

# WELCOME TO **MASSEN**

More than a  
Shopping Center

Shopping • Business • Hotel • Restaurants  
Events • Healthcare • Fitness • Nursery







# REASON FOR **ALWAYS** BEING **BETTER!**

In a constant pursuit of perfection, with quality as its founding principle, Massen has established itself as a benchmark of excellence in northern Luxembourg from the very beginning. Day after day, the company works to further improve the shopping experience and quality of life of its customers.

A clear promise: not just to do more, but to keep getting better! Massen fulfils this commitment with tireless dedication – uncompromising, visionary and pioneering.

Quality is at the heart of every decision. It shapes the corporate culture and makes Massen a place where shopping is more than a necessity – it becomes a pleasure.

Easily accessible and open seven days a week, Massen invites you to enjoy relaxed shopping in a rural, friendly atmosphere. A lively place that evolves with the seasons, trends and customers' wishes.

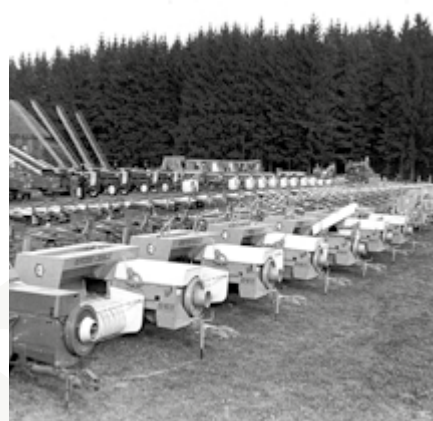
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# 01 History

## MASSEN DEVELOPMENT

Agricultural machinery



Expansion of supermarket by 690 m<sup>2</sup> and new enlarged butcher's shop, first 3 shops in the shopping centre



Expansion of supermarket by 2,000 m<sup>2</sup>

Opening of a second petrol station with shop, bistro and car wash



Opening of a new 800m<sup>2</sup> bank branch dedicated to medium-sized businesses and serving as a financial center for the north of Luxembourg.



Master plan for the expansion of the shopping center and retail park



Retail park

Opening of the 5th business center in Wemperhardt



1973

1977

1978

1979

1984

1985

1988

1989

1994

1998

2001

2006

2012

2014

2016

2018

2024

Today

1<sup>st</sup> petrol station



Petrol station renovation



1<sup>st</sup> restaurant with bar and opening of a bank branch



Expansion of the petrol station to include 10 additional filling stations



Building 2: First extension of the Supermarket and Gallery



Building 3: Phase 1 of the Gallery extension



Building 4: Phase 2 of the Gallery extension





# 02 Location & Key data

## HIGH PURCHASING POWER

### YEARLY CUSTOMER TRAFFIC

#### M-Galerie

2016: 1,75 million clients  
2017: 1,9 million clients  
2018: 2 million clients  
2020: 1,87 million clients  
2021: 2,61 million clients  
2022: 3,05 million clients  
2023: 3,21 million clients  
2024: 3,30 million clients

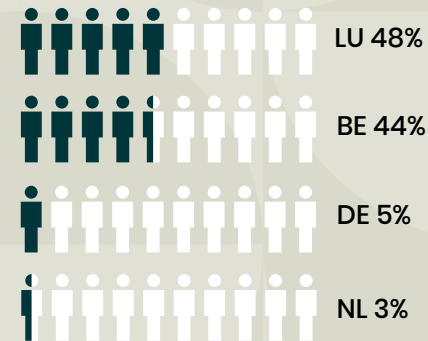
#### M-Park

2022: 1,70 million clients  
2023: 1,75 million clients  
2024: 1,85 million clients

#### Total

2022: 4,75 million clients  
2023: 4,96 million clients  
2024: 5,15 million clients


### CUSTOMER PROVENANCE





## MASSEN GOES GREEN!

### SUSTAINABILITY

#### CURRENT SITUATION


  
**5.448 m<sup>2</sup>**  
of solar panels


  
**1.200 kWp**  
total power


  
**1,20 GWh/year**  
electricity generation

  
**70**  
charging stations

#### FUTURE SITUATION

  
**+ 2.208 m<sup>2</sup>**  
of solar panels

  
**+ 500 kWp**  
total power

  
**+ 0,50 GWh/year**  
electricity generation

## EASY TO REACH & EXPLORE

- Open 7/7
- Free Parking
- Disability friendly

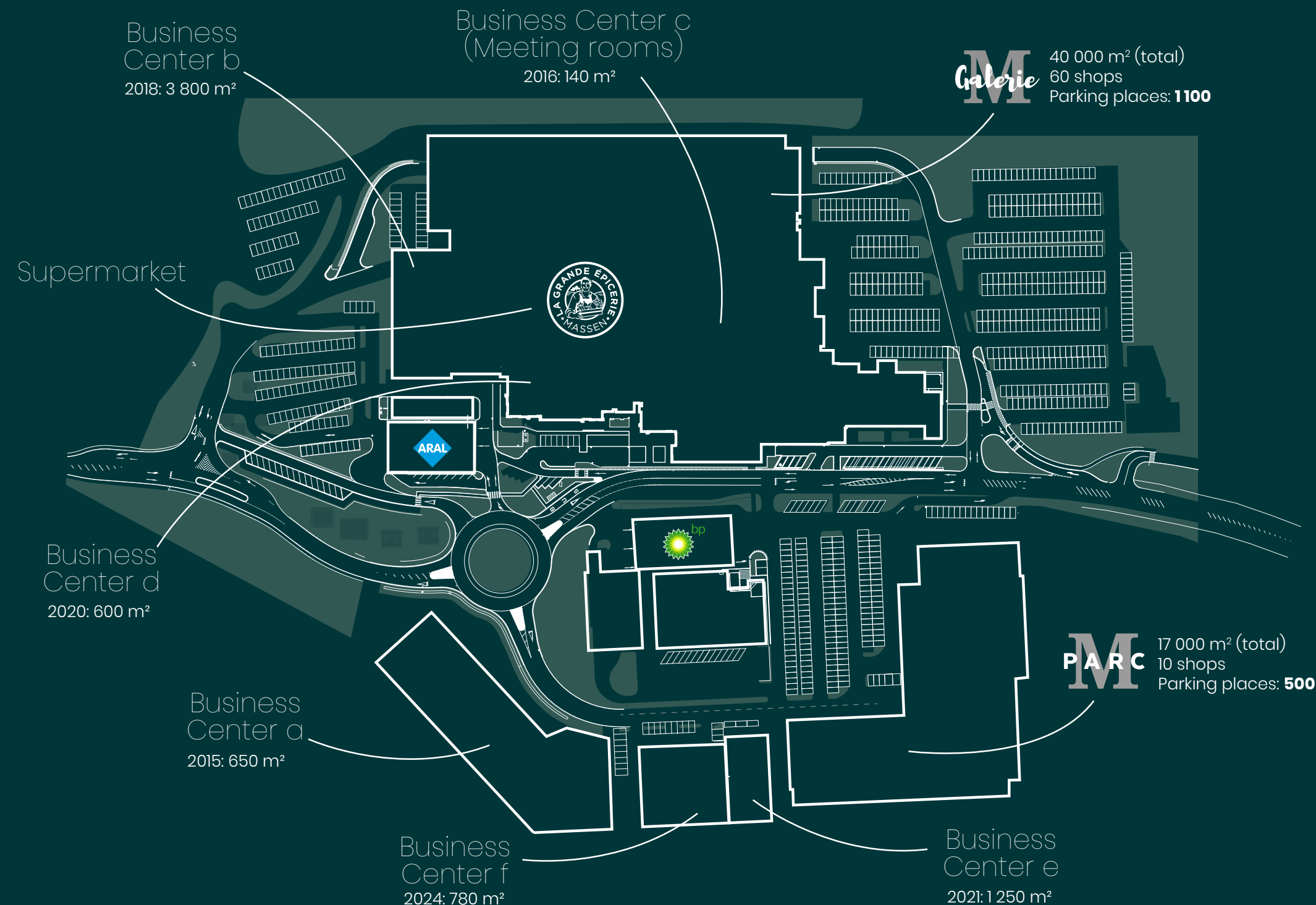




# MASSEN TODAY COUNTS...



Location & Key data





# 03 Benefits



**5 000 M<sup>2</sup>**  
IN TOTAL

## LUXEMBOURG'S LEADING DESTINATION FOR UNFORGETTABLE FOOD

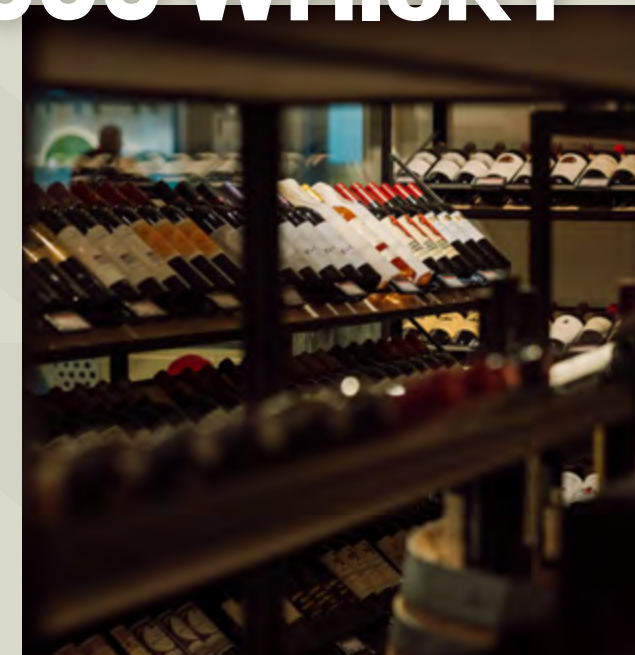
A premium supermarket featuring a fully integrated, end-to-end supply chain that sources fresh, high-quality products directly from local farmers. Enjoy an exceptional butcher offering the finest cuts of meat, a fresh fish counter, an in-house bakery, artisanal chocolate production, and homemade ice cream.

Discover a curated selection of exclusive spirits and tobacco, alongside everyday essentials, all with a strong focus on customer service. Our knowledgeable experts are always available to provide guidance and personalized recommendations.

Experience exclusive tastings, live demonstrations, and special events—each designed to make every visit truly extraordinary. A one-of-a-kind shopping destination, accessible to all.

## I. LA GRANDE ÉPICERIE MASSEN

**1000 WHISKY**



**Freshly**  
prepared  
dishes

**Premium**  
**Dry-Aged**  
meat

**Homemade**  
chocolate  
specialities

**Whisky world**  
& **Wine shop**



## II. GASTRONOMY



### A VARIED GASTRONOMIC OFFER

#### 10 Restaurants & Bistros

A Wide Range of Options – Perfect for All Occasions!

Discover a carefully curated selection, designed to suit every taste and moment.

Looking for something more indulgent? Savor Italian specialties, classic brasserie dishes and premium meat.

Craving small bites with coffee or looking for quick and convenient options? Enjoy our self-service restaurant and other bistros' delicious choices.

Whatever the occasion, find the perfect option with ease!

Brasserie  
OP DER HAART

EL TORO  
MEAT CLUB

primavera  
ristorante

SELF BISTRO  
AM STEYRPLATZ

An der  
BAKSTUFF

BISTRO BP

Diekirch  
LOUNGE?

Wiener  
Kaffeehaus

MAISON  
mignon

Pizza  
Hut





### III. HOTEL WEMPERHARDT

24H SELF  
CHECK-IN

hotel  
Wemperhardt ★★★★★

A 4★★★★  
HOTEL

hotel  
Wemperhardt ★★★★★

With its 50 beautifully decorated rooms, this special feel-good and business hotel offers direct access to conference and event venues, the shopping mall, a wide gastronomic selection, and wellness facilities.

It provides the perfect opportunity for guests to stay overnight during events, business meetings or after a long workday – and unwind in a relaxing atmosphere.

A special highlight is the generous breakfast buffet at Udo's Lounge, which is also available to external guests – perfect for starting the day full of energy.»

[wemperhardt.lu](http://wemperhardt.lu)







ENJOY OUR  
**WELLNESS**  
FACILITIES  
AND **RELAX**



# IV. CONFERENCE & EVENT CENTER



**CUSTOMIZED  
PACKAGES  
ACCORDING TO  
YOUR NEEDS**



SALON GUILLAUME		
Arrangement Disposition		Number of chairs
Theatre		40
School		25
«U»		20
Boardroom		20
Round Tables		50
Cocktail		70

Event and meeting spaces in various sizes, equipped with all necessary multimedia technology, offer the perfect setting for events of all kinds. Whether it's a business meeting, conference or private celebration, customized services and an optional food and beverage offering are tailored to individual requirements – because every event deserves a personal touch.



BELETAGE		
Arrangement Disposition		Number of chairs
Theatre		100
School		50
«U»		35
Boardroom		35
round Tables		120
Cocktail		250



## V. NURSERY

'Klengen Haas Beim Massen' welcomes children aged 3 months to 4 years in a modern and inviting space of over 350 m² indoors and 255 m² outdoors.

Open seven days a week, it is the perfect place to balance family and work flexibly by leaving your little bunnies in a safe, family-oriented environment.



YOUR KIDS  
JUST A FEW  
STEPS AWAY

Benefits

## VI. FITNESS



JOIN THE  
**FITNESS**  
CLUB NOW

Discover an exclusive atmosphere in an ultramodern space of over 500 m². Enjoy top-of-the-line equipment from the world's best brands, including Gym 80, Matrix, Egym, Powerlifting and an ultimate cardio area.

Benefit from personalized coaching and tailored support to help you achieve your goals in an exceptional setting.



## & MUCH MORE

- Drugstore and pharmacy service
- Bank branch
- Laundry service
- Car wash and maintenance service
- Hairdressing salons





# A GREAT MIX OF WELL RENOWNED RETAILERS

## 04 Shopping Center

The shopping center offers a diverse mix of renowned retailers, ranging from high-end brands to local favorites. Customers benefit from maximum convenience with ample parking and direct access to the stores. The welcoming ambiance ensures an enjoyable shopping, dining, and leisure experience.

Family-friendliness is a priority, with dedicated spaces for children and amenities for all age groups. A wide range of dining and leisure options makes the center a true lifestyle destination.



LOULOU  
VILLE NEUVE

ONLY

cälliste  
FASHION & LIVING

RITUALS...

April

opti-vue



Kolodziej

ADLER

MISE AUGREEN

JACK & JONES

GERRY WEBER



BETTY BARCLAY  
SELECTED BRANDS

CANTATA  
coffee · tea · gifts

s.Oliver®



thermomix

Mayerline

DAMART

PASSIONELLE & LUI  
Bijouterie

ACTION

chaussures  
maniet!

okaïdi

ALAIN AFFLELOU



VOYAGES  
FLAMMANG

Wajos

SCHMID  
SCHNITZ MODE SPORT

ROLLER

véloLab.lu



## 22



**JBC Kids  
47**

**Calliste  
s.Oliver  
48**

**Medical  
Center**

**R**

**Legend:**

- Aufzug | Ascenseur**
- Wickeltisch | Table à langer**
- Rolltreppe | Escalier roulant**
- Toiletten | Toiletttes**

**Commerical area**

Shop P-01 - Fressnapf

Stock shop 53

Stock shop P-02

**Red Lion (Fitness)**

Shop P-02

Creche Klengen Haas P-03

- a La Grande Épicerie Massen  
b Drink Center (-1)

- A** El Toro Meat Club
- B** Brasserie Op der Haart
- C** An der Bakstuf
- E** Primavera Ristorante
- F** Maison Mignon
- G** Diekirch Lounge
- I** Self-Bistro am Steyrplatz
- J** Wiener Kaffeehaus

<b>N</b>	Hotel Reception
<b>O</b>	Udo's Lounge
<b>P</b>	Hotel Rooms (+1), Salon Guillaume (+1), Meeting Rooms 01-03 (+1)
<b>Q</b>	Beletage
<b>R</b>	Medical center

### XIII Aral





PARC

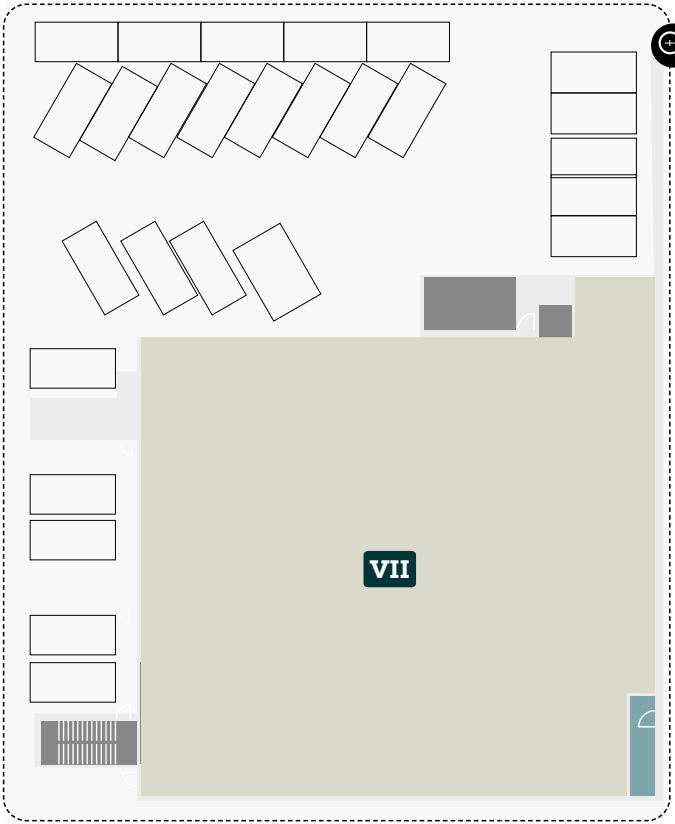
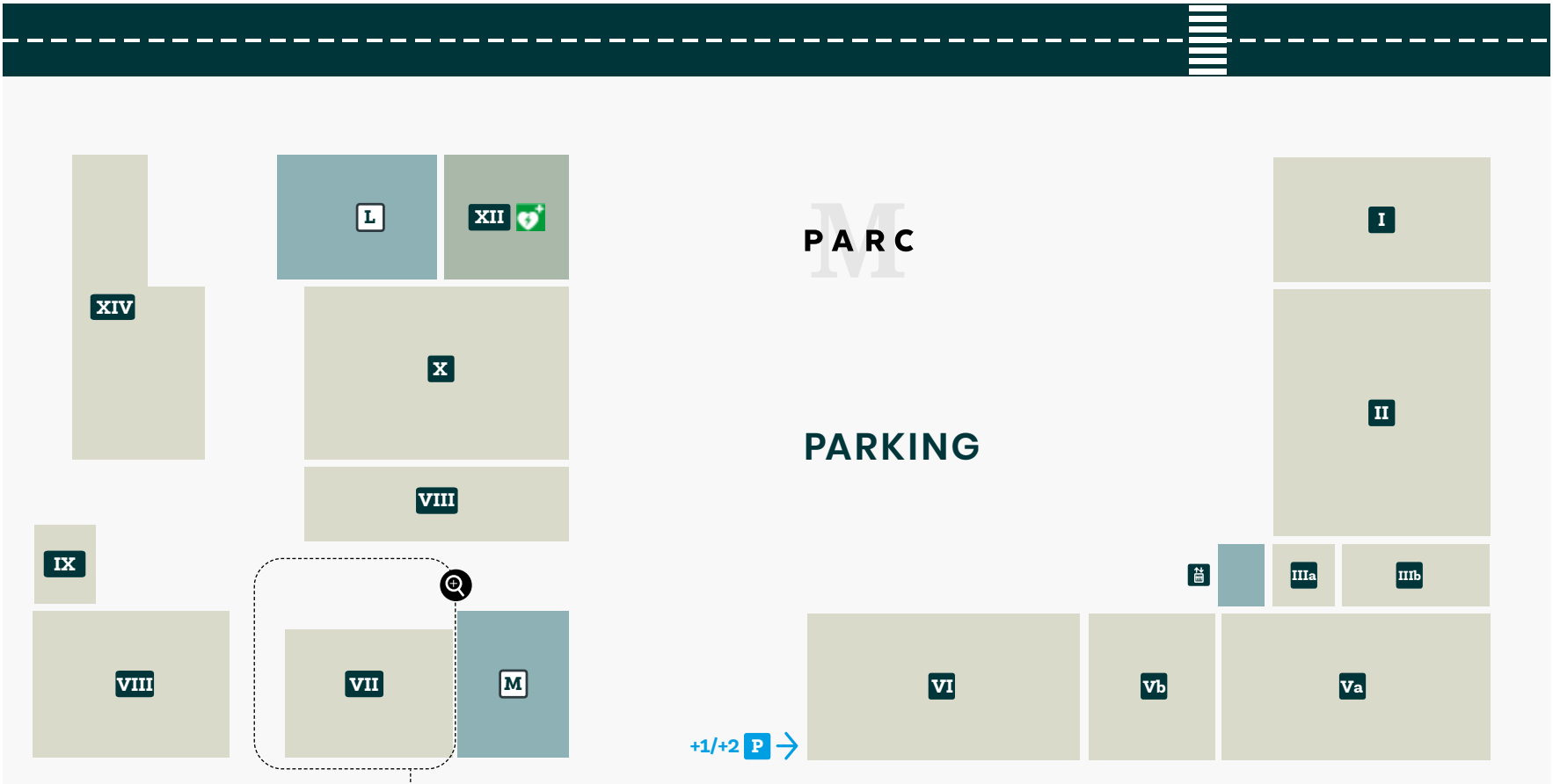
- I PlumArt
- II Adler Mode
- IIIb Krav Maga
- Va A.S. Adventure
- Vb VeloLab
- VI HiFi International
- VIII Roller
- VIII Roller Lager / Dépôt
- IX Petrymobil
- X Action
- XIV CarWash
- Self-CarWash

RESTAURANTS  
& BISTROS

- L Bistro BP
- M Pizza Hut

FUEL STATION

- XII BP



YOUR NEW **BUSINESS**  
**DESTINATION** 2025

Discover our brand-new commercial area and business center, designed to offer modern, flexible spaces for thriving businesses. Combining

premium facilities with a strategic location, it provides the perfect environment for growth, networking, and success.

3 FLOORS - 2.800M<sup>2</sup>

- Shopping : 890m<sup>2</sup>
- R+1 : 980m<sup>2</sup>
- R+2 : 780m<sup>2</sup>
- Patio R+2 : 150m<sup>2</sup>





# 05 Business Center

## WHERE DIVERSITY MEETS SUCCESS

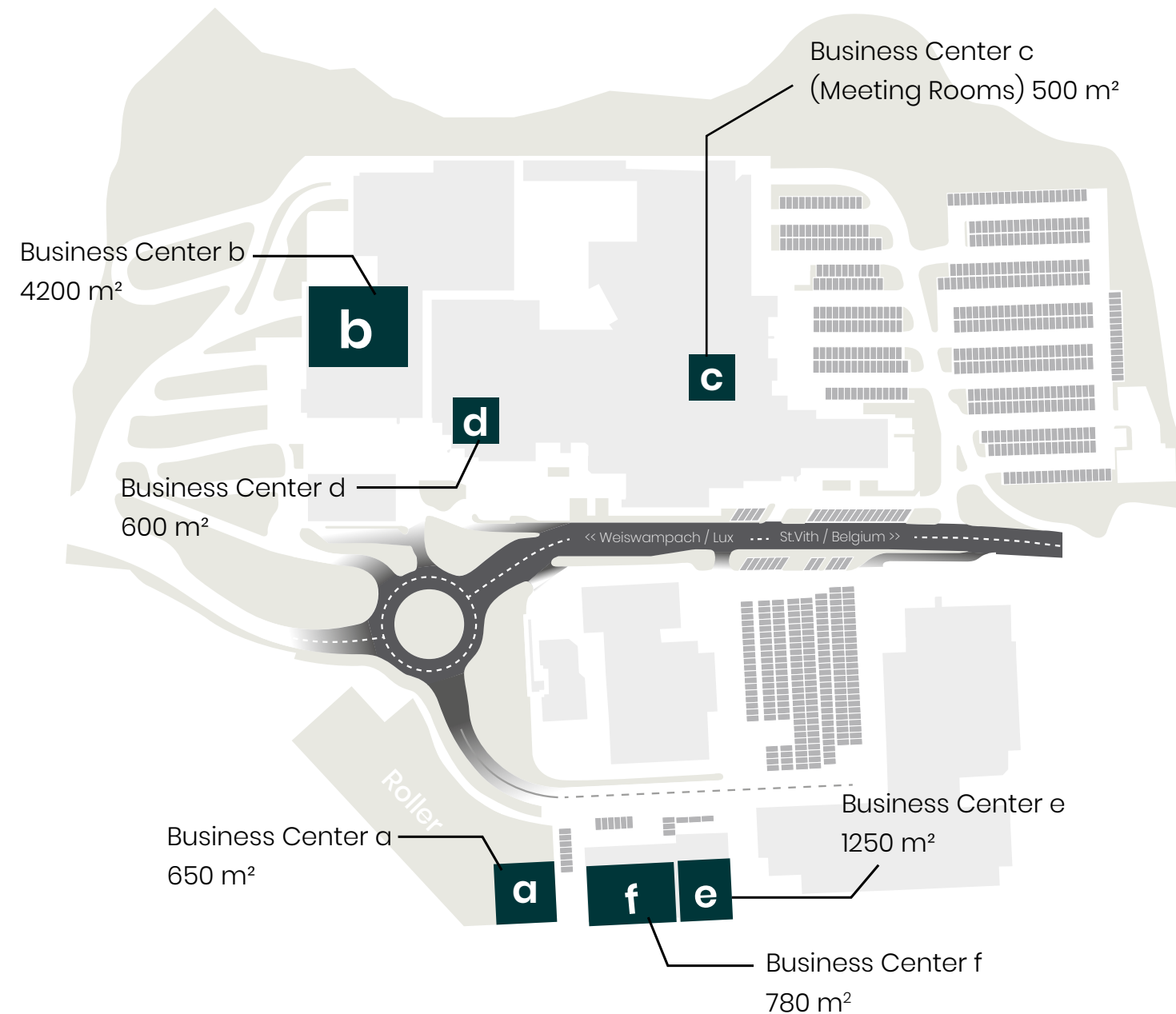
The Massen Business Center offers flexible conditions that adapt to the growth of your business.

We offer office spaces ranging from 25 m<sup>2</sup> to 800 m<sup>2</sup> in an attractive location with convivial communal areas such as equipped kitchenette, furnished terrace and meeting rooms.

Whatever your requirements, we'll find a solution tailored to your needs.

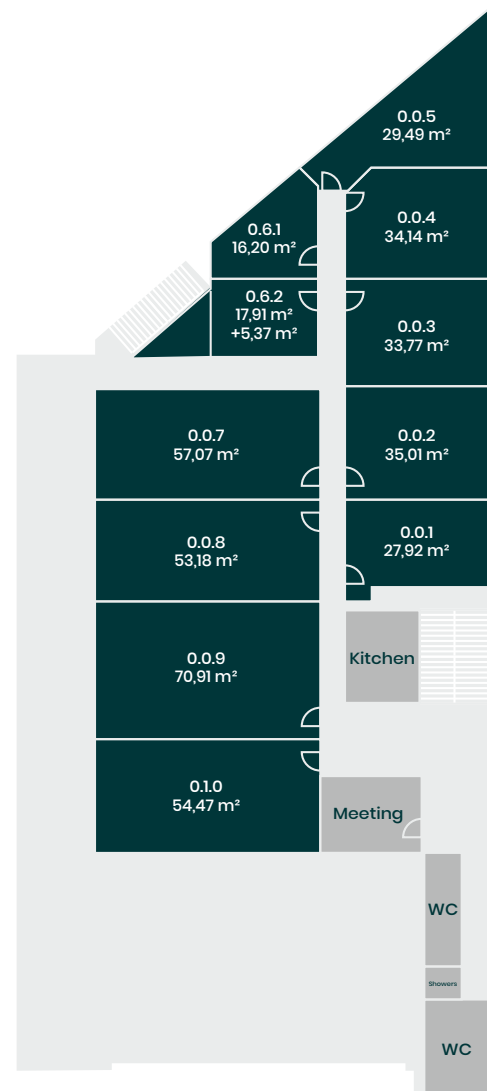


More info





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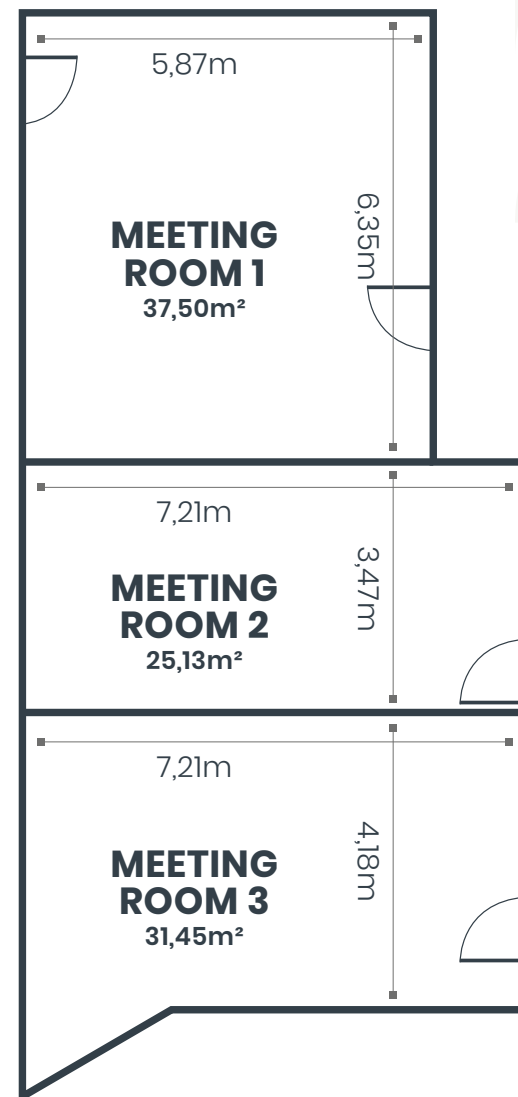
## 29







## BUSINESS CENTER C



MEETING ROOM 1		
Arrangement		Number of chairs
«U»		12
Boardroom		15

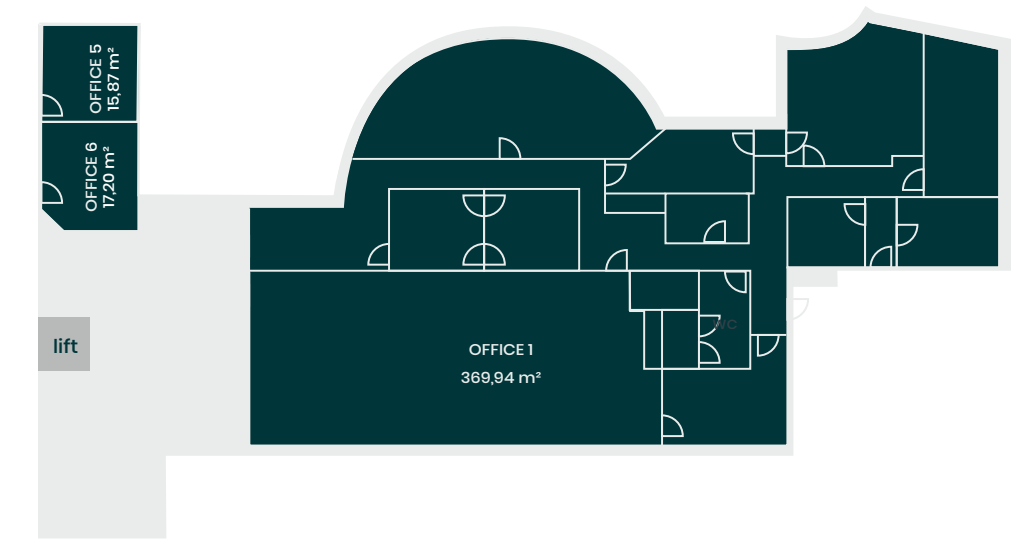
MEETING ROOM 2		
Arrangement		Number of chairs
Boardroom		12

MEETING ROOM 3		
Arrangement		Number of chairs
«U»		12
Boardroom		15



## BUSINESS CENTER D

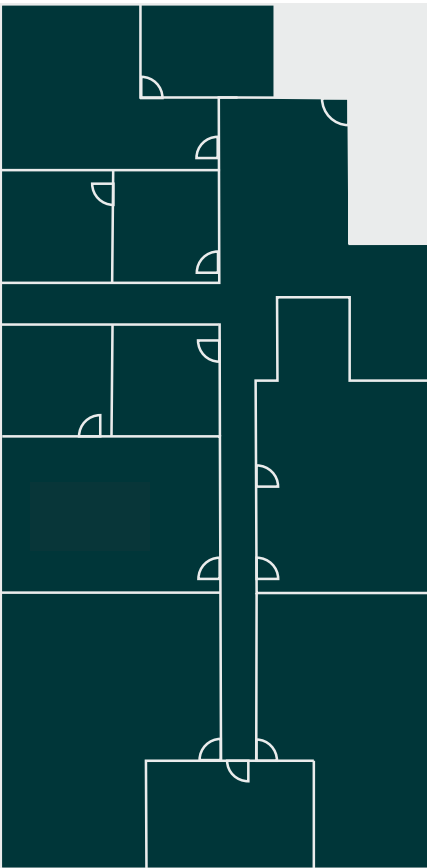






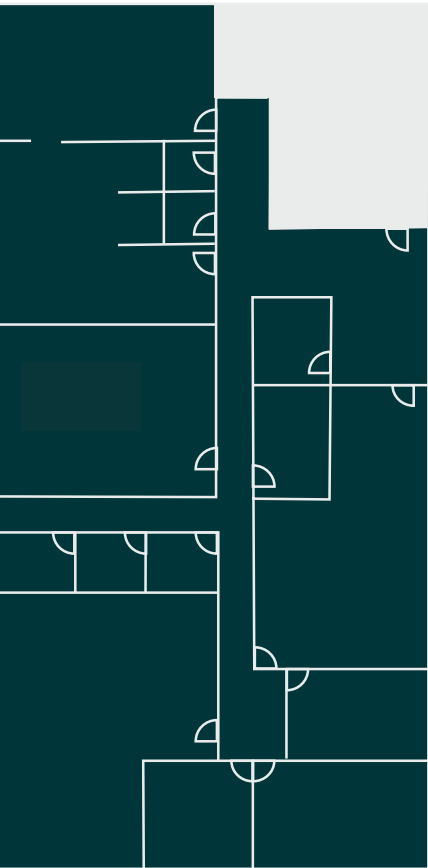
# BUSINESS CENTER E Floor +1

Office area: 625m<sup>2</sup>



# BUSINESS CENTER E Floor +2

Office area: 625m<sup>2</sup>



# BUSINESS CENTER F





# 06 Medical Center

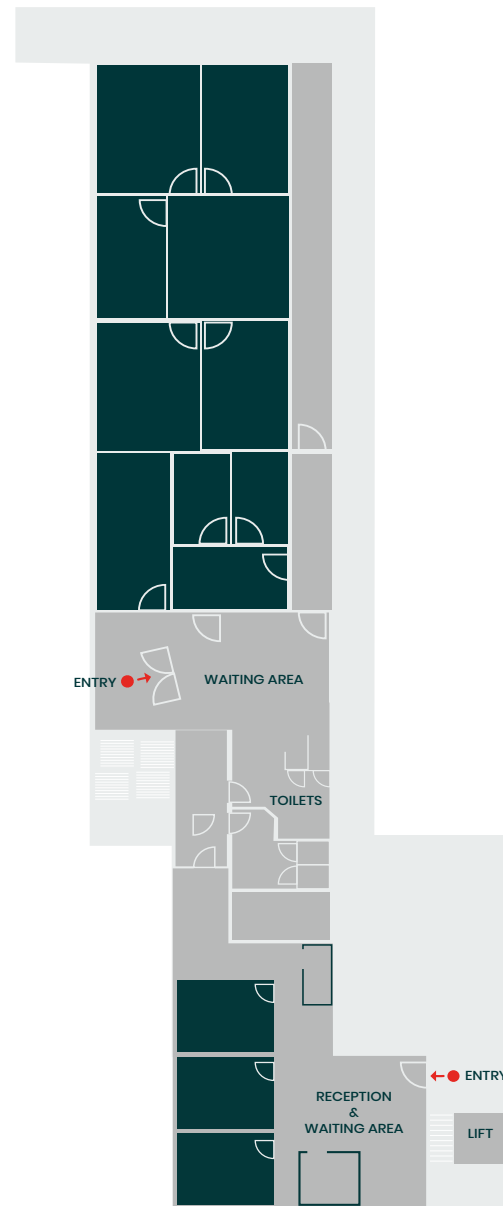


In 2025, Massén is expanding with a state-of-the-art 300 m<sup>2</sup> Medical Center, designed to prioritize your health and well-being. This modern facility brings together a wide range of medical and therapeutic services – convenient, central, and easily accessible.

Everything is designed to provide top-quality care in a welcoming environment – because your health deserves the best.

Available services:

- Blood Sampling & Analysis
- Dentists
- Medical Foot Care
- Physiotherapy & Osteopathy
- Psychological Support
- Nutritional Counseling
- Midwife Services



## Comin soon...

A new construction will start in autumn 2025. The planned project will cover approximately 2,900 m<sup>2</sup>.

## FOR YOUR WELL-BEING

