



IMMOBEL DELIVERS NOVA, A NEW OFFICE BUILDING IN LUXEMBOURG

Immobel delivered the Nova building to Monceau Assurances on 25 April. Located on Place de l'Étoile, in the heart of Luxembourg's CBD (Central Business District), and with a surface area of 4,200 m², the building will house the DLA Piper Luxembourg law firm in the first quarter of 2024.

Having been the subject of several works projects, the last of which dates back to 1992, the Nova building now displays a timeless facade and blends into the district perfectly. Designed by the Luxembourg architectural firm BFF, the rehabilitation of the contemporary building incorporates a harmonious elevation and opens up fully to the outside, offering extensive views over the city and the surrounding area.



Soft mobility, social interactions and collaborative work

Comprising 7 floors and 3 underground levels, the building is located opposite the new multimodal tram hub. It has a landscaped courtyard and patio at the heart of the block, as well as two panoramic rooftop terraces. In order to maintain a high level of quality and user satisfaction, Immobel has come up with an extremely flexible concept, with an auxiliary space of 200 m² that can be used for a fitness centre, a library, a café or even a conference room, as the tenant wishes. *“We are proud to hand over the keys to this prestigious address. Its flexibility, layout and openness to the outside will provide a motivating, inspiring work environment. Nova is a fine example of what a ‘post-Covid crisis’ office should be: attractive, flexible and hybrid”.* Muriel Sam, Managing Director of Immobel Luxembourg.

A respectful rehabilitation

This renovation is in line with the Immobel group’s environmental policy. *“The degree of preservation of the existing building and the reduced need for new materials have a direct impact on CO₂/m² emissions (intrinsic carbon),”* explained Sven Lenaerts, Head of ESG Immobel Group. To reduce these intrinsic carbon emissions, the renovation project was carried out pragmatically, maximising reuse of the structural elements. By conserving the basic structure and the existing underground levels, it was possible to limit waste and superfluous emissions, and to optimise costs and deadlines while preserving the building’s structural integrity and the original silhouette.

The project in brief

- 4,200 m² over 7 levels above ground
- Place de l’Étoile in Luxembourg
- 2 panoramic rooftop terraces

- 1 landscaped courtyard and 1 landscaped patio
- 28 underground parking places
- 1 adaptable auxiliary space of 200 m²
- Architect: BFF...



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About Immobel : Immobel is the largest listed real estate developer in Belgium. The Group, which dates back to 1863, creates high-quality, future-proof urban environments with a positive impact on the way people live, work and play, and specialises in mixed real estate. With a stock market capitalization of over EUR 450 ¹million and a portfolio of more than 1,500,000 m² of project development in 7 countries (Belgium, Grand Duchy of Luxembourg, Poland, France, Spain, Germany, UK), Immobel occupies a leading position in the European real estate landscape. The group strives for sustainability in urban development. Furthermore, it uses part of its profits to support good causes in the areas of health, Culture and social inclusion. Approximately 200 people work at Immobel.

For more information, please go to www.immobelgroup.com



¹ On 31 December 2022.