



# KöTower launched Green high-rise Office Building on the Kö

Dusseldorf, 16/01/2025 – Lord Mayor Dr. Stephan Keller and Head of Building Cornelia Zuschke give the official go-ahead for the pioneering high-rise project on Düsseldorf's boulevard. The investors Catella and WPV as well as Laarakkers as the executing company invite you to Königsallee 106 on January 22, 2025, where the existing building from the 1960s is currently being demolished and where a 17-storey office building will rise in the future.

The KöTower is a new highlight in Düsseldorf in the truest sense of the word, with many unique selling points. Innovative working environments attract everyone to the office of the future in the heart of the city. Each rental unit has its own exit, be it a terrace or a balcony. The top roof terrace offers a fantastic view over the whole of Düsseldorf, the region and, of course, the "Kö" boulevard.

Klaus Franken, Managing Partner, Catella Project Management: "The KöTower provides the decisive impetus to upgrade the interface between Königsallee and Friedrichstadt - a place to feel good, away from the traffic noise, a symbiosis of urbanity and green lung, where people come together and enjoy life." The KöTower will be a central meeting point, integrated into an environment with plenty of restaurants, local amenities and usable, publicly accessible space. The new building moves back a little to provide space for communication, lingering and fresh-air gastronomy in the public space.

A high ESG standard is a matter of honour. 200 different plant species will characterise the façade and the roof areas. At the same time, almost 2,000 m<sup>2</sup> of PV systems will be installed, of which around 1,650 m<sup>2</sup> will be integrated into the green façade, supplemented by additional systems on the roof areas. The demolition work is already being monitored and documented in detail with a view to achieving DGNB Platinum certification. For example, all sanitary facilities, kitchens, windows and raised floors will be removed and reused. Some of the work will be carried out using an electric excavator and electric truck, which will also significantly minimize the impact on the environment.

The "Versorgungswerk der Wirtschaftsprüfer und der vereidigten Buchprüfer im Lande Nordrhein-Westfalen" (WPV) and Catella as investors as well as Laarakkers as the contractor cordially invite project partners, financiers, representatives from politics and administration as well as the neighbourhood to get an impression of the work in progress live on site. Lord Mayor Dr. Stephan Keller and Alderwoman Cornelia Zuschke will be present in person to underline the importance of this district for the state capital Düsseldorf. More than 100 people have already registered. The city, architects, project participants and investors will be on hand to give their views.

When? Wednesday, 22/01/2025, 13:00 - 14:00  
Where? KöTower construction site, Königsallee 106, 40215 Düsseldorf

In addition to the aforementioned celebrations, a stakeholder dialogue will be held on the same day and at the same location (12:00 - 13:00) to discuss further impulses and improvements for the area of the upper Königsallee, Friedrichstraße and Friedrichstadt. In addition to politicians and



Düsseldorf, 16/01/2025

administration, neighbours, business people, IHK, IG Kö, etc. will be on site to discuss measures to upgrade this interface between the Kö and the adjacent district to the south.

The “upper Kö” has clear deficits from Grünstraße onwards and the high-density Friedrichstadt (number 3 in Germany) has no quiet places to spend time at all. With a view to 2027, however, there will be some impulses that will have a positive impact on this area. In addition to the KöTower, the finally completed Friedrichstraße and the new Motel One will strengthen the attraction and purchasing power in this area. In terms of urban development, this is a good opportunity to make structural improvements in this area and, among other things, to make better use of the public space.

Königsallee has long since become one of the most important workplace locations in the state capital and this is precisely where its strength lies; the Kö is not just a promenade. In addition to retail, there are jobs, housing, events, gastronomy, tourism, etc. in multiple occupancy at this location and ensure a revitalisation around the clock and on all days of the week.

Please register at [cpm.event@catella-pm.de](mailto:cpm.event@catella-pm.de).

## About the “KöTower”

Located directly on Königsallee, the KöTower is a visionary project that transforms the legacy of an existing property from the 1960s into a sustainable and contemporary high-rise office complex. The KöTower not only focuses on modern and sustainable architecture, but also integrates impressive “green” and social elements. With 1,800 m<sup>2</sup> of green roof gardens, the KöTower offers a unique green oasis right in the heart of the city. Native trees, shrubs and grasses create an inspiring atmosphere and contribute to the creation of a pleasant microclimate. DGNB Platinum certification is being sought.

Its use is diverse and trend-setting - from innovative office space to gastronomic experiences and local supplies for the residents of the adjacent district, everything is available on site. From creative open spaces to prestigious offices, there are a variety of options for renting units on different levels; floor plans can be designed according to individual requirements.

The KöTower not only offers excellent working conditions, but also impressive views thanks to the quality of its amenities and facilities. At a height of over 60 meters, the publicly accessible roof terrace offers a fantastic panoramic view over Königsallee, Düsseldorf and the Rhine. Each rental unit in the KöTower has its own balcony, a roof terrace or offers direct access to the roof gardens. In addition, the structural setback and the provision of private land for public use will create a new public square with a welcoming atmosphere that encourages communication.

The KöTower project is being developed as a joint venture between Catella and the Versorgungswerk der Wirtschaftsprüfer und der vereidigten Buchprüfer im Lande Nordrhein-Westfalen (WPV).

More at [www.koetower.de](http://www.koetower.de)

## About Catella Project Management

Catella creates living spaces: Catella Project Management develops new neighbourhoods with a long-term perspective. The company implements the concept of the “10-minute city”, with a mix of commercial and residential uses, attractive living space for everyone, a sustainable working

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*Dusseldorf, 16/01/2025*

environment and diversity that ensures the sustainable value of the neighbourhood. New mobility concepts make it possible to give people back the open space in the city; the areas between the buildings are landscaped and designed for people to stay and meet. The districts developed by Catella are in central locations, are planned to be both car-friendly and car-poor and are designed to be forward-looking overall. The guidelines of the ICG's Social Impact Investing Initiative, which Catella Project Management helped to develop and finance, won the imAward in the Social Responsibility category in 2022. With the Catella program "Cooperative Innovative Living Germany" (CILG), Catella developed a construction kit with 12 tools - innovation and cooperation are the keywords here.

Previous projects include Living Circle in Düsseldorf, Living Lyon in Frankfurt and various commercial projects, such as the C&A headquarters and Telekom's largest service centre. The Seestadt and Düssel-Terrassen district developments are the two largest certified KlimaQuartiere.NRW projects in NRW. Around 4,000 new apartments are currently being built in the Rhineland alone, including 147 subsidized apartments in Grand Central at Düsseldorf Central Station, which were completed in autumn 2023. Catella Project Management is part of the Catella Group, Stockholm, a leading real estate investment and fund management specialist with offices in 12 countries. The group has assets under management of around 13 billion euros. Catella is listed on Nasdaq Stockholm in the Mid Cap segment.

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