

## **IMMOBEL STARTS CONSTRUCTION OF LIEWEN, A NEW ECO-FRIENDLY RESIDENTIAL DISTRICT IN MAMER**

**Liewen is a new residential neighbourhood in Mamer. Building work has now started on the first phase, comprising 43 apartments and 11 houses scheduled for completion in 2025. A second phase of 25 houses will be marketed shortly. Built around a hundred-year-old tree with an eco-sustainable ethos, this new neighbourhood covers 3 hectares and promises an idyllic and authentic setting, connected to nature and the urban environment at the same time.**



Situated very close to Luxembourg City in the dynamic community of Mamer, Liewen is a sustainable project comprising 43 new apartments and 36 family homes designed to meet all the expectations of modern living. This verdant new neighbourhood covers almost 3 hectares, with more than 40% devoted to green space and landscaped areas (public and private). Symbolising the location's sustainability, a one-hundred year old willow tree stands in one of the play areas, offering shelter and creating the perfect space for recreation and socialisation. The second square, with a 'mineral' theme, is centrally positioned and offers benches for neighbourly chats. The two squares are linked by a pedestrian walkway.

Liewen is also one of the first residential areas in Luxembourg to replace fossil fuels as the source of energy, with heat pumps and solar panels. This green design will considerably reduce the carbon footprint, while making a big contribution to energy efficiency and limiting the monthly energy bills for residents.

General contractor CLE has just begun the construction work. The structural works will be in place in 2023, while the full project will be completed in 2025.



### **No indexation clause**

No indexation will be applied to the sale price for the Liewen project. The prices of the homes will remain fixed until delivery. *“In the current context, we have decided to forego indexation in order to promote access to the properties and meet customer demand. This will allow people looking to buy their homes to plan their futures with peace of mind,”* explains Floriane Place, Development Director, ImmoBel Luxembourg.

### **Some units still available**

Launched in spring 2022, the first marketing phase is still in progress. Some units are still available, and the deeds are ready for signing immediately. 25 new houses will be marketed in the second phase. Relatively rare for the Luxembourg market, these new, spacious and customisable 4-bed homes offer families the opportunity to thrive in a green environment, just a few minutes from Luxembourg City.

### **Single-family houses or apartments to suit every lifestyle**

All the units have an open or covered balcony or terrace as an extension of the living space, offering exceptional views of the natural environment outside. Rooms are generously-sized with excellent lighting thanks to their positioning. The room layout has been designed to separate the bedrooms from the living spaces, to provide maximum tranquillity for occupants.

The houses are generously-sized, with large interconnected spaces open to the outside.

On a setback level, the houses have a large master suite on the 2nd floor, and a rooftop terrace. Fully optimised and functional, these houses have a private garden at the front and back, plus a number of storage options.



### **Reputable general contractor**

The entire first phase of the project has been entrusted to the general contractor CLE. Founded in 1970, the firm combines over 50 years in the industry with use of the latest technologies, building homes that meet the highest standards of technical performance and durability. CLE has been involved in many sectors in Luxembourg, building homes, offices, schools, hospitals, sports centres, bridges, roads and other infrastructure driving the country's growth and wellbeing.

Marketing is being handled by JLL Residential and Mainstreet Real Estate.

More information is available at [www.liewen-mamer.lu](http://www.liewen-mamer.lu).



**For further details:**

Carole Knutti, Marketing, PR & Communication Director Immobel Luxembourg

+352 24 83 14 34

[Carole.Knutti@immobelgroup.com](mailto:Carole.Knutti@immobelgroup.com)

Muriel Sam, Managing Director Luxembourg

+352 24 83 14 57

[Muriel.Sam@immobelgroup.com](mailto:Muriel.Sam@immobelgroup.com)

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