

New neighbourhood

Hollerich development plan shifts up a gear

Nei Hollerich district will accommodate nearly 10,000 residents and workers between Luxembourg central station and Route d'Esch



A view of what the future Nei Hollerich district could look like. © Photo credit: GIE Nei Hollerich



Christophe Lemaire

Reporter



13:07

Four years after the presentation of a special development plan and just over three years after its approval, the future urban development project Nei Hollerich is taking shape with the signing of a framework agreement between the all major partners on Friday. Partners include the mobility and public works ministry, the City of Luxembourg and Luxtram.

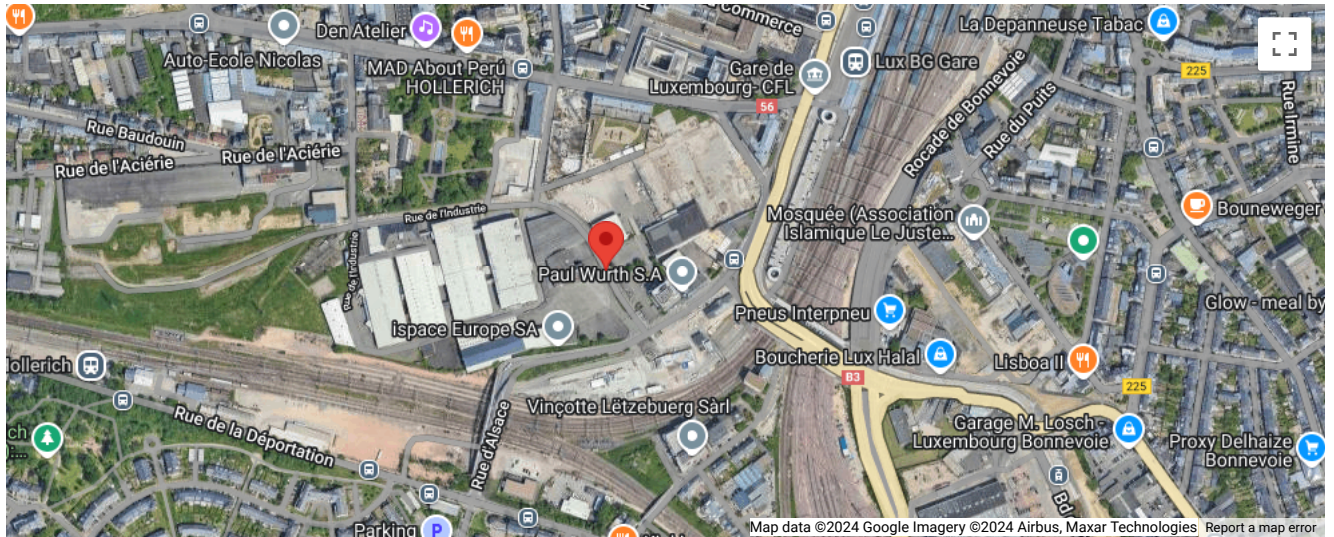
Also read:

Étoile development plans will be challenged in court, Polfer says



Located between Hollerich and the city's central railway station, Nei Hollerich is being developed mainly by its landowners, Paul Wurth and Heintz van Landewyck (via its subsidiary Landimmo Real Estate). It aims to develop the "largest building site in Luxembourg City": around 21 hectares of land mainly occupied by industrial sites, around Rue de l'Industrie and Rue de l'Académie.

"The final validation of the schedule is now in a decisive phase before the start of construction work," Landimmo said Friday. "Demolition work has already begun, paving the way for the construction of the first buildings and infrastructure over the next few years."



Nei Hollerich is expected to accommodate around 2,200 homes, with capacity for 4,500 people. A new employment area will also be created, with 5,000 people expected to work there. In all, 400,000 square meters of floor area is set to be built over the next few years, with half of the area planned for residential use.

The Nei Hollerich project will include shops, offices, restaurants, services and housing – something mayor Lydie Polfer calls “the creation of active ground floors”.

“The district will also feature high-quality open spaces, including the remarkable Heintz van Landewyck park, the city’s future public park,” Polfer said. “In this way, Nei Hollerich will become a living and working district in its own right, making a major contribution to enhancing the southern part of Hollerich.”

First building in 2028

Models showing the scale of the project suggest that several dozen buildings will be constructed. The first of these, called Joséphine, was unveiled in October 2023. Around a hundred residential units are nearing completion next to the existing Landewyck Building, which has been occupied since its renovation by Mediahuis Luxembourg (publisher of the *Luxembourg Times*).



The signatories of the Nei Hollerich framework agreement. © Photo credit: MMTP



The city and Luxtram plan to build an extension to the tram line to serve the new buildings, scheduled for completion by 2028. Financed since 1 February this year, the 1.1 km "HOA" section will run through the middle of Nei Hollerich along a new route, from the central station via the Buchler bridge to Route d'Esch.

Also read:

City survey reveals dissatisfaction with retail offering in Gare district



(This article originally appeared in [Virgule](#). Adaptation by Alex Stevansson.)

Construction

Urban Planning