

NIEDERBORN MALL

Future Meets Comfort – A Vibrant Community Hub for Niederborn

The Narrative

Located in the heart of Niederborn, a new destination is being developed with a clear focus on the local community. Built under the guiding principle "Future Meets Comfort," the Niederborn Mall is designed to be a modern center that brings together people, leisure, and daily essentials. By integrating retail and everyday services with high-quality fitness and childcare, the project offers a welcoming environment between home and work where efficiency and quality of life meet.

Sustainability and inclusivity are at the core of the project's infrastructure. The mall is being constructed with eco-friendly materials and features a completely barrier-free design, strictly adhering to modern PMR (Personnes à Mobilité Réduite) standards. This ensures a seamless experience for visitors of all generations and mobility levels. The project aims to bridge the local industrial heritage of the "City of Iron" with forward-thinking building standards.

Technical innovation plays a vital role in the mall's operation. The building holds an official AAA energy efficiency rating and is equipped with an integrated photovoltaic system, allowing the center to generate a significant portion of its own clean energy. These features, combined with state-of-the-art building technology, ensure high comfort while reducing the overall environmental impact.

The project is being realized in phases: While the first sections will open to the public on April 16, 2026, the mall will continue to grow until its full completion in 2029. At that stage, it will span 37,000 m² and house over 55 shops and restaurants. Accessibility is a priority from day one; the launch in 2026 will provide over 130 on-site parking spaces, a number that will increase to over 500 spots as the project reaches its full capacity.

Boilerplate

Niederborn Mall is a multi-service center located at 1, rue de l'Atelier in the municipality of Differdange, Luxembourg. Upon its full completion in 2028, the 37,000 m² facility will offer a comprehensive 360° lifestyle experience, including premium retail, a state-of-the-art rooftop gym, and professional on-site childcare.

The project is defined by its "Future Meets Comfort" philosophy, combining sustainable construction with a barrier-free design that serves all generations. The facility holds an AAA energy efficiency rating, utilizing independent solar energy and eco-friendly materials to power its modern infrastructure. Designed for full inclusivity, the mall is PMR-accessible and acts as a central hub for the local community. The first phase of the Niederborn Mall is scheduled to open on April 16, 2026.

Fast Facts

- **Total Project Area:** 37,000 m² (fully completed by 2028).
- **Opening Phases:** Phase 1 opens April 16, 2026; Phase 2 follows through 2028.
- **Retail & Gastronomy:** 55+ units including boutiques, restaurants, and service providers.
- **Commercial Opportunities (Retail / Offices / Practices):** Attractive spaces for retail, gastronomy, and professional services are still available, offering modern infrastructure and strong growth potential until 2028.
- **Location:** 1, rue de l'Atelier, Niederhorn (Municipality of Differdange).
- **Parking Capacity:** 130+ spaces available in 2026, expanding to over 500 spaces by 2028.
- **Sustainability:** Constructed with eco-friendly materials, AAA energy efficiency rating, and integrated rooftop photovoltaic systems for clean energy production.
- **Accessibility:** Fully PMR-accessible (Personnes à Mobilité Réduite), ensuring a barrier-free experience for visitors of all mobility levels.

Our Partner Profiles

Delhaize: Freshness and Regionality

As an anchor tenant, the 1,500 m² Delhaize supermarket redefines the daily shopping experience. Focusing on quality and sustainability, it bridges global standards with regional needs.

- **Highlights:** Creation of 40 new local jobs, a specialized Portuguese product range reflecting the local community, and a signature Izakaya sushi stand for high-quality, fresh on-the-go dining.

Ocean Kids: A Trusted Space for Growth

Ocean Kids is a modern, high-capacity crèche designed to support the modern family's rhythm. It provides a safe, curiosity-driven environment where children can discover the world playfully.

- **Highlights:** Capacity for up to 120 children, featuring expansive indoor play areas and a unique, weather-protected outdoor terrace for year-round fresh-air activities.

Fits For Me: Performance Above the Rooftops

Fit For Me is a state-of-the-art rooftop fitness studio that offers a 360° approach to health. It is a space where physical performance meets peace of mind, providing members with a high-end training environment overlooking the city.

- **Highlights:** Modern equipment, holistic health concepts, physiotherapy and a unique rooftop setting designed to maximize the "well-being" factor of a daily workout.

Emporio del Uomo: Tradition and Character

Emporio del Uomo offers a grooming experience where timeless style meets genuine craftsmanship. Focusing on precision and expertise, this premium salon brings the authentic spirit of classic hairdressing into a modern setting. Every detail is designed to reflect your personal character and ensure your total comfort.

- **Highlights:** Mastery of traditional barbering traditions, bespoke styling for the modern man, and a professional environment dedicated to the art of the trade.

Media Asset Guidelines & Contact

High-Resolution Assets:

A curated selection of high-resolution renderings, site photography, and official logos for Niederhorn Mall and its partners is available via our digital press room: [\[Link will be placed here\]](#).

Notes to Editors (Internal/Confidential Guidelines):

1. **Project Naming:** Please refer to the project strictly as "**Niederhorn Mall**."
2. **Focus of Narrative:** The core story of the Niederhorn Mall is "Everyday Comfort," "Sustainability," and "Multi-generational Connectivity." We request that coverage remains focused on these community benefits and the modern service offerings.

3. Investor & Ownership Information:

- We ask that you **do not mention individual investor or owner names.**
- To maintain a professional focus on the project's utility, please **avoid phrases such as "the owners wish to remain anonymous."** We simply do not address ownership as part of the public narrative; the mall stands as an independent community hub.

4. Competitive No Comparisons:

- **No Comparisons:** Please **avoid direct comparisons with other regional shopping centers** (e.g., Opkorn). The Niederhorn Mall is a complementary addition to the local infrastructure, not a competitor.
- **No Political Friction:** Please refrain from discussing "shifting city center traffic" or potential urban planning conflicts. The project is designed to integrate seamlessly with the existing municipality services (like the Diffbus) to enhance local quality of life.& Political Neutrality: