



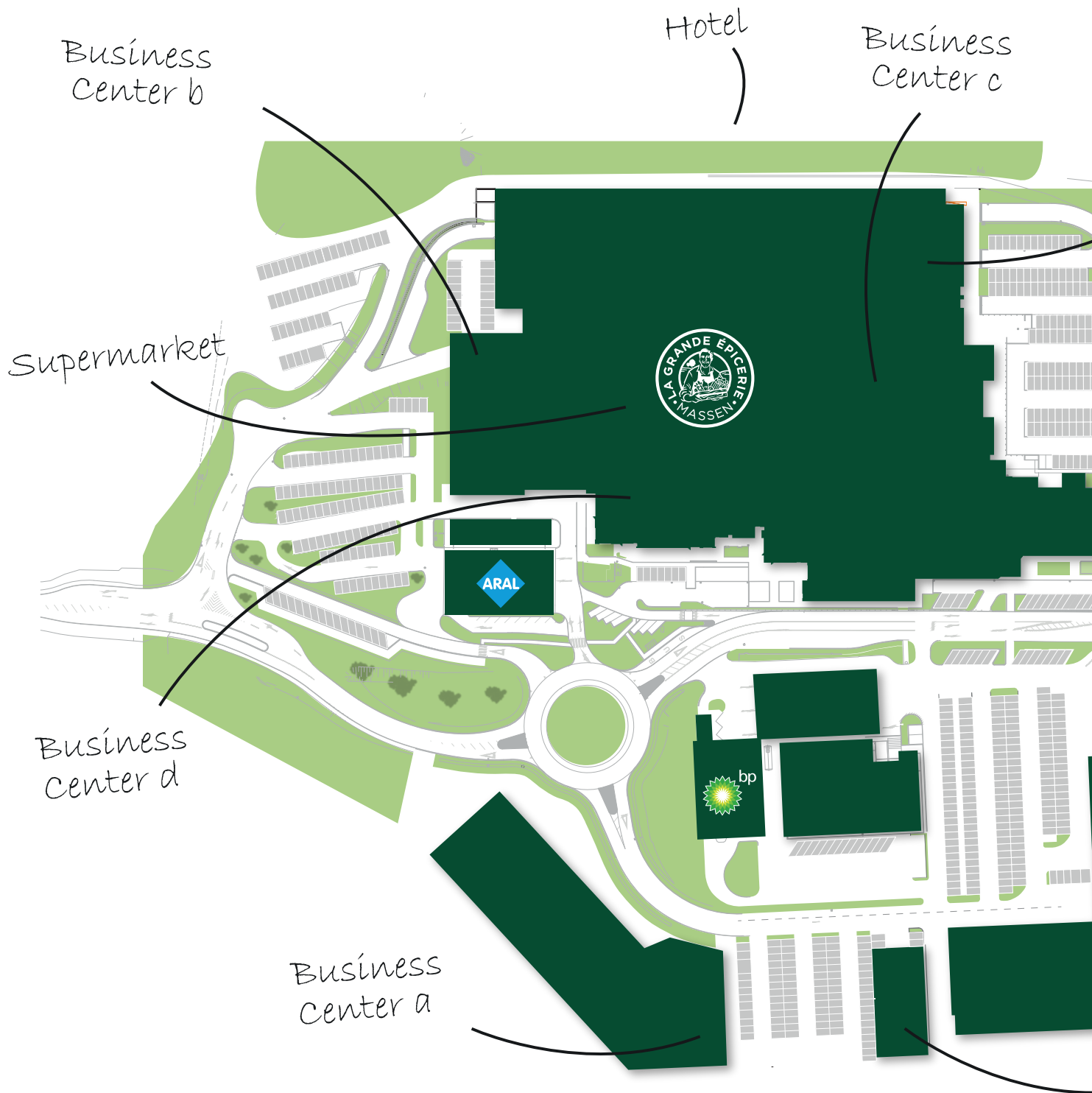
# BUSINESS working in nature CENTER

*Development :  
Massen - Business center  
February 2021*

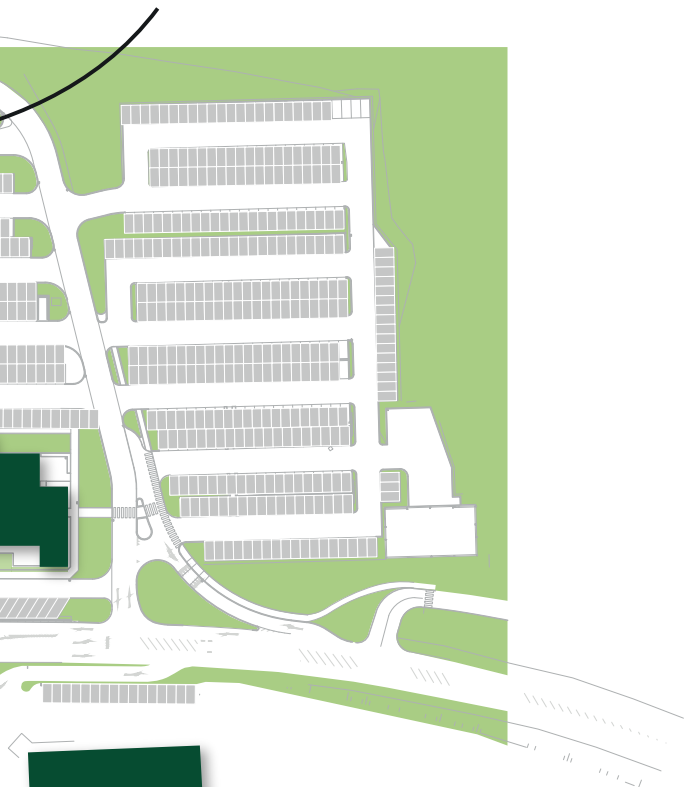
[www.massen.lu](http://www.massen.lu)



# MASSEN AT A GLANCE



**M**  
Galerie



**P A R C**  
**M**

Business  
Center e

## SHOPPING CENTER BUSINESS CENTER

Now:  
40 000 m<sup>2</sup> (total)  
60 stores  
Parking places: 1100

## PARC MASSEN

NOW:  
15 000 m<sup>2</sup> (total)  
9 stores  
Parking places: 600

## BUSINESS CENTERS

Business center a  
2015: 650 m<sup>2</sup>

Business center b  
2018: 3 800 m<sup>2</sup>

Business center c  
2016: 140 m<sup>2</sup>

Business center d  
2020: 600 m<sup>2</sup>

Business center e  
2021: 1250 m<sup>2</sup>

**TOTAL PARKING**  
1700 parking places

# MASSEN TODAY IS ...

**A SHOPPING CENTER of 40 000 m<sup>2</sup>**

**M**  
*Galerie*



**A RETAIL PARK of 15 000 m<sup>2</sup>**

**M**  
**PARC**



**A SUPERMARKET of 5 000 m<sup>2</sup> with  
high quality homemade products**



**A HOTEL** with 50 rooms

*hotel* ★★★★★  
**Wemperhardt**



**A HIGH TECHNOLOGY  
BUSINESS CENTER**  
of 5 000 m<sup>2</sup> with over 100 offices



**A CAR SERVICE**  
with 1 car-wash, 1 self-car-wash,  
2 petrol stations



# BUSINESS CENTER b

Opened since autumn 2018  
*4 200 m<sup>2</sup>*





# BUSINESS CENTER

Easy accessible, our new  
business center offers full comfort &

## Business center b

4200m<sup>2</sup>

with 90 offices where about  
200 people will work

## Business center c

140m<sup>2</sup>

Under construction

## Business center d

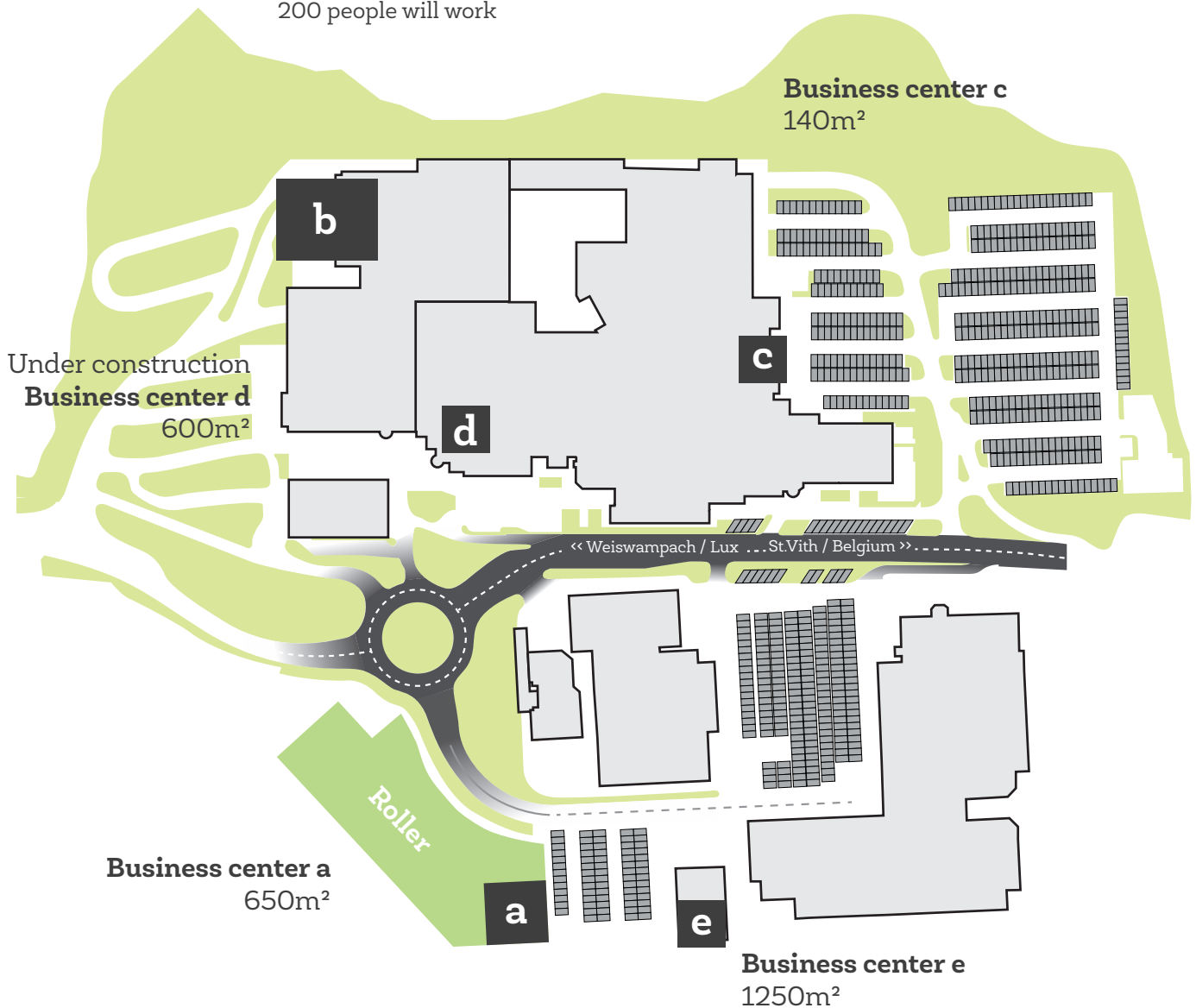
600m<sup>2</sup>

## Business center a

650m<sup>2</sup>

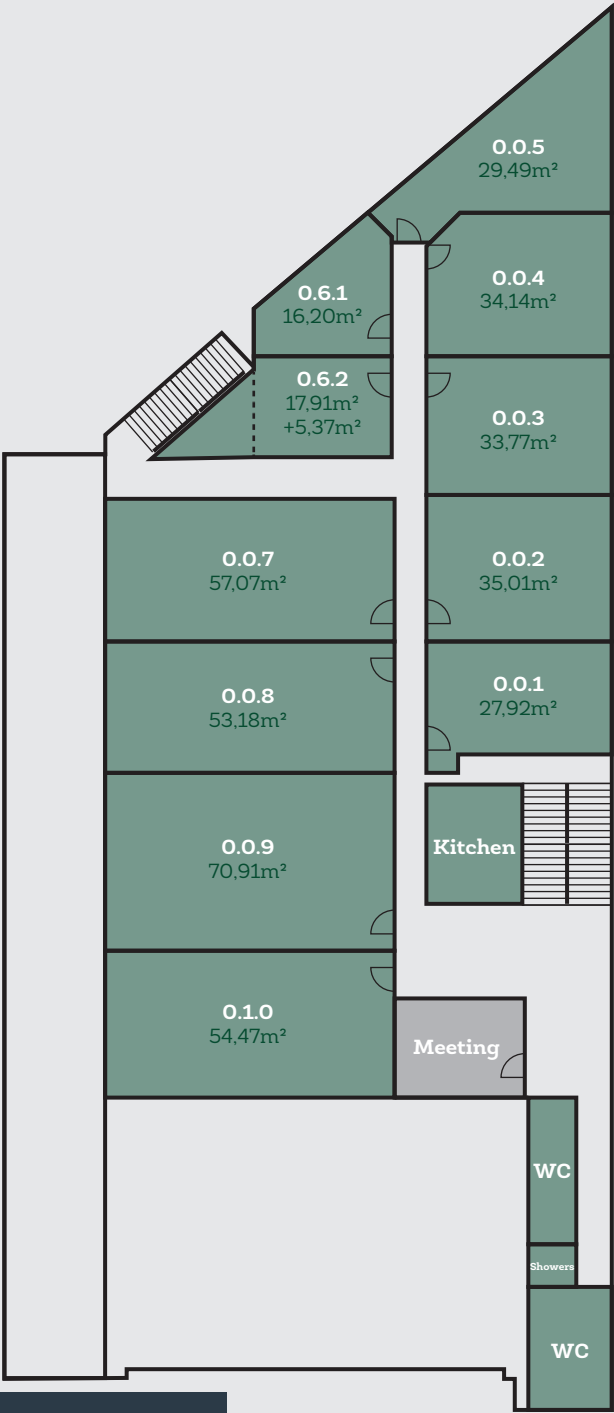
## Business center e

1250m<sup>2</sup>



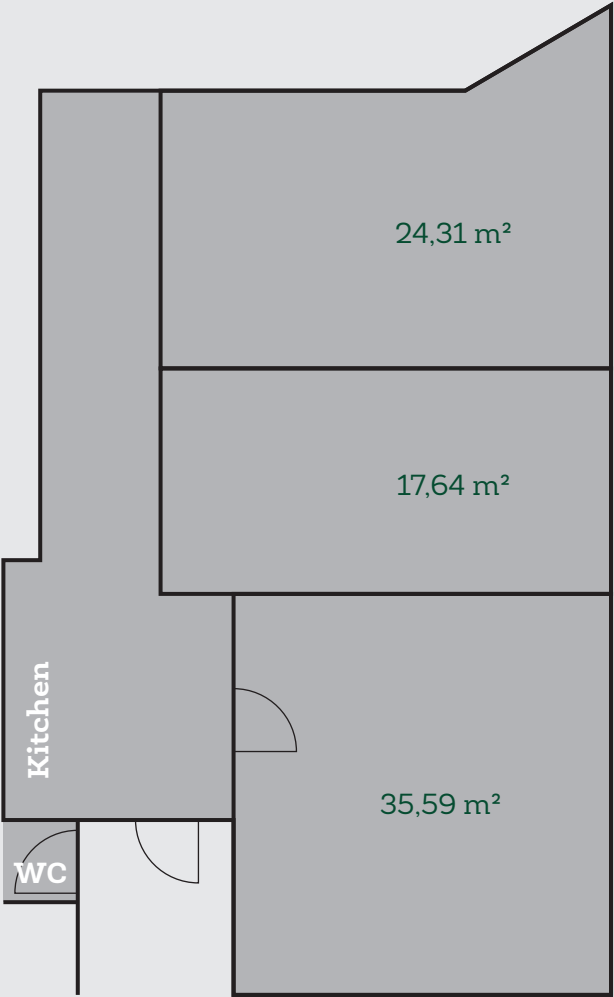
Some of the partners in  
our business-centers



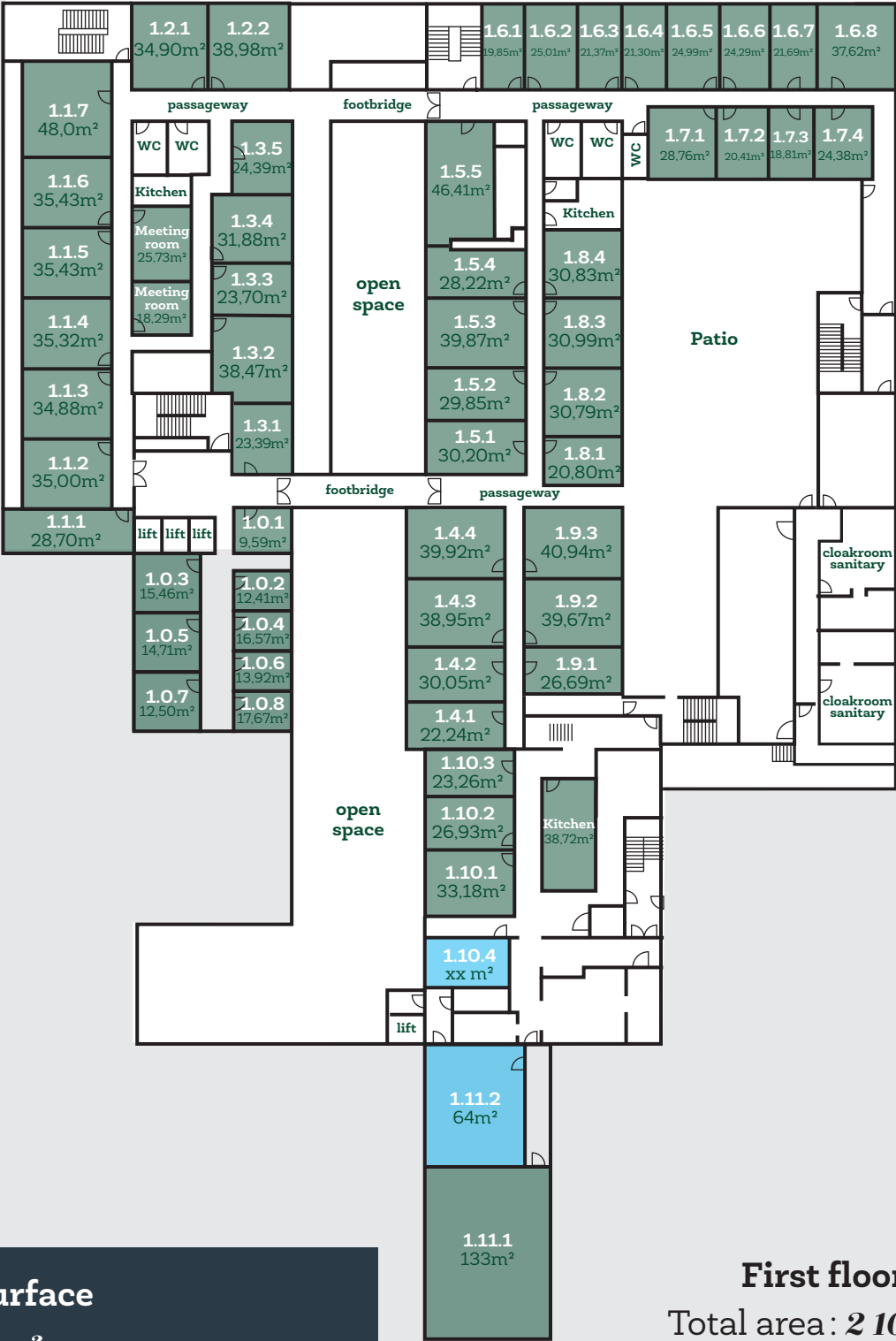


Office surface  
**600 m<sup>2</sup>**

 =OCCUPIED     =FREE     =MEETING



Office surface  
**140 m²**



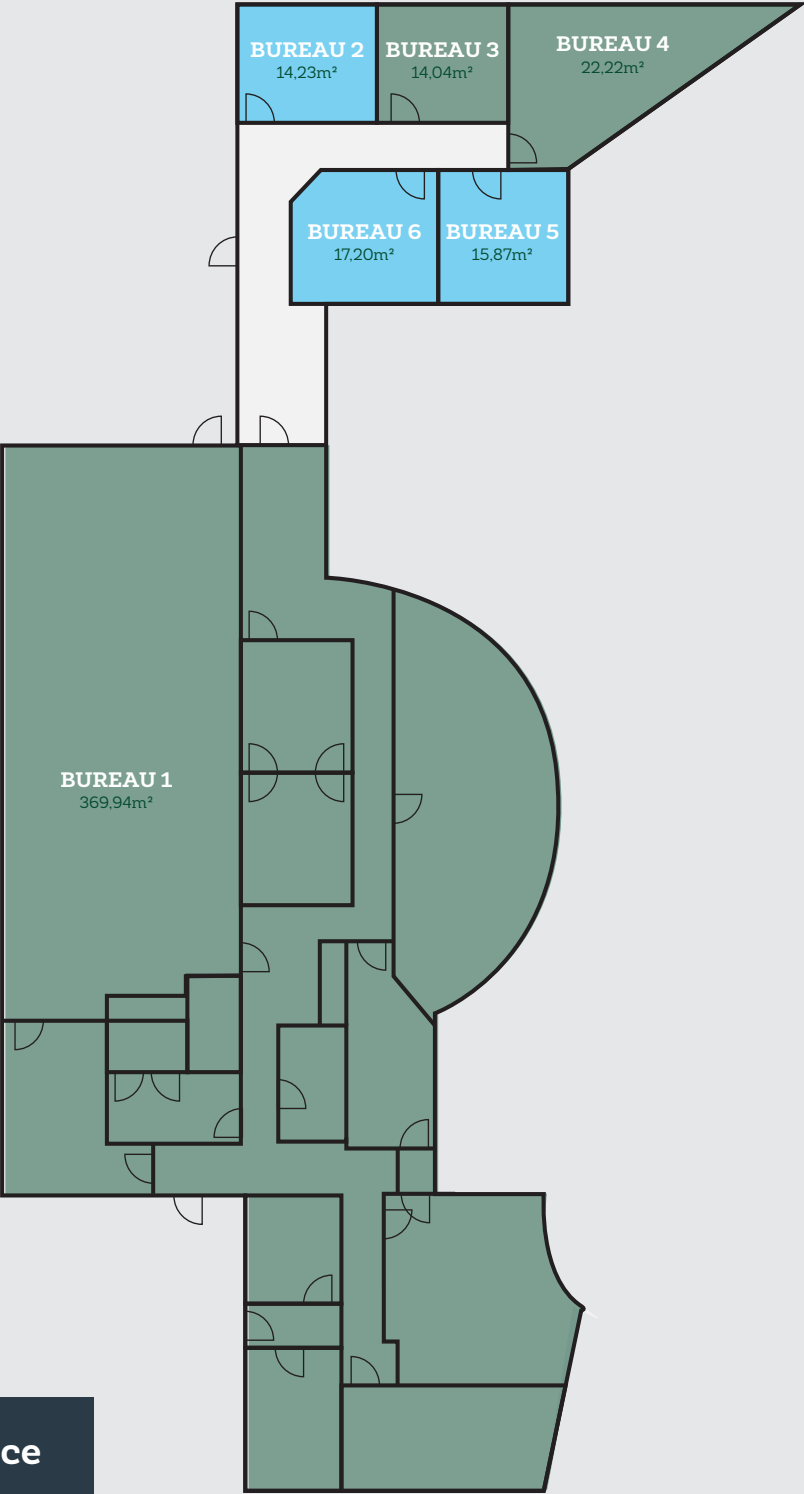
Office surface  
**3800 m²**

**First floor**  
Total area : **2 100 m²**



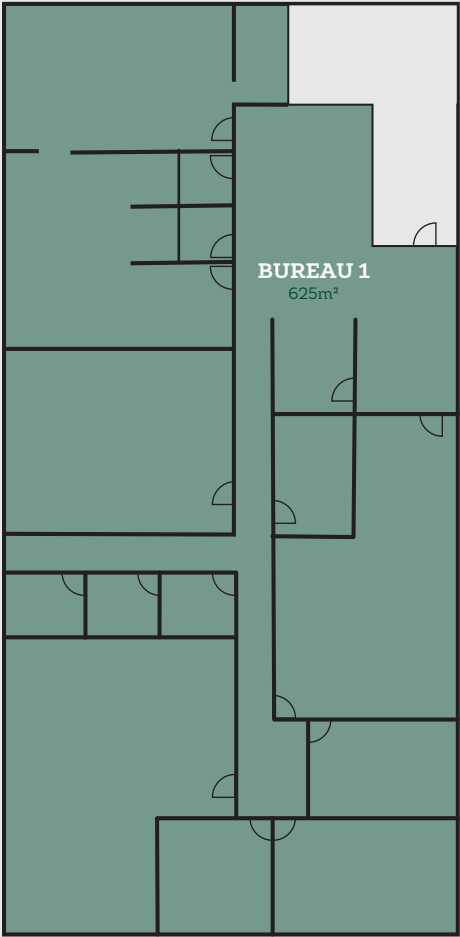
## Second floor

Total area: ***1 700 m<sup>2</sup>***

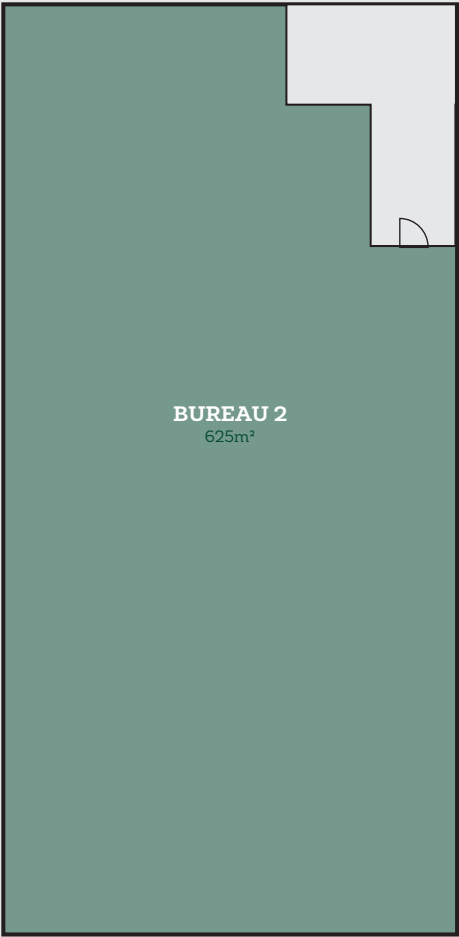


Office surface  
**600 m²**

 =OCCUPIED     =FREE



First floor



Second floor

Office surface  
**1250 m<sup>2</sup>**

The image shows a modern office environment. In the foreground, there's a table with white cups, saucers, and glasses. A man in a light-colored suit is standing and looking towards the right. In the background, several other people are seated at tables, engaged in conversation. Large windows provide a view of a cityscape. The image is overlaid with large, semi-transparent green geometric shapes. The text 'COMFORTABLE MODERN ACCESSIBLE' is written in a dark green, serif font on the left side.

COMFORTABLE  
MODERN  
ACCESSIBLE

# CONFERENCE & BANQUETING ROOMS

We propose conference & banqueting rooms of different sizes with all necessary multimedia equipment and catering service if requested.



# A 4 STAR HOTEL



With its 50 beautifully decorated rooms, the hotel enables customers to stay overnight when attending an event, having business meetings or just for pleasure.

hotel  
Wemperhardt ★★★★★

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

*Comfort-suite  
& Family rooms*

*Free wifi*

*Free parking*



## Massen Hotel

The special feel-good and business hotel, with direct access to the unique Massen shopping mall, with in-house & diversified gastronomic offer.

Ideally centrally located within a hub connecting Luxemburg, Belgium and Germany, Hotel Wemperhardt offers many attractive opportunities for shopping & beauty, short trips, important business meetings, and events and festivities in a pleasant ambiance.



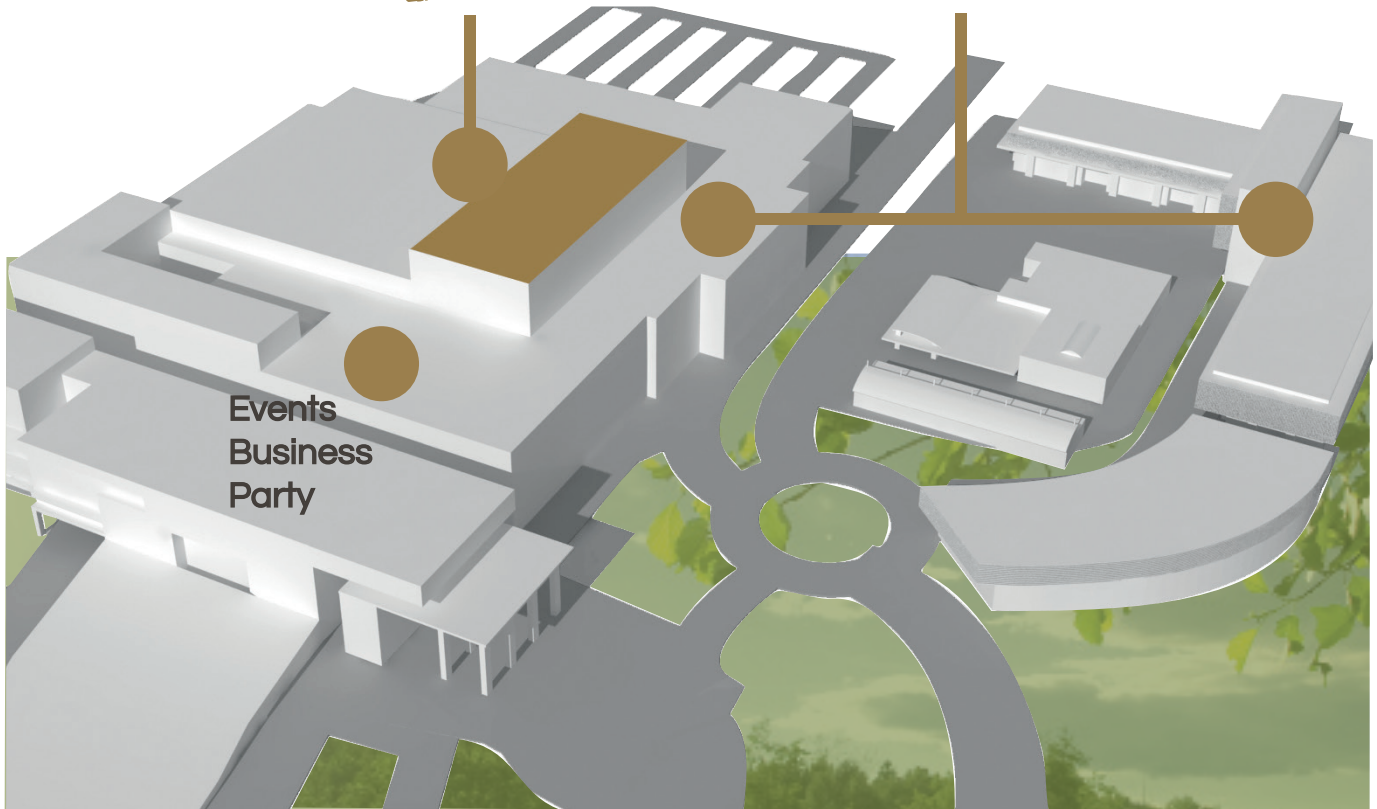
*hotel* ★★★★★  
**Wemperhardt**

### Enjoy Shopping

65 Shops & Outlets

Leading Brands

10 Restaurants & Bistros



- 24h Self-Check-in
- Express Check-out
- Apartments or rooms with cooking area
- Your direct booking benefits :  
Best rate guarantee  
Breakfast included

The hotel also provides facilities for seminars, conferences, weddings or celebrations and offers extensive gourmet weekends within the renowned Massen world of gastronomy.





# AN IRRESISTIBLE GASTRONOMIC OFFER

For a long stay or just a snack  
we offer various concepts  
of restaurants to our customers.  
Shopping is a real pleasure.



10 Restaurants & Bistros  
Catering service  
Banqueting rooms (300m<sup>2</sup>)

+ ballroom (weddings)  
for 150 p.  
& cocktail room  
for 100 p.



**Brasserie**  
OP DER HAART

**EL TORO**  
MEAT CLUB

**primavera**  
ristorante

**SELF BISTRO**  
AM STEYRPLATZ

**Diekirch**  
LOUNGE?

An der  
**BAKSTUFF**

**BISTRO BP**

**NORDSEE**

**SNACKY**  
FRITURE

**Wiener**  
Kaffeehaus

A family consisting of a man, a woman, and a young boy are walking through a modern, brightly lit shopping mall. The man is wearing a dark blue long-sleeved shirt and dark pants, holding the boy's hand. The woman is wearing a denim jacket over a light-colored dress and a red bag. The boy is wearing a grey long-sleeved shirt and light-colored pants. The background shows the interior of the mall with glass railings and other shoppers. A large teal overlay covers the entire image, with the text 'A GREAT MIX OF WELL RENOWNED RETAILERS' in white, bold, sans-serif font. The text is positioned on the left side of the image, partially overlapping the family. The overall mood is casual and family-oriented.

# A GREAT MIX OF WELL RENNOWNED RETAILERS



# A LARGE VARIETY OF SHOPS

**M**  
*Galerie*

In a highly qualitative mall, a smooth succession of complementary shops along the customer journey.

**40 000 m<sup>2</sup>  
mall area**





# FULL SERVICE SHOPS



## NEWSPAPER & OFFICE SUPPLIES



## OPTICIAN FLOWER SHOP





MOBILE  
PROVIDER

orange™



TRAVEL AGENCY  
KEY SHOP

# AN EXCLUSIVE LOCAL SUPERMARKET



Completely refreshed store for high quality products and a strong customer experience.



4 workshops with our butchers, bakers, patissiers and fish specialists dedicated to deliver fresh products to our customers.



*5 000m<sup>2</sup> in total*



# HOME-MADE SPECIALITIES

Freshly prepared  
dishes  
& home-made  
delicacies

Dry-Aged beef

Chocolate & special  
cake production





  
BELGIAN CHOCOLATE *Design*  
by **MASSEN**



# PARC

Easy & accessible, a new offer of specific retailers to shop close to your car.



**PLUMART**  
L'art de bien dormir



**HiFi**  
international

**ADLER**



**ROLLER**

**YAYA**  
BRAND OF QUALITY GOODS

**Autoland**



**CARWASH**  
BY MASSEN

# 9 SHOPS





# NATURE

The idyllic location adjacent to the nature reserve Conzefenn and the nature park Eifel-Ardenne offers the possibility - thanks to the well-developed tourist infrastructure with Ravel and Fen Railway route - to get to know the peculiarities of our rural region around the Oesling. Due to the proximity to the lake in Weiswampach, sports enthusiasts and bathers will find their pleasure.





NATURE





WHATEVER  
YOUR NEED IS,  
WE HAVE AN  
ANSWER!

**JOIN US!**

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