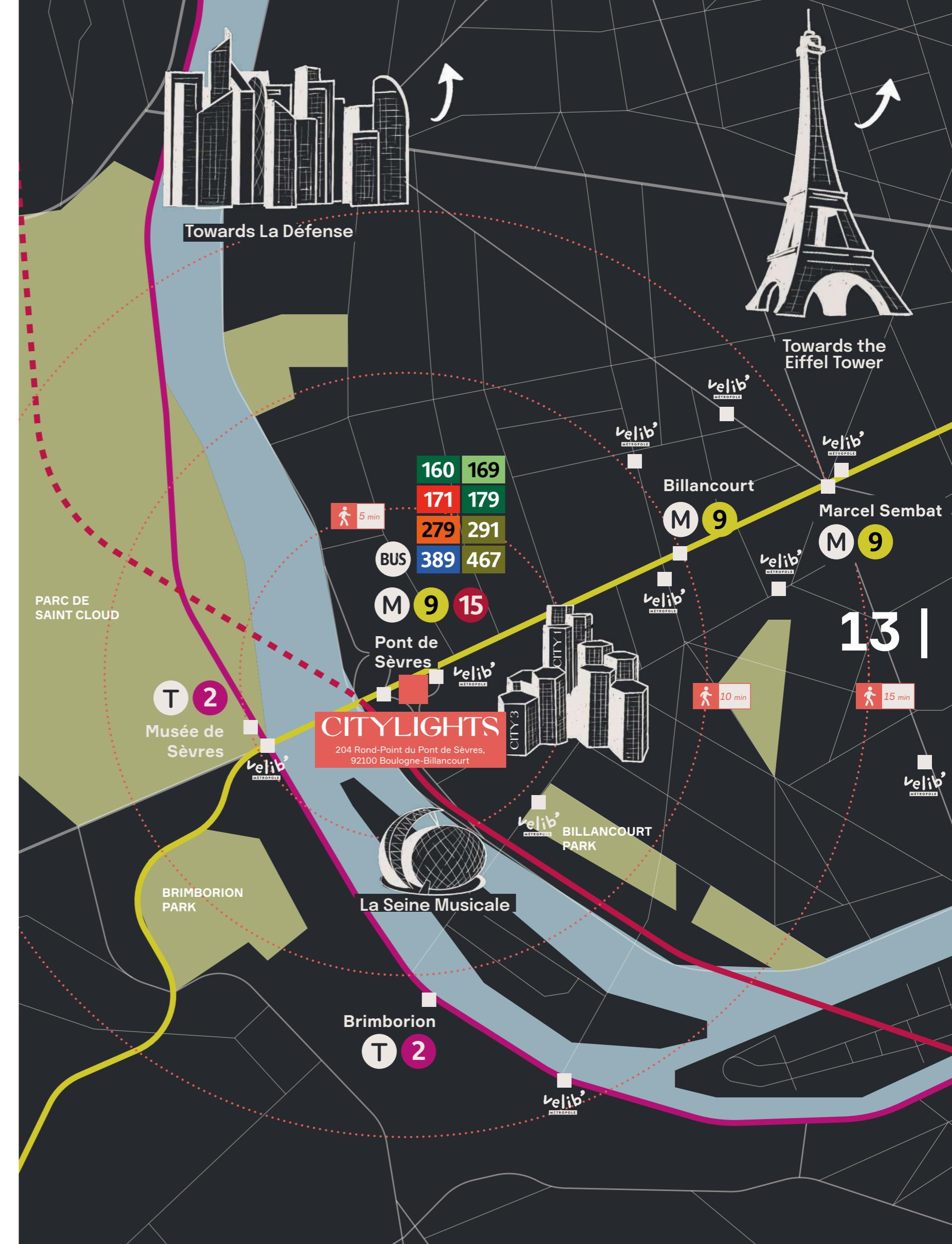
Ideal for walkers and runners seeking to rediscover the banks of the Seine, with circuits of up to 5 km offering breathtaking views of Boulogne and Paris.

### Billancourt Park

Unwind in this 5 hectare green space that has been listed as an eco-district since 2013.

### Parc de Saint-Cloud

This former royal residence and listed site offers shaded paths, panoramic views of Paris, and French-style gardens, enough to make you think you've escaped to the country.



| 13 |

SECTION 2

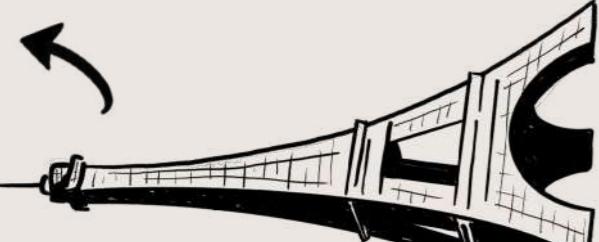
# DYNAMIC

Citylights brings fresh energy, with reimagined agoras, offices designed to encourage collaboration, and communal areas that genuinely bring people together. This dynamism is reflected in fluid connections between spaces, cleverly designed office areas, and natural light that floods the entire building.

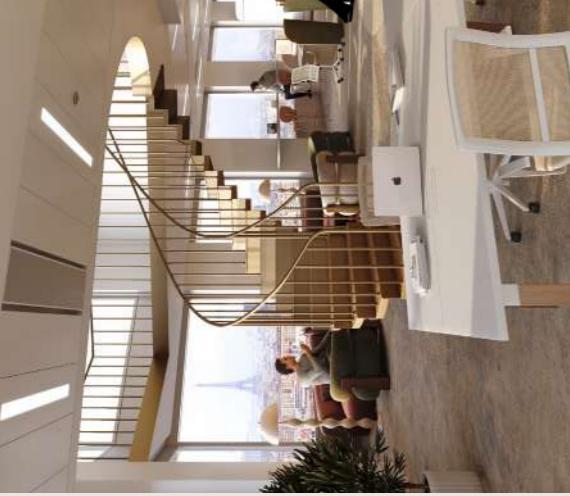


EXPERIENCE

# CITYLIGHTS



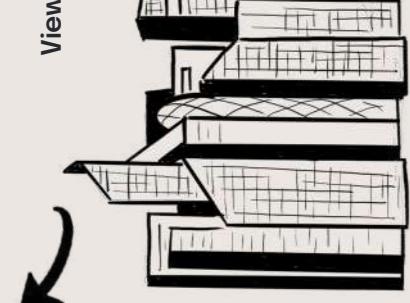
View of the Eiffel Tower



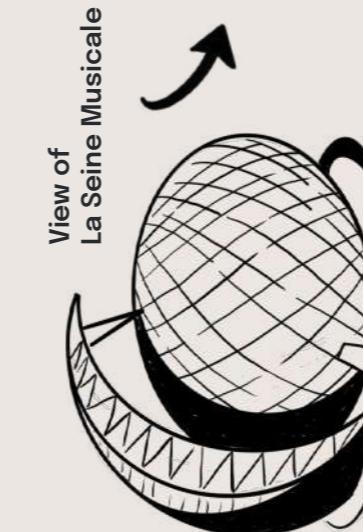
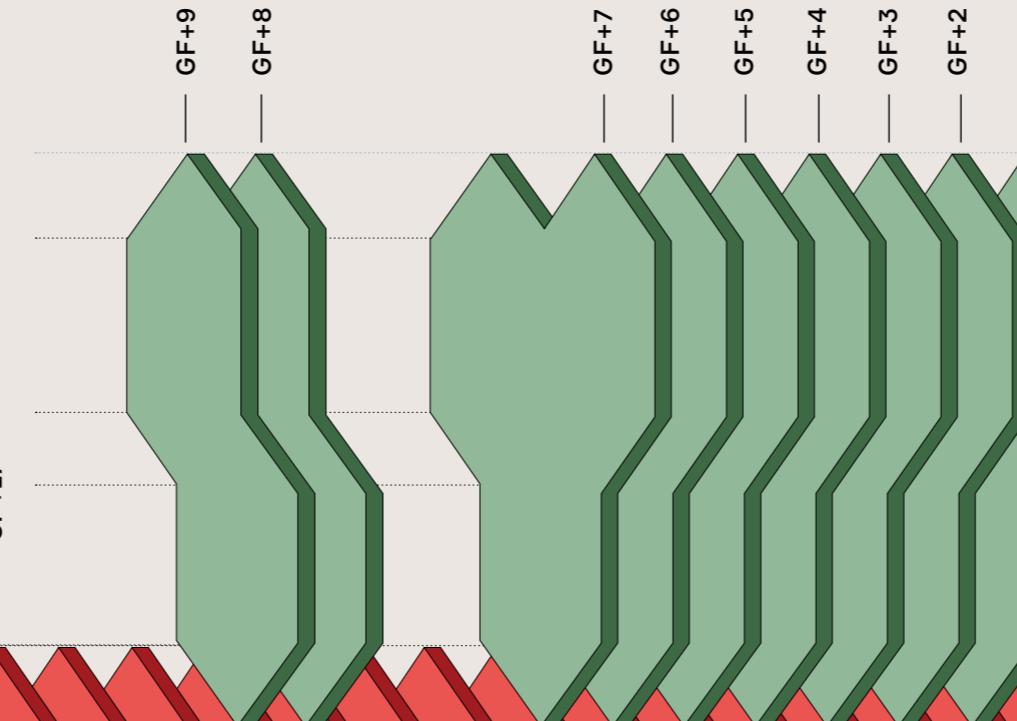
| 16

View of La Défense

ROOF TERRACE  
GF+22  
GF+21



GF+20  
GF+19  
GF+18  
GF+17  
GF+16  
GF+15  
GF+14



View of La Seine Musicale



UPPER GROUND FLOOR  
FOOD SERVICE AREAS  
OUTDOOR TERRACES

GF+1  
LOWER GROUND FLOOR  
CENTRAL HALL + REAR  
ENTRANCE  
CITY 1 AGORA  
CITY 3 AGORA  
CONCIERGE SERVICE  
CAFE  
STORES AT GROUND  
FLOOR

FIRST BASEMENT FLOOR  
CENTRAL HALL + MAIN  
ENTRANCE  
BUSINESS CENTER  
GYM  
PARKING LOT ENTRANCE

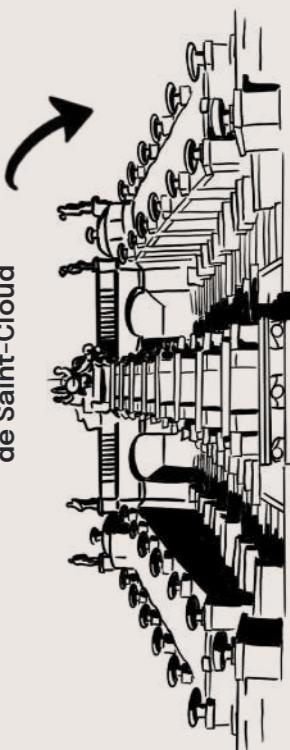


TOTAL SQM OF  
CITY 1 AND 3  
47,000 SQM  
1,300 SQM OFFICE SPACE



| 17

CITY 1      CITY 3  
GET THE APP



View of the Parc de Saint-Cloud

| 18 |



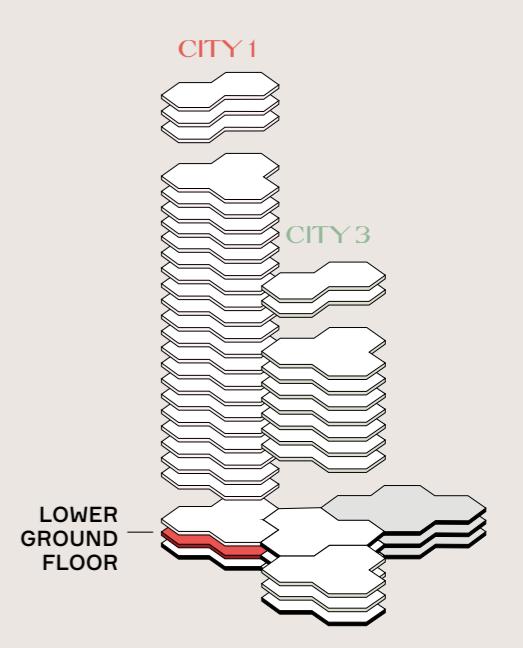
AGORA

# CITY 1



## MAKE AN ENTRANCE

The new agora of the City 1 tower has completely reinvented the user experience of a reception area. Designed as a service-oriented space, it immerses you immediately in its warm, contemporary ambience, where natural light, luxury materials, and elegant furniture interplay harmoniously. This vibrant, bright space designed for everyone's comfort marks the perfect start to each day at Citylights.



| 20 |

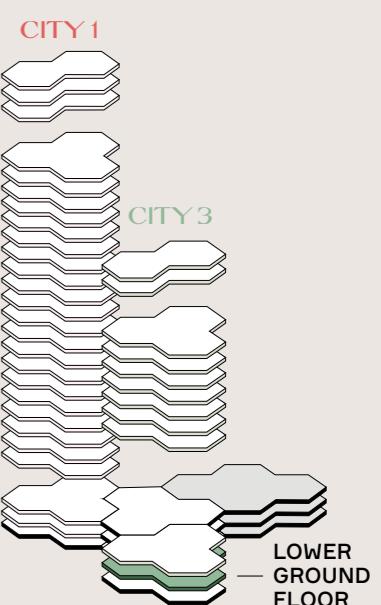
AGORA

# CITY 3



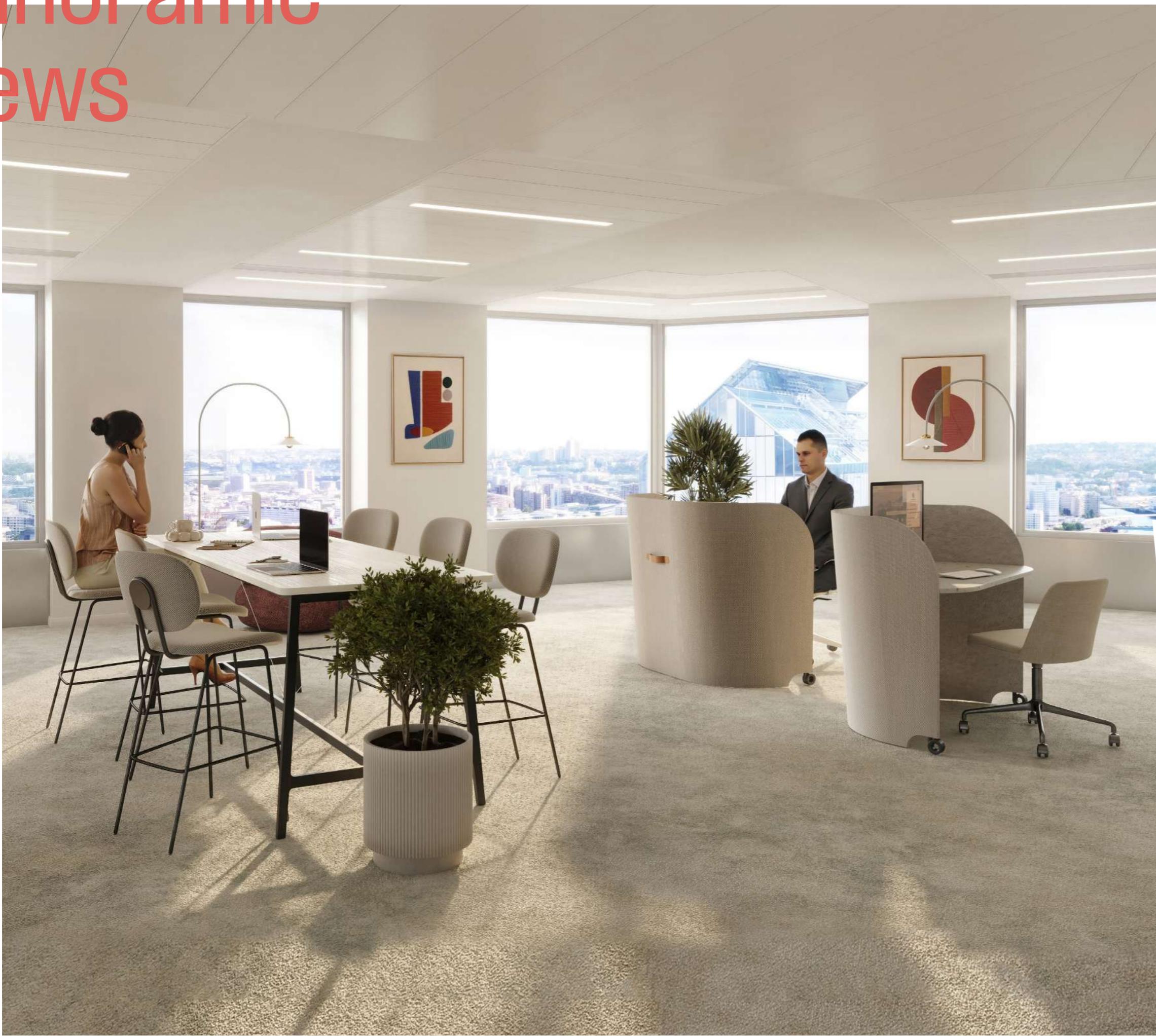
## ENTER A NEW TYPE OF SPACE

Discover City3, a space that combines modern design with comfort. A welcoming atmosphere prevails in its bright, elegant agora adorned with luxury materials, providing the perfect setting for discussions and interaction.



# Panoramic views

| 22 |



## WORKSPACES DESIGNED FOR TEAMWORK

Explore a range of flexible, collaborative office spaces designed to encourage innovation. With spacious units covering 1,200 sqm, each space is designed to foster synergy, with 10 sqm per person or up to 130 workstations accommodating dynamic teams.\*

\* After refurbishment works



| 23 |

# Panoramic views!

| 24 |



## WORKSPACES DESIGNED FOR TEAMWORK

Explore a range of flexible, collaborative office spaces designed to encourage innovation. With spacious units covering 1,200 sqm, each space is designed to foster synergy, with 10 sqm per person or up to 130 workstations accommodating dynamic teams.\*

\* After refurbishment works

| 25 |



# Agile duplex spaces\*

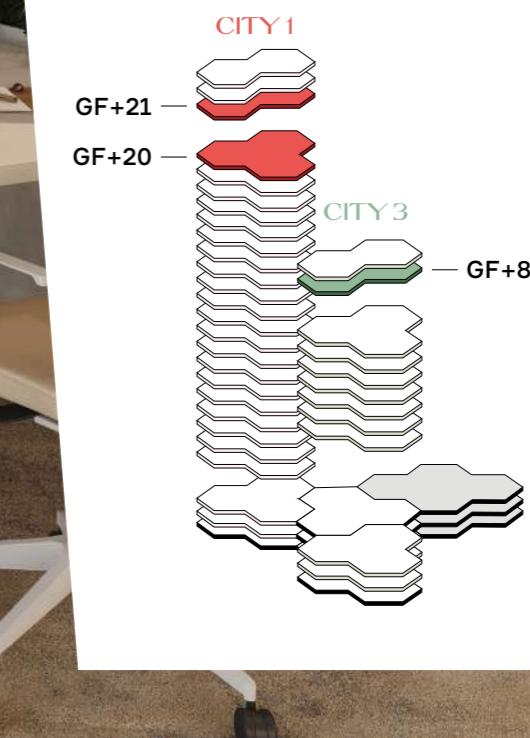
| 26 |



\* Duplex possible on request

## A MAGNIFICENT STAIRCASE WITH DIRECT LIGHT

Citylights can offer a unique experience by creating a duplex between two floors. Adding a spiral staircase increases natural light and favors flow through the space while also encouraging interaction.



| 27 |



# CITY 1

City 1, an independent and secured building offering 31,192.2 sqm of lettable area, within the Citylights building.

FLOOR	OFFICES	AMENITIES	COMMUNAL AREAS	TOTAL LETTABLE AREA	ARCHIVES
GF+23	810.6	50.5	41.1	902.2	
GF+22	816	50.9	41.4	908.3	
GF+21	816.2	50.9	41.4	908.5	
GF+20	1,304.2	81.3	66.1	1,451.6	
GF+19	1,304.2	81.3	66.1	1,451.6	
GF+18	1,304.2	81.3	66.1	1,451.6	
GF+17	1,304.2	81.3	66.1	1,451.6	
GF+16	1,307.4	81.5	66.3	1,455.2	
GF+15	1,303.9	81.3	66.1	1,451.2	
GF+14	1,303.5	81.3	66.1	1,450.8	
GF+13	1,299.6	81.0	65.9	1,446.6	
GF+12	1,263.9	78.8	64.1	1,406.8	
GF+11	1,262.5	78.7	64.0	1,405.2	
GF+10	1,264.5	78.9	64.1	1,407.4	
GF+9	1,264.5	78.9	64.1	1,407.4	
GF+8	1,264.5	78.9	64.1	1,407.4	
GF+7	1,264.5	78.8	64.1	1,407.4	
GF+6	1,264.5	78.8	64.1	1,407.4	
GF+5	1,264.5	78.8	64.1	1,407.4	
GF+4	1,264.5	78.8	64.1	1,407.4	
GF+3	1,264.1	78.8	64.1	1,407.0	
GF+2	1,264.6	78.9	64.1	1,407.6	
GF+1	1,243.7	77.6	63.0	1,384.3	
UPPER GF					221.3
LOWER GF					122.9
GF-1					
GF-2					
GF-3					
TOTAL	28,024.3	1,747.6	1,420.3	31,192.2	344.2

| 28 |

LETTABLE OFFICE AREA

**31,192.2**

ARCHIVE SURFACE AREA

**344.2**

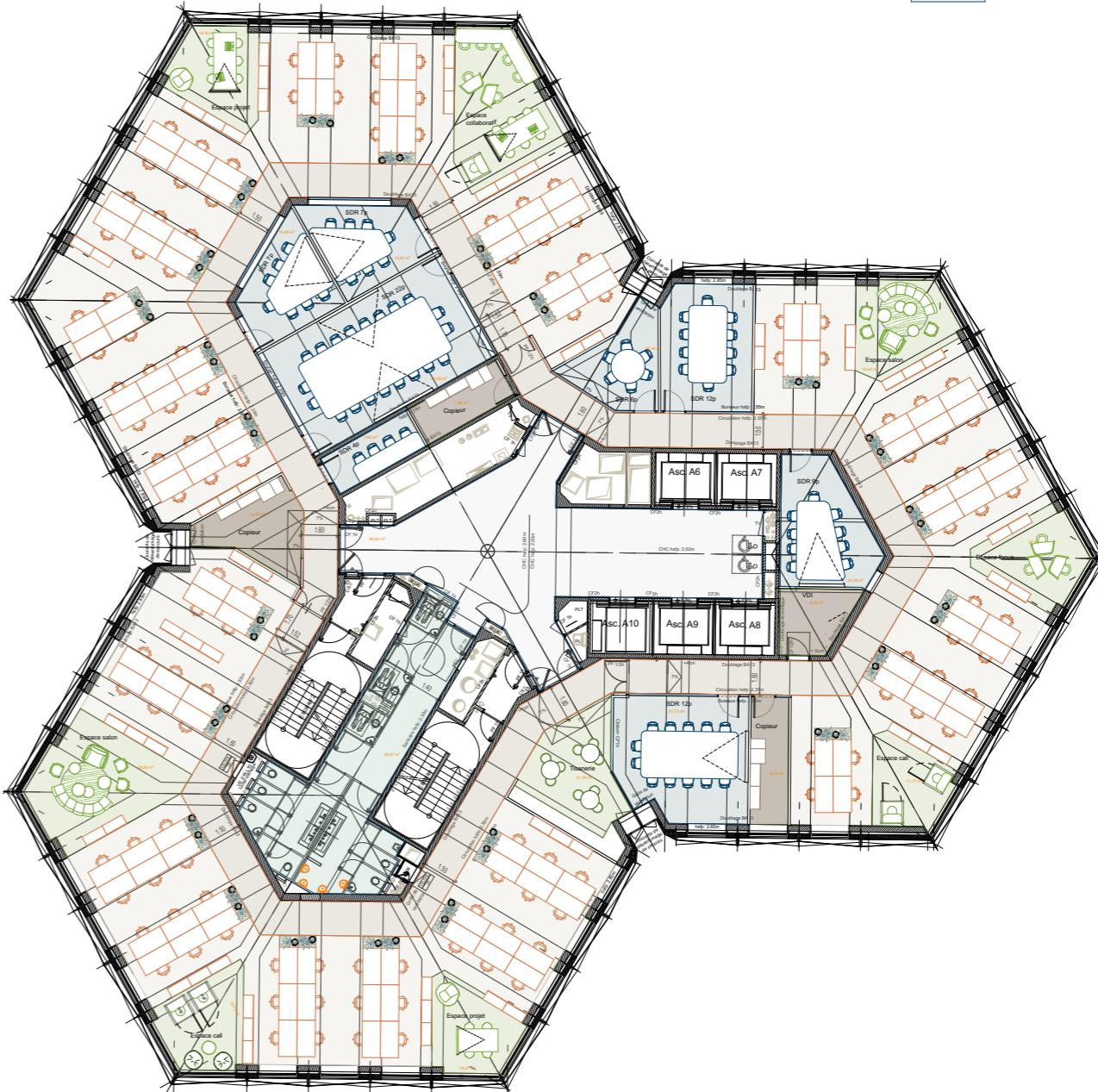
TOTAL RENTAL AREA

**31,536.4**

# Space planning CITY 1

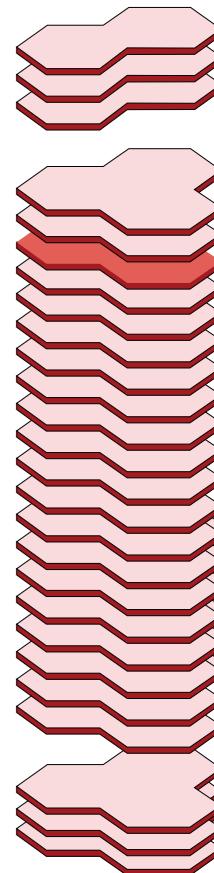
OPEN-SPACE VERSION / 124 WORKSTATIONS

- OFFICES
- MEETING ROOMS
- COLLABORATIVE SPACES
- COMMUNAL AREAS
- INTERNAL WALKWAYS
- BATHROOMS
- LANDING



29 |

GF+18



Up to  
**124**

WORKSTATIONS –  
FLEXIBLE AND MODULAR OFFICE SPACES

with a ratio of  
**10** SQM  
PER PERSON

# CITY 3

City 3, a secure, free-standing building with 15,640.6 sqm of lettable office space, including shares of communal areas within the CITYLIGHTS building complex:

FLOOR	OFFICES	AMENITIES	COMMUNAL AREAS	TOTAL LETTABLE AREA	ARCHIVES
GF+9	896.5	57.3	68.4	1,022.2	
GF+8	896.8	57.3	68.5	1,022.7	
GF+7	1,343	85.9	102.5	1,531.4	
GF+6	1,343	85.9	102.5	1,531.4	
GF+5	1,342.9	85.9	102.5	1,531.3	
GF+4	1,342.9	85.9	102.5	1,531.3	
GF+3	1,341.9	85.8	102.5	1,530.1	
GF+2	1,337.1	85.5	102.1	1,524.8	
GF+1	1,782.3	114	136.1	2,032.3	
UPPER GF	1,205.4	77.1	92	1,374.5	
LOWER GF	474.3	30.3	36.2	540.9	
GF-1	410.0	26.2	31.3	467.5	
<b>TOTAL</b>	<b>13,716.2</b>	<b>877.2</b>	<b>1,047.3</b>	<b>15,640.6</b>	<b>395.9</b>

| 30 |

LETTABLE OFFICE AREA

**15,640.6**

ARCHIVE AREA

**395.9**

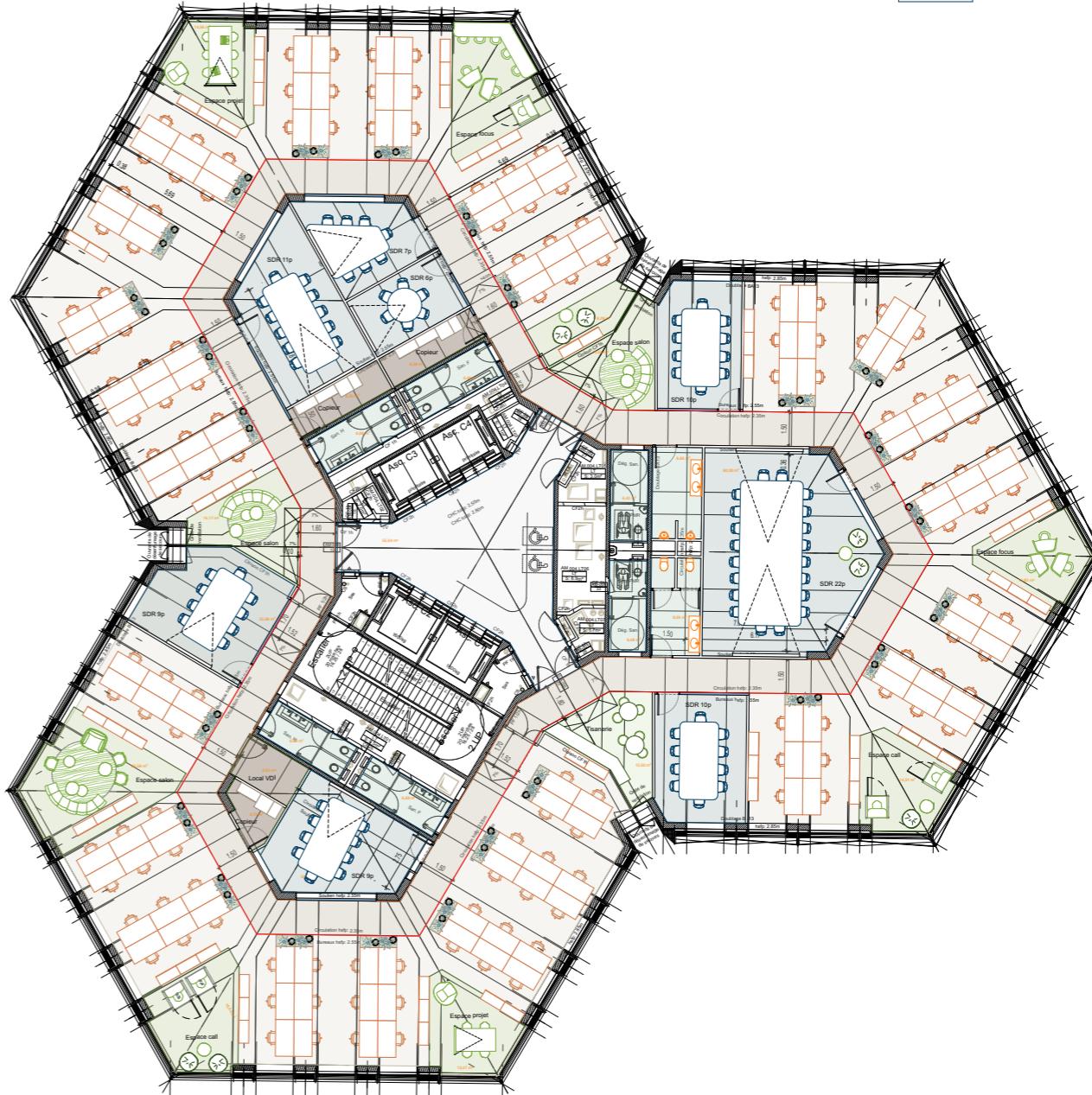
TOTAL RENTAL AREA

**16,036.5**

# Space planning CITY 3

OPEN-SPACE VERSION / 134 WORKSTATIONS

- OFFICES
- MEETING ROOMS
- COLLABORATIVE SPACES
- COMMUNAL AREAS
- INTERNAL WALKWAYS
- BATHROOMS
- LANDING



# Optimized circulation

**A LANDING BATHED IN NATURAL LIGHT THAT OPENS ONTO AN OUTDOOR TERRACE.**

This circulation space on GF+21 of City 1 creates a continuum with the outdoors, with unobstructed views and direct access to the terrace.

| 32 |



| 33 |



# Promoting well-being

AT CITYLIGHTS, INDOOR AND OUTDOOR AREAS ARE IN PERMANENT DIALOG.

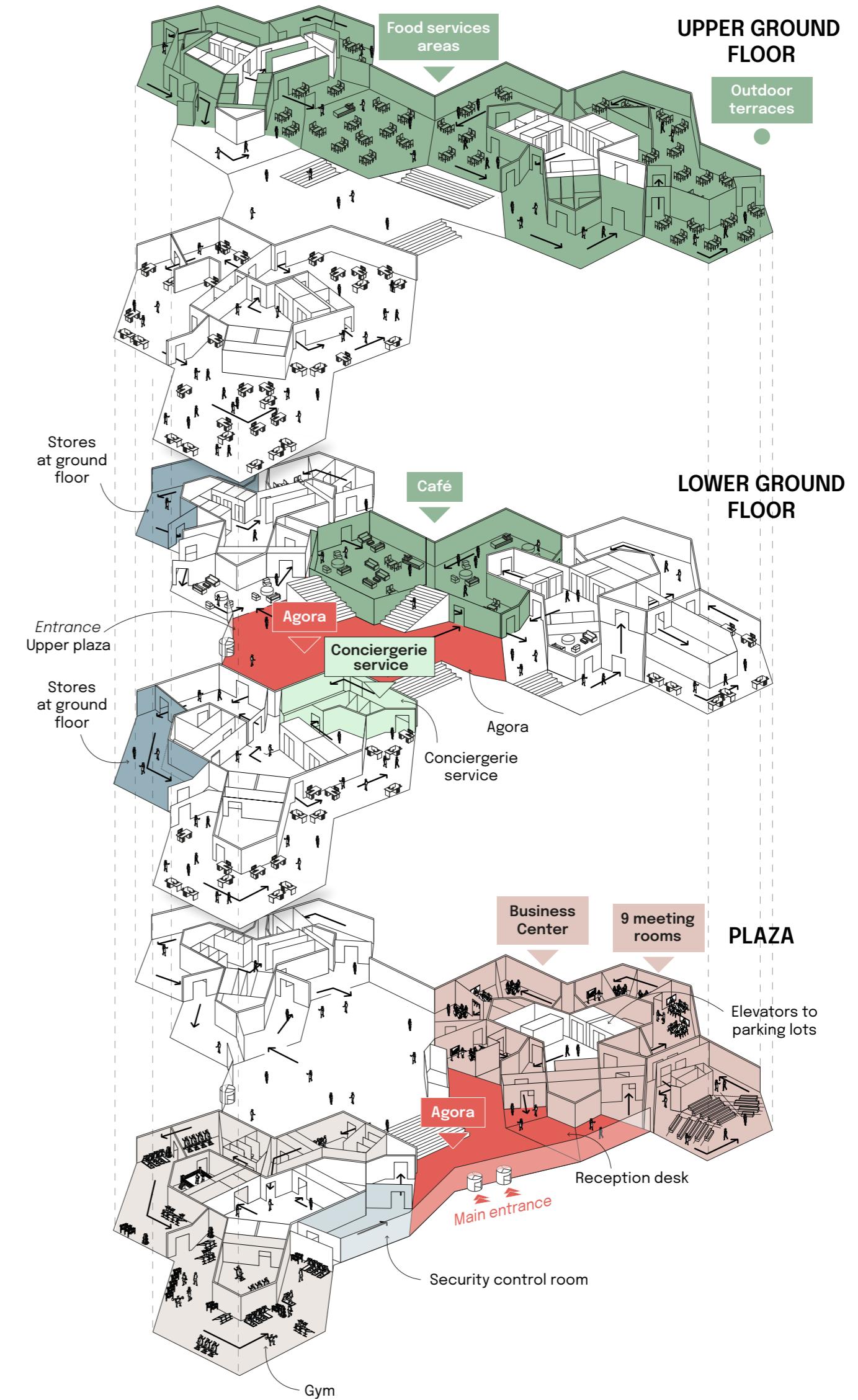
On GF+21 of City 1 and GF+8 of City 3, spaces open onto extensive landscaped garden terraces, promising contentment and relaxation on a daily basis.



# CONVENIENT



Citylights offers a range of customer-focused amenities designed to make everyday life easier. We have teamed up with high-profile partners to ensure that every desire is catered for, whether in the friendly cafeteria, high-quality restaurants, gyms, concierge service, auditorium, or fully equipped meeting rooms. This all forms part of a unique service-oriented experience, where it's both enjoyable and convenient to work, relax and interact in a vibrant and stimulating environment.



AMENITIES CATERING FOR EVERY

# DESIRE

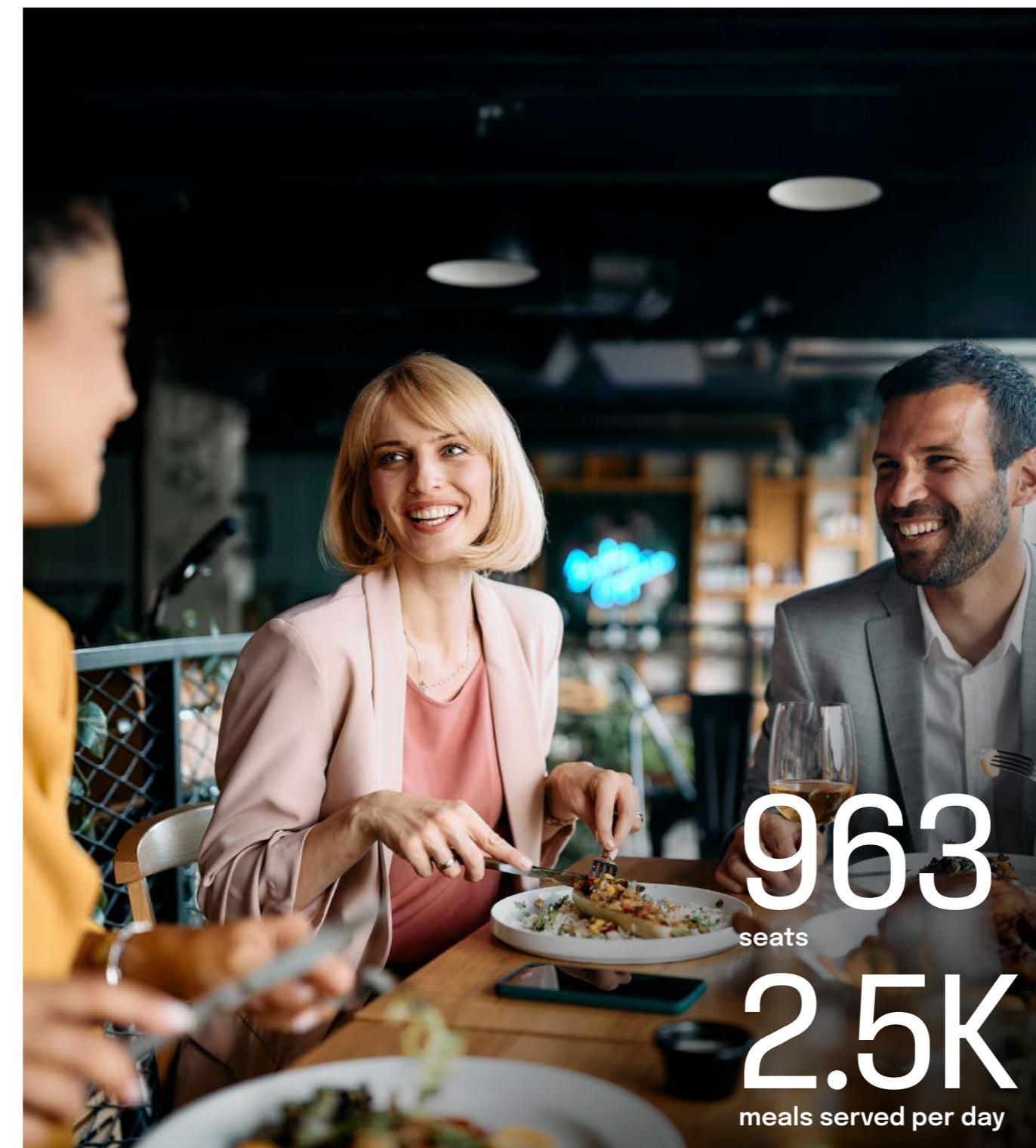
## Cafeteria



The Drugstore at the heart of Citylights offers a fast, modern and convenient food service experience.

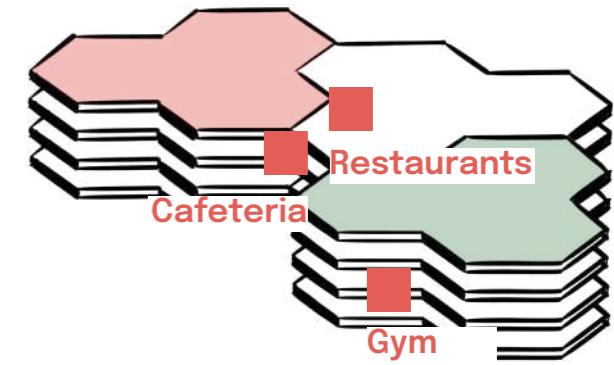
This bright space between the City 1 and City 2 towers boasts a salad bar, sweet and savory pastries, cold drinks, and a barista service. Whether you plan to eat in or pick up something to go, this is the ideal spot for a tasty treat at break times.

## Restaurant

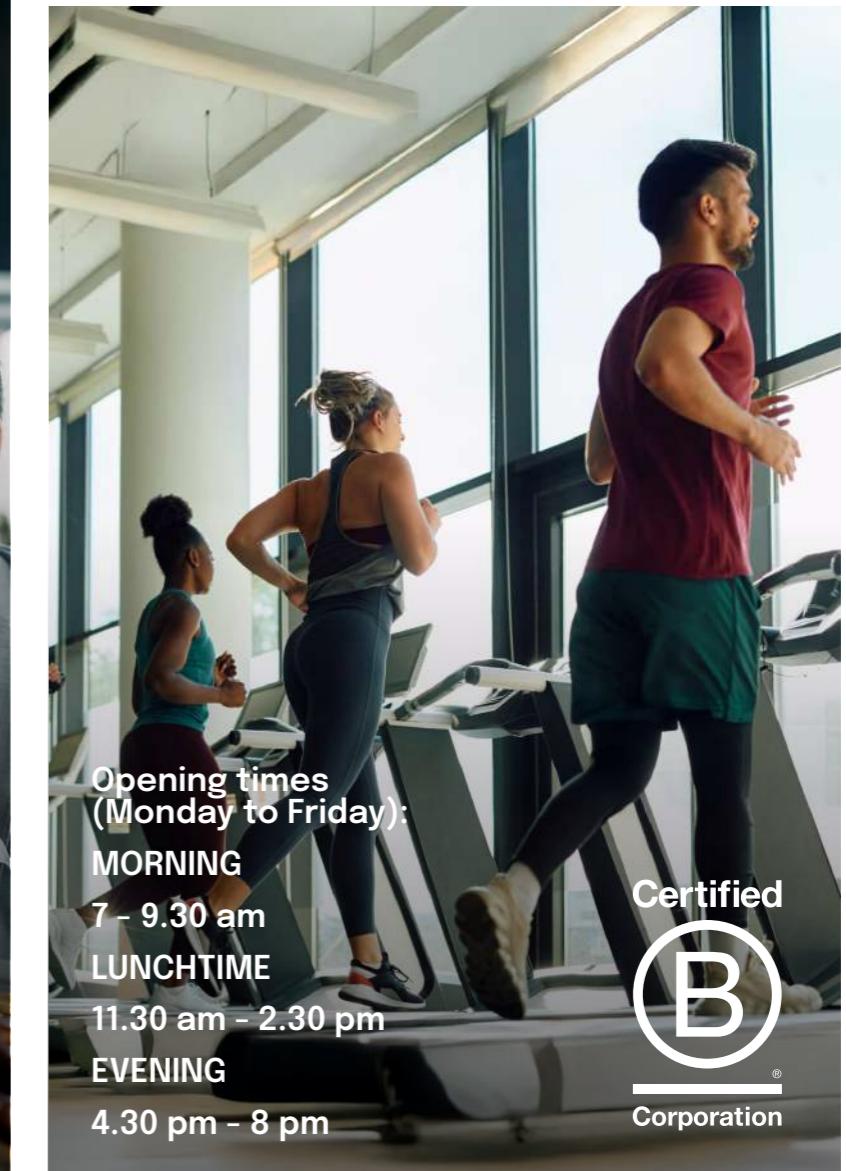


The restaurant is located on the ground floor between the City 1 and City 2 towers.

Diners can choose from a self-service selection of starters, desserts and fruit, then head to one of 9 counters to be served a hot meal. Simple, fast and delicious.



## Gym



A 780 sqm gym on floor -1 of the City 3 tower offers state-of-the-art equipment and bespoke guidance. This space managed by CYD provides workers with a motivating work environment, while also allowing them to plan physical activity into their daily routines.

It can be accessed directly from the main entrance agora, with professional coaches on hand to provide tailored support.

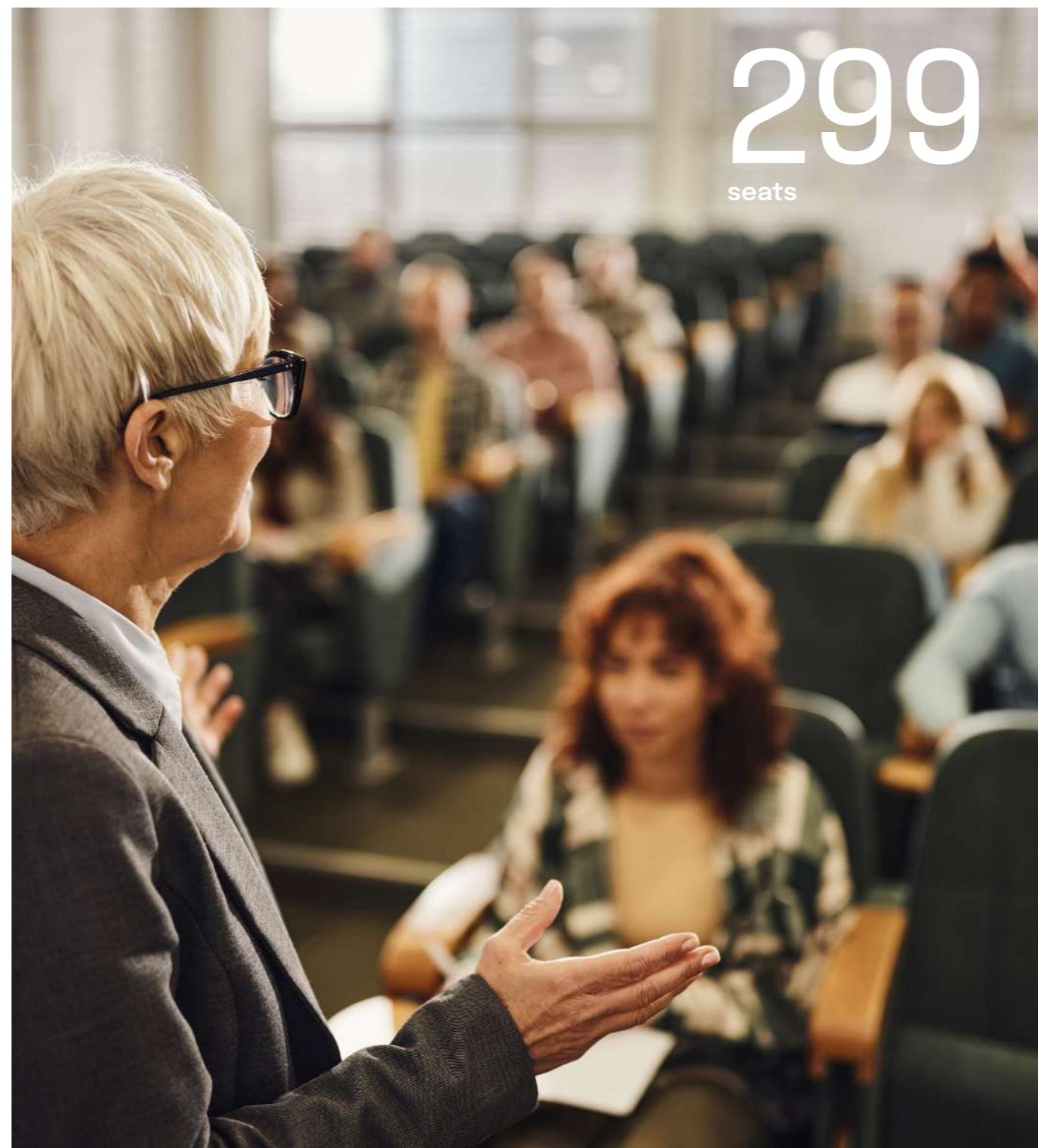
41 |

## Meeting rooms



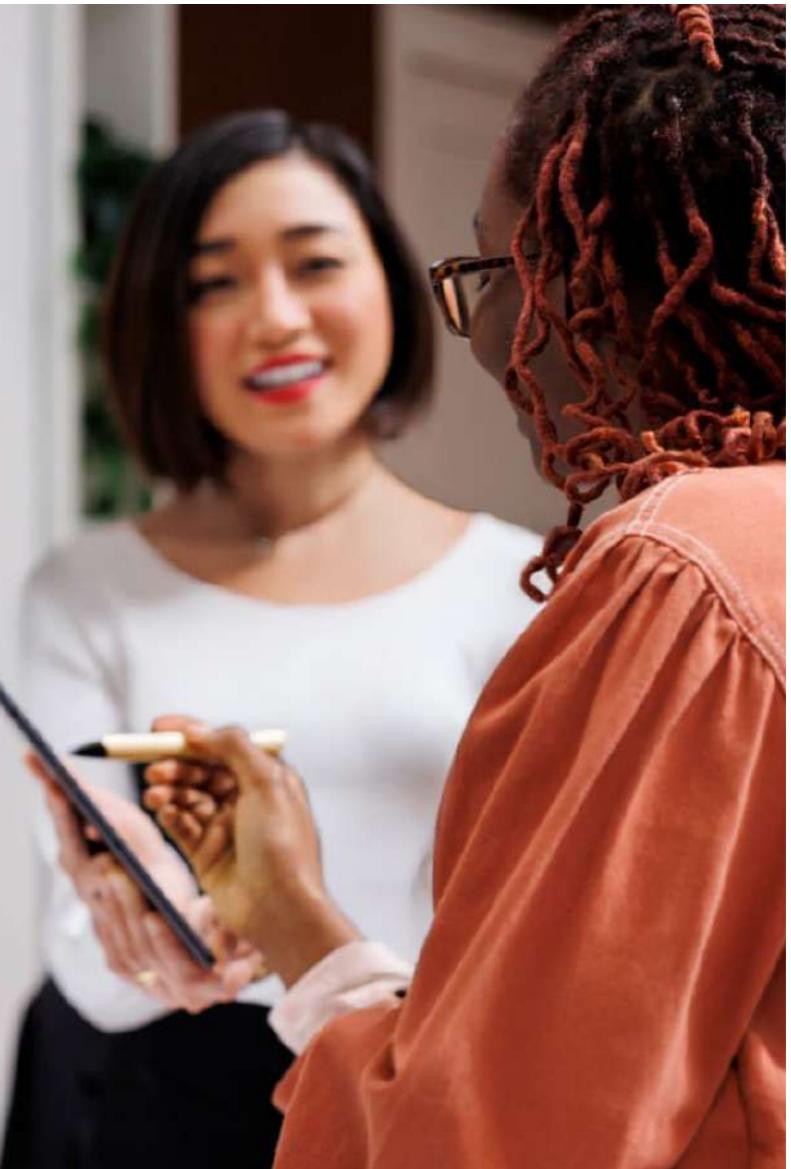
With nine fully equipped 7 to 14-seater meeting rooms (each with a screen, WiFi, soundproofing, air conditioning and videoconferencing) and total capacity for 97 people, the business center offers you the comfort and technology you need for your business meetings.

## Auditorium



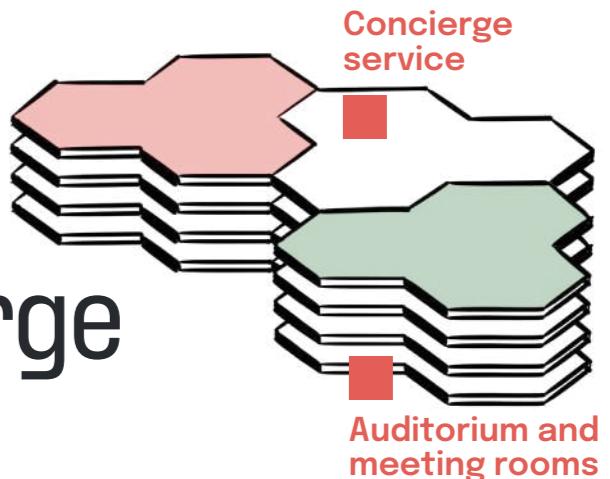
Talks, seminars, product launches... The auditorium provides you with an ultra-connected space designed for immersive, high-impact events. With its HD equipment, professional control room and live recording, you're guaranteed a seamless experience that is sure to hit the mark.

## Concierge service



Need a hand to lighten your schedule? The concierge service on the lower ground floor City 3 tower will transform your office into a real home from home.

From beauty treatments to dry cleaning, travel bookings, restaurant reservations, and an express shopping amenity, everything is geared towards making your life easier with a bespoke, ultra-flexible service either in person or online.



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SECTION 3

# MAGICAL



## AN INSPIRING SETTING

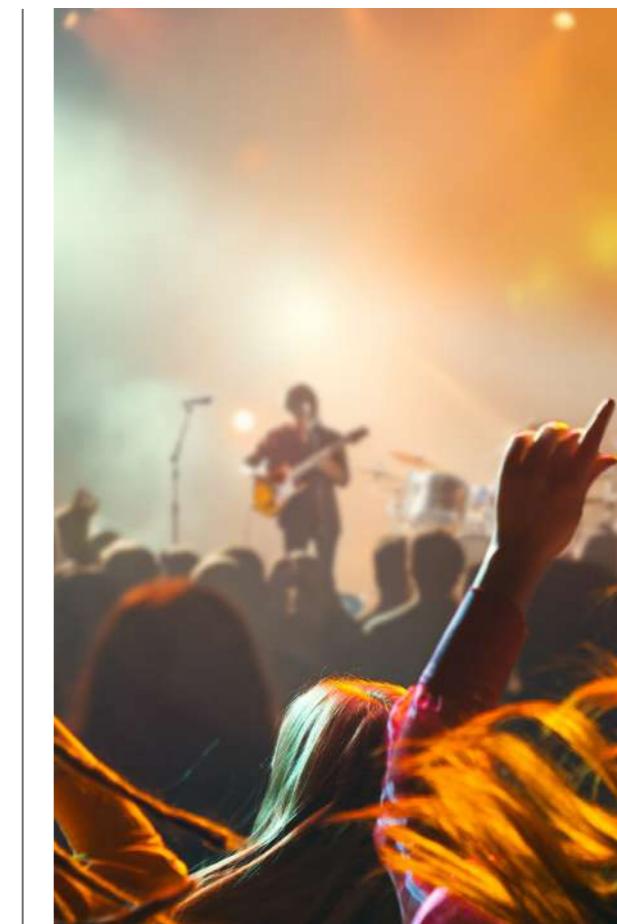
The neighborhood is an integral part of the Citylights experience with its restaurants, concerts, festivals, sports facilities, and shops forming a vibrant ecosystem. From morning to night, make the most of every minute, with a well-earned break on a café terrace, a big night out, or some outdoor exercise.



# A vibrant setting

## EATING OUT NEAR THE TOWER

L'Arcouest	4 min on foot
Loulou Boulogne	7 min on foot
La Terrasse Seguin	7 min on foot
Café Renaud	9 min on foot
O 2 Scènes Restaurant	11 min on foot
Baca'v Boulogne	11 min on foot
Bistrot Micheline	12 min on foot
La Machine à Coude	13 min on foot
Restaurant de La Poste	14 min on foot



## ENTERTAINMENT AND CULTURE

Arkose Pont De Sèvres	4 min on foot
Passage du Vieux Pont de Sèvres	6 min on foot
Piscine de Boulogne-Billancourt	13 min on foot
Cité de la Céramique	15 min on foot
Rock-en-Seine (August)	18 min on foot
Musée Paul Landowski	17 min on foot



15

restaurants  
and bistros



16

sporting and  
cultural venues

## EATING OUT

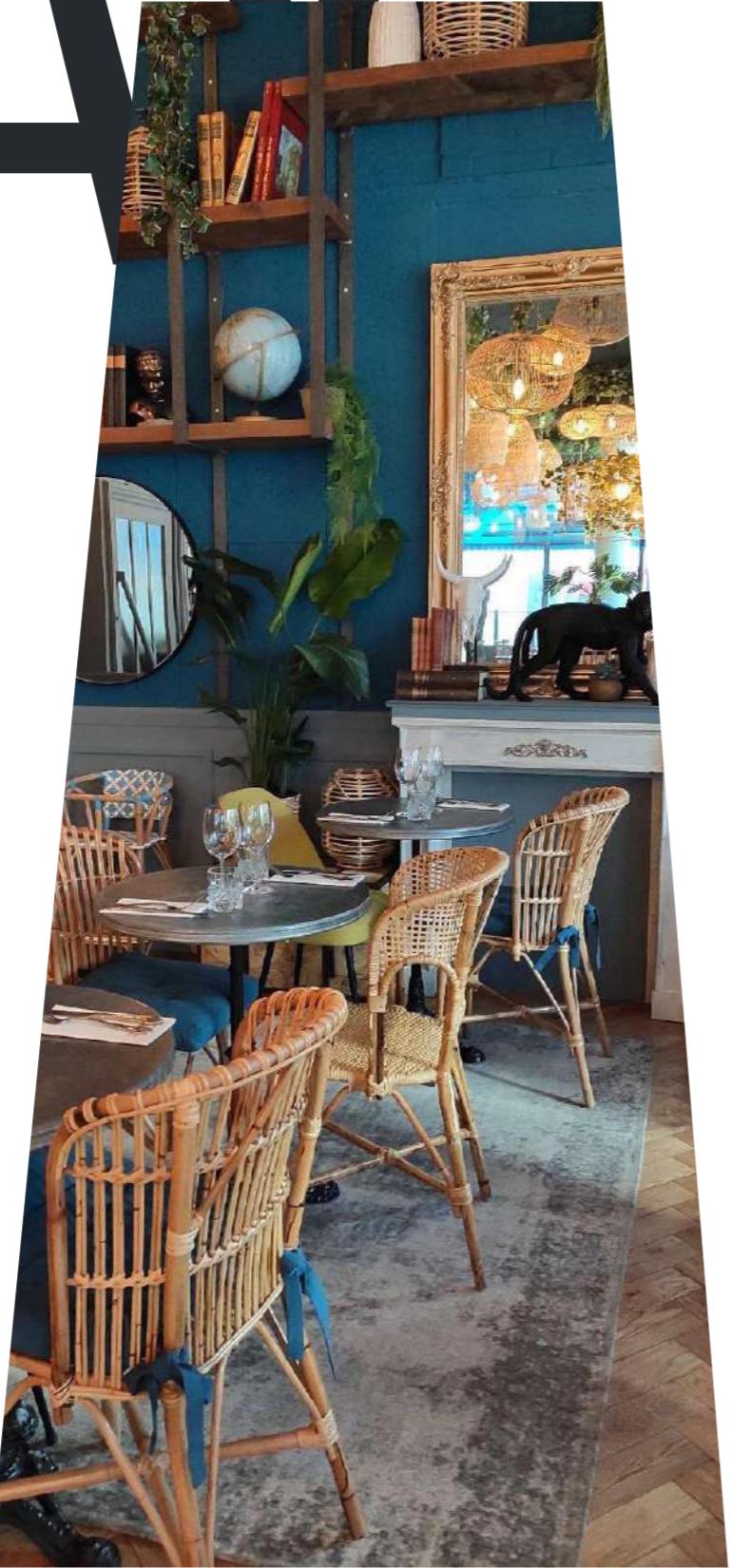
## DAY

| 48 |



## DODDY'S COFFEE

Boulogne-Billancourt's go-to spot for fans of generous gourmet burgers. With its good vibes and American-style decor comes a varied menu full of flavor. A must for good times and good food.



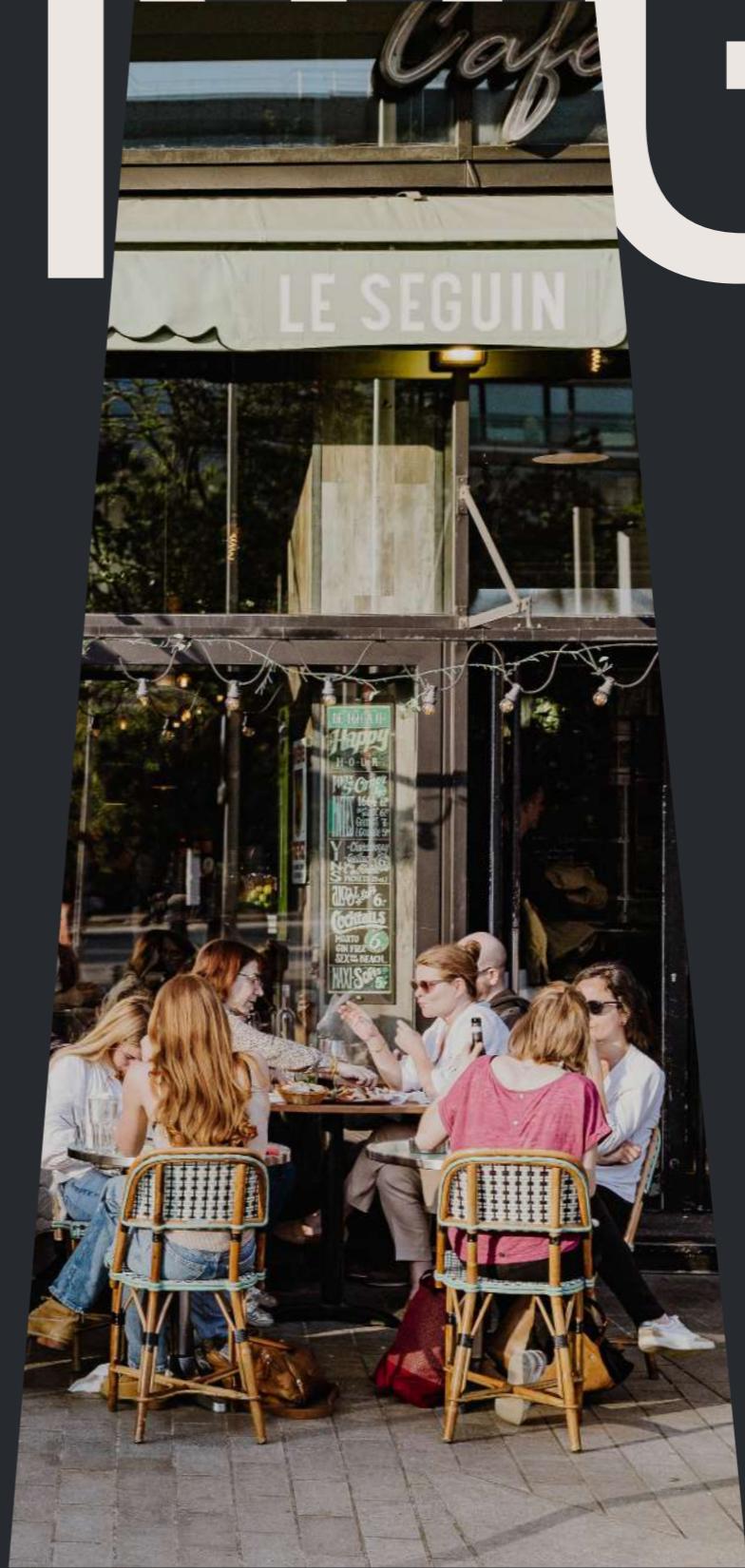
## LOULOU BOLOGNE

Adorned with hanging lanterns, Loulou is a perfect spot in all respects, with its verdant terrace, comfortable benches, French bistro-style inspired menu, and highly attentive service. It is quite simply the most stylish and chill place in the neighborhood.

## AFTERWORK OPTIONS

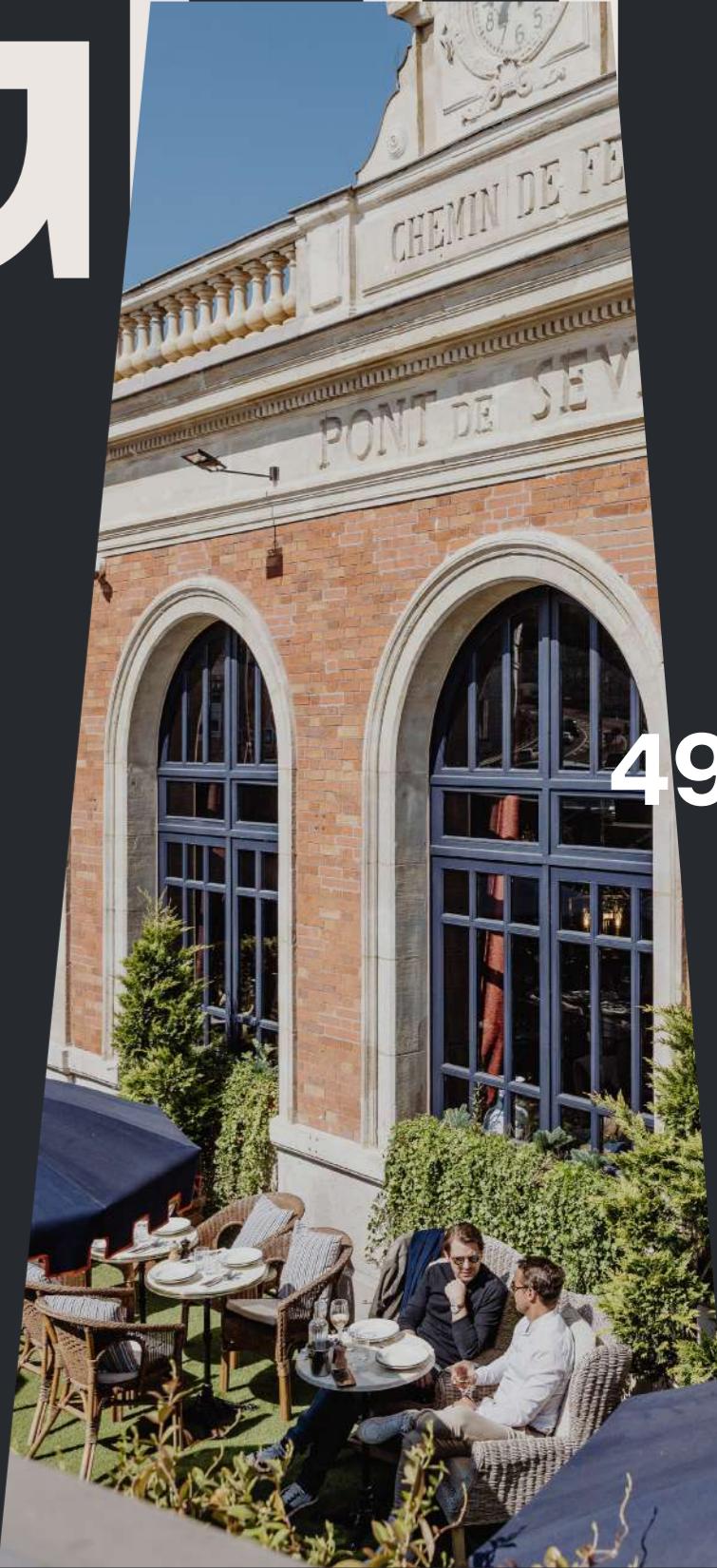
## NIGHT

| 49 |



## LA TERRASSE SEGUIN

A great place to meet up for lunch, dinner, drinks and nibbles with friends on the terrace, or a weekend brunch. This sociable spot promises good times with no airs or graces.



## CHEZ MICELINE

Hearty, authentic cuisine. A small, seasonal menu of slow-cooked comfort food by chefs Gilles Goujon and Yoanne Flament. The perfect spot to enjoy good company and authentic food.

STROLLING



| 50 |

## PASSAGE VIEUX PONT-DE-SÈVRES

This mall near the complex offers a direct link with Citylights. It's the perfect spot for some retail therapy in a convenient and accessible location.

## ALBERT-KAHN MUSEUM

The Albert-Kahn Museum takes you around the world on a voyage of discovery. Old photographs and films immerse visitors in a rich array of cultures at the turn of the 20th century. The 4-hectare garden is a real haven, where history, art and nature combine to awaken the senses.

ENTERTAINMENT



## LA SEINE MUSICALE

This outstanding setting is a key venue for music from around the world. High-profile concerts and cultural events are held in the spectacular modern surroundings of this unique space.

## ARKOSE

With 1,700 sqm of wall space, this unique center presents climbers with some knotty problems to solve. It is designed to cater for all floors, providing a meeting place where aficionados and newbies can push their limits in a stimulating environment.

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Find out more  
[www.citylights-boulogne.com](http://www.citylights-boulogne.com)



Architect for the refurbishment project  
DPA PERRAULT ARCHITECTURE

Design and production  
**Ikigai**

PHOTOS

Ikigai / Istock / Pexels

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La Company\_Pierre Morel  
Epaillard + Machado 2025

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