CLOCHE D'OR BY GROSSFELD

№ 2 – Autumn 2026

The latest news and tips
from your Cloche d'Or neighbourhood

NEW ADDRESS: FAT CAT BAR

Come for coffee, lunch or afterwork drinks

On the corner of Boulevard de Kockelscheuer and rue Leonardo Da Vinci

Gazette



MONTERA, a new residential address

On rue Gerhard Mercator, MONTERA is entering its commercial phase. Five residences, 211 apartments, architecture signed by Andrew Phillips, and a landscaped heart that makes all the difference. Construction is already progressing and sales are getting under way.

EDITORIAL

Cloche d'Or is flourishing

Autumn is here, and with it, the best of Cloche d'Or. The neighbourhood is welcoming new retailers, confirming its place among the most visited destinations in the country. State Street's 900 employees have moved into Stairs. The Terraces and The Rock are rising from the ground. A new health centre is taking shape. Fat Cat is opening its doors. We tell you all about it – happy reading!



New opening

The park brasserie

Brasserie S opened in December in the heart of the park. Seasonal Italian cuisine, a terrace opening onto the greenery, a convivial atmosphere. **Boulevard de Kockelscheuer — brasserie-s.lu**



FOCUS

Ramen comes to Cloche d'Or

Slow-simmered broths, fresh noodles imported directly from Hokkaido, golden-brown gyoza, takoyaki in the style of Osaka street food. Lovers of Japanese cuisine no longer have to cross the city to treat themselves. Kaito, Luxembourg's cult ramen address, has opened its second canteen at Cloche d'Or. A welcome Japanese stopover in the heart of the neighbourhood.

Open 7 days a week, no reservation needed, 11:30am–9:30pm

MOBILITY

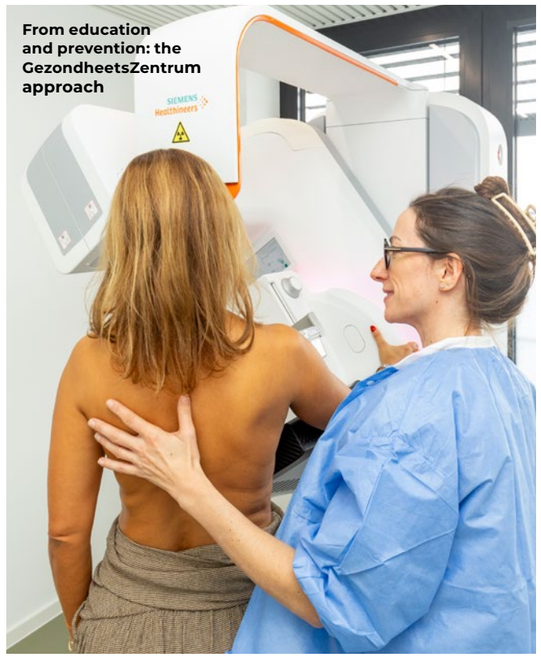


A tram depot to anchor the line in the south

Cloche d'Or will soon be home to a new maintenance and storage centre for the tram line. The project, adopted at the end of 2025, entered construction in summer 2026. The depot will house and maintain 40 additional new trams – a structural investment that confirms the lasting anchoring of the tramway in the south of the capital and paves the way for the extension to Leudelange and Esch-sur-Alzette, planned for 2028.

NEW PROJECT

Health moves in



From education and prevention: the GezondheetsZentrum approach



An ambitious local outpost across three floors of the tour Zénith

"An additional site at Cloche d'Or, [...] meets a need of the population and is aligned with the country's political will."

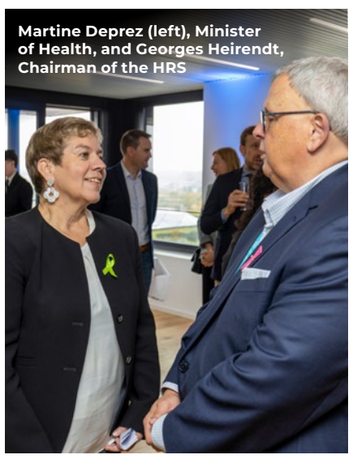
Dr Marc Berna, Chief Executive Officer of the Hôpitaux Robert Schuman

HRS: putting down firm roots
The Hôpitaux Robert Schuman (HRS), a leading private hospital group in Luxembourg that notably includes the Hôpital Kirchberg, the ZithaKlinik and the Clinique Bohler, have chosen Cloche d'Or to develop an ambitious local outpost. Already present on boulevard Raiffeisen with a radiology centre and a preventive medicine centre, they are taking a new step with the upcoming opening of a site dedicated to outpatient surgery in The Rock.

The concept draws on the best European practices, notably Swiss and German. The aim: to offer up to 8,000 procedures a year, in specialities such as foot and hand surgery, arthroscopy or joint replacement. A day clinic, accessible and designed to meet the concrete needs of the population of the Grand Duchy.

The GezondheetsZentrum: health as a neighbourhood service
Located in the tour Zénith, on the 3rd floor of 21 boulevard Friedrich Wilhelm Raiffeisen, the GezondheetsZentrum embodies a different approach to health: one of education and prevention. Through its "Acteur de ma santé" platform, it offers free content accessible to all: screening, treatment, support for chronic diseases, pregnancy health. Resources written by healthcare professionals, designed for patients, their families and anyone who wants to better understand their health in everyday life.

A neighbourhood that looks after its residents
This twofold presence – specialist care on one side, prevention and education on the other – makes Cloche d'Or one of the few neighbourhoods in Luxembourg to offer such a complete healthcare offering to its residents and employees. Specialist doctors, medical imaging, outpatient surgery, public health programmes: everything is now accessible without leaving the neighbourhood. A development that further strengthens Cloche d'Or's "complete city" dimension and confirms that health is indeed one of the pillars of tomorrow's neighbourhood.



Martine Deprez (left), Minister of Health, and Georges Heirendt, Chairman of the HRS

Published by Grossfeld Immobilière SA – 17, rue de la Poudrerie L-3364 Leudelange – Contact: info@grossfeld.lu

NEIGHBOURHOOD LIFE

Cloche d'Or: all in for cycling



Serge has lived on rue Leonardo da Vinci for two years. Every morning he brings down his electric bike and pedals to his office in ten minutes flat. No traffic jams on the route d'Esch, no transport to wait for. Just the wind, the cycle path, and a coffee on arrival. It wasn't always like this. For six months after moving in, he took his car like everyone else. Then a colleague showed him the cycle path from the Shopping Center car park, and his bike became as indispensable as his flat keys.

The cycle path, first
From Cloche d'Or, the neighbourhood's secure cycle paths quickly link up with Kockelscheuer, where the PC1 starts – a 42 km loop around the capital through forests, valleys and villages. From there you can reach Hesperange, the Grund or Merl without using a single national road. The local network connects Howald station and the shopping centre within minutes, with well-lit paths separated from traffic. Serge has been making the round trip every day for a year and a half. He says he only takes his car to go on holiday, and even then.

Vel'OH! for the other days
Clara, for her part, doesn't have a bike. She lives on boulevard Raiffeisen and used to take the tram every morning until she discovered Vel'OH! almost by chance, walking past a station. Today she can't imagine being without it. She can choose between four stations in the neighbourhood:
- No. 54 – rue Jean Piret
- No. 55 – rue Émile Bian
- No. 85 – rue Albert Einstein / bd de Kockelscheuer
- No. 86 – rue Gerhard Mercator / bd de Kockelscheuer

All the bikes are electric, available 24/7, no booking needed. The annual subscription costs €30 – less than a tank of petrol. Clara says it's the best thing she's signed up to since arriving in Luxembourg. The full station map is available at myveloh.lu.

And charging?
Serge has had his own electric bike for six months. He plugs it in at night in his building's bike room, standard equipment in Cloche d'Or residences. For those without this option, the Shopping Center's underground car park offers 78 charging points spread over 4 levels, accessible 24/7. Handy for a shopping break with simultaneous charging. The reinforced anchor rings installed around the centre mean even the heaviest models can be locked up without worry.

Parking without the stress
What Serge appreciates as much as the cycle path is never having to drive round in circles looking for a space. Covered bike parks are spread around the main entrances of the Shopping Center, near tram stops and in residential areas. Covered, lit, with solid anchor rings. His neighbour has taken his bike out of the garage again since moving to Cloche d'Or. The contagion is spreading.

Weekends are different
On Saturday mornings, Serge doesn't rush to the office. He heads towards Kockelscheuer – five minutes and the CK Sportcenter is already there, with its tennis courts and a terrace to catch your breath after the effort. Sometimes he pushes on to Hesperange or follows the Alzette until his legs call him to order. In the evening, on the way home, he always goes back through the park's grand avenue. Not because it's the shortest way. Just for the pleasure.



1,700

The number of homes already delivered at Cloche d'Or, a neighbourhood that keeps growing and diversifying.

Subscribe to our newsletter by scanning the QR code

NEW RESIDENCE

MONTERA, a new residential address at Cloche d'Or


Sustainable and dynamic: the "Avera" residence will be the first to be delivered

With the commercial launch of MONTERA, Promobe and Nextensa are unveiling a new residential complex at the heart of Cloche d'Or. The project comprises 5 residences and 211 apartments, from studios to 3-bedroom apartments and penthouses, in a setting where architecture, landscape and comfort have been designed with coherence.

Organised around a landscaped heart, these residences enjoy a calmer, more sheltered atmosphere, while remaining fully part of the neighbourhood's dynamism.

The buildings feature a sober, luminous architecture signed by Andrew Phillips, distinguished by clean lines, well-controlled proportions and particular attention to natural light. Some of the apartments also have a terrace or loggia, designed as a natural extension of the living spaces.

Comfort is at the heart of the MONTERA project, which offers thoughtful features for maximum everyday comfort, with A+ energy performance, underfloor heating, individual dual-flow ventilation and home automation equipment. Each home also has a private cellar and an indoor parking space.

"A fully rounded community, nestled in an already thriving neighbourhood."

In daily life, MONTERA benefits fully from Cloche d'Or's appeal. Shops, restaurants, schools, sports facilities and services are close by, while the Parc de Gasperich offers a vast breathing space. Tram, buses, Howald station, cycle paths and main roads also ensure excellent connectivity.

With construction already under way, MONTERA is reaching a new milestone with the launch of its sales: a contemporary, elegant residential address built to last, and an absolute must-see at montera-clochedor.lu

ZOOM

6 ideas to make the most of autumn at Cloche d'Or

Ideas to enjoy autumn right on your doorstep, or a little further afield.

1 Picnic in the park (while the weather holds)
With its 17 hectares, its pond and 4 kilometres of paths, Cloche d'Or park remains the ideal playground during the Indian summer. The lawns welcome families and colleagues extending their lunch break alike. In October, the autumn colours put on a show.

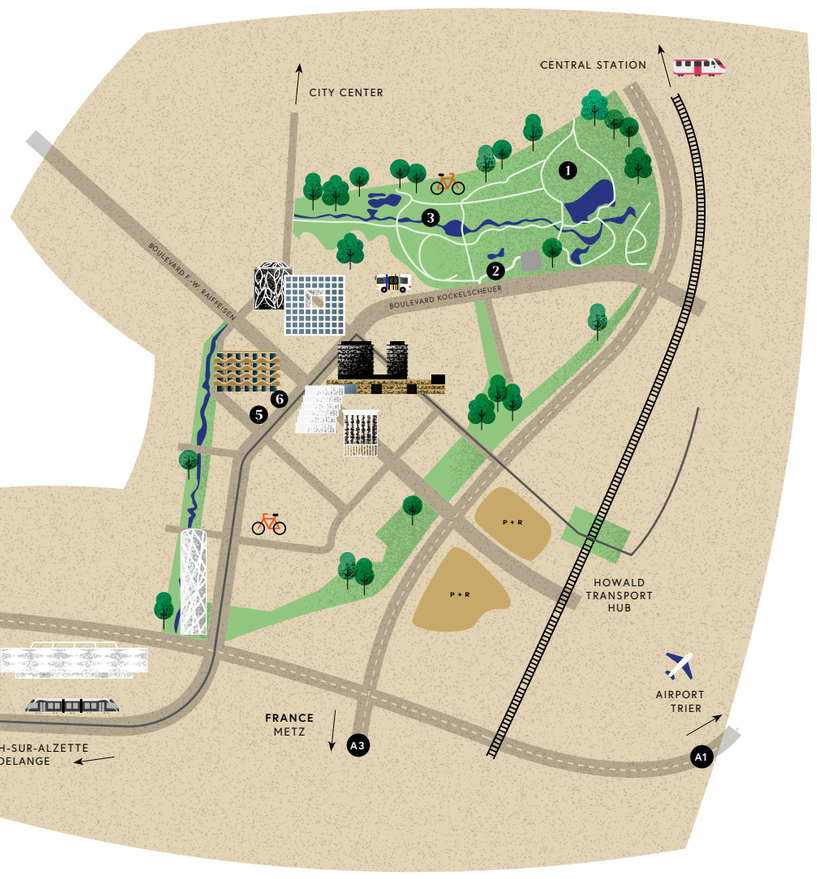
2 Try the terrace at Brasserie S
The park brasserie goes into autumn mode. Its terrace, even in the cooler season, remains the ideal spot for a quiet lunch or an evening drink. Seasonal menu, Italian atmosphere, direct access from the park. Booking recommended at weekends.

3 The park after 6pm
The park changes atmosphere as soon as night falls. Golden light, end-of-day joggers, families together, 4 km of paths and a little detour that lets you unwind and let your thoughts wander. A simple, free moment, two minutes from home or the office.

4 Cycle to Kockelscheuer
The cycle path connects Cloche d'Or directly to the CK Sportcenter. Tennis, padel, bowling, restaurant – and the ride home, rosy-cheeked and smiling. Court booking online at ck-sportcenter.lu.

5 Discover Fat Cat, a stone's throw from the park
A new address for lunch, dinner or afterwork drinks. Open Monday to Friday until 10:30pm. 21, rue Leonardo da Vinci.

6 K Kiosk opens at Cloche d'Or
Press, snacks and small everyday services, right on your doorstep. Practical and welcome! Find it on Bd de Kockelscheuer.



SPORT & HEALTH

CK Sportcenter: a sporting breath of fresh air a stone's throw from Cloche d'Or



Located a few minutes from Cloche d'Or, the CK Sportcenter stands out as one of the largest covered sports complexes in the country. Opened in 1980 in Kockelscheuer, it has evolved over the decades and now offers a wide range of quality facilities in a calm, green setting.

The address is well known to sports enthusiasts. People come to play tennis on one of the ten indoor courts, try padel, hit the ball on a squash or badminton court, or organise an evening with friends around a bowling lane. All in a relaxed but well-supervised atmosphere.

The venue also houses a tennis school, ESTESS Luxembourg, which welcomes players from the age of 4. The youngest discover the movement, rhythm and perseverance, while the more experienced refine their technique on professional facilities.

But the CK Sportcenter is not only about sport. It also offers places to unwind, notably a warm Italian restaurant, La Duchessa, appreciated for its terrace, its conviviality and its wood-fired pizzas.

Easily accessible thanks to the tram line serving Kockelscheuer from Cloche d'Or, the site attracts a varied clientele: residents of the south of the capital, employees of the neighbourhood, families looking for activities and visiting clubs. This direct link with the city makes it a natural extension of the neighbourhood.

Court and lane bookings are very simple, online via ck-sportcenter.lu. One click is all it takes to organise your sports session, solo, with family or with colleagues.

At a time when well-being, mobility and active living are at the heart of urban concerns, the CK Sportcenter is a valuable neighbour to Cloche d'Or. A place where you burn off energy, but also take your time.

NEW ADDRESS

A shot of comfort at Fat Cat





Inspired by the pubs of Shoreditch and the energy of London's creative neighbourhoods, Fat Cat stands out as an address in its own right at Cloche d'Or. Brick, graffiti, wood and velvet: the décor blends warmth and character in an atmosphere that invites you to stay well beyond the first beer.

At the table, expect generous, no-fuss comfort food: chicken wings, burgers, mac and cheese balls, pork ribs or dishes of the day. Eleven draught beers, a self-service selection of sauces and a carefully crafted cocktail list complete the experience.

For evenings with colleagues or private events, a dedicated space with a pool table, giant screen and beer tap welcomes groups and special occasions.

Quick lunch, impromptu afterwork drinks or dinner with friends – Fat Cat adapts to every rhythm and every profile. An address tailor-made for Cloche d'Or and its cosmopolitan community, where residents and professionals from all over the world come together around the same table.

21, rue Leonardo da Vinci, Gasperich — fatcat.lu

Hearty dishes and a warm atmosphere: Fat Cat has opened its doors in the heart of the neighbourhood.

7,000,000

This is the number of visitors the Shopping Center Cloche d'Or welcomed in 2025, compared with 6.5 million the previous year. A record, and confirmation that Cloche d'Or has become one of the most visited shopping destinations in the country.

All the neighbourhood news on our website



COMING SOON

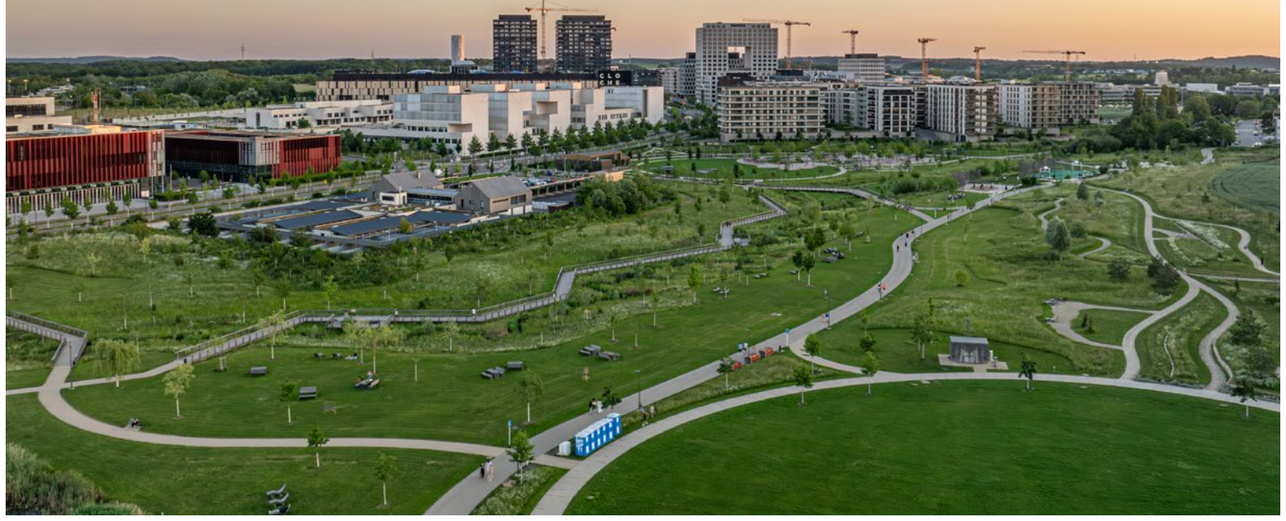
Your pizzeria coming soon to Cloche d'Or!

NEIGHBOURHOOD EVOLUTION

The future of your neighbourhood



Cloche d'Or: a business district and so much more



Cloche d'Or has emerged in less than fifteen years as a complete, dynamic urban neighbourhood. Combining top-tier offices, housing, shops, services, high-performing transport links and vast green spaces, it embodies a new way of living, working and meeting in Luxembourg.

Only fifteen years ago, Cloche d'Or was just a vast stretch of farmland at the southern entrance to Luxembourg City. Today it has become a lively urban neighbourhood, combining business activity, residential life, leisure and natural spaces, in a spirit of functional mixed use and sustainable development.

An unmissable business district
With more than 120,000 m² of offices already delivered, Cloche d'Or has attracted renowned companies and established itself as a new strategic address for economic players in Luxembourg. Companies such as PwC, Deloitte, Intesa Sanpaolo, State Street, Alter Domus, Intertrust, Antin, AtHome, CMS and Stibbe have set up their operations there, making the neighbourhood a recognised business hub.

The momentum is not slowing: by 2027, three to four new financial institutions are expected, adding more than 35,000 m² of offices to the space currently under development. This sustained growth helps reinforce Cloche d'Or as a major player in Luxembourg's Central Business District (CBD) – a destination of choice for ambitious companies and international talent.

More than an office district
What truly sets Cloche d'Or apart is its ability to bring all of a city's uses together in a single neighbourhood. Far beyond its appeal to businesses, the neighbourhood offers a complete environment where it is good to live and to meet up every day.

More than 1,700 homes have already been delivered, forming a dense, well-structured residential landscape. Residents enjoy a lively living environment, with a 77,000 m² shopping centre bringing together shops, restaurants, services and leisure, as well as local amenities that make daily life easier: schools, nurseries, small shops, hotels and healthcare facilities.

All of this sits within a modern, well-connected neighbourhood designed to meet the expectations of families and professionals alike. The recent arrival of the Hôpitaux Robert Schuman, with their radiology centre and preventive medicine centre, further strengthens this "complete city" dimension.

On the mobility front, the neighbourhood is superbly served: a tramway in operation, numerous bus lines, secure cycle paths, direct access to the motorway network and immediate proximity to the Howald peripheral station. Optimal accessibility for workers, residents and visitors alike.

Today, more than 20,000 people already live, work or spend time in the neighbourhood every day. And this momentum is only growing: by 2030, Cloche d'Or is expected to exceed 30,000 daily users, as new residential, office and service projects come to life.

Sustainable urban planning, looking to the future
The neighbourhood was designed according to the principles of New Urban Living, an integrated approach to urban development that combines energy performance, mixed uses and quality of life. It holds DGNB Platinum certification, one of the most demanding in Europe for sustainable urban planning.

The presence of a large urban park, an ecological corridor linking the surrounding natural areas, and a coherent soft-mobility network illustrate the desire to make Cloche d'Or a neighbourhood that is pleasant to live in and accessible to all, while respecting the environment.

A destination for everyone
Cloche d'Or is not only a place to work or invest: it is a lively, balanced neighbourhood where you can meet, relax, enjoy yourself, learn or simply make the most of the many open spaces. Its forward-looking design, functional diversity and strategic position make it an urban and economic reference point in Luxembourg.







❶ **Business lunch or a moment of relaxation at Brasserie S**

❷ **A shopping destination for the whole Greater Region**

❸ **Free local public transport**

Business News

B&B Hotel changes hands

The B&B Hotel Luxembourg Cloche d'Or, located on rue Gerhard Mercator, is changing owner. Bought by Aberdeen Investments on behalf of Irish Life Investment Managers, the hotel will of course continue to welcome residents and business travellers in the neighbourhood.

HRS arrives in The Rock

The Hôpitaux Robert Schuman will soon open a day clinic in The Rock, dedicated to outpatient surgery. Up to 8,000 procedures a year are planned, in a building at the heart of Cloche d'Or's new office hub. Target: mid-2027 for the first consultations!

State Street settles in at Cloche d'Or

The American custodian bank has had its Luxembourg offices at Cloche d'Or since June, in the Stairs building – the first to hold a "BREEAM Outstanding" certificate. A prestigious new name that confirms the neighbourhood's status as a "Central Business District".

Lombard Odier takes up residence

Swiss private bank Lombard Odier is joining Cloche d'Or in The Terraces building. A further arrival that reinforces the neighbourhood's international financial profile.

Promobe x Nextensa, Special Jury Prize at the Real Estate Awards 2026

A well-deserved recognition for 25 years of developing the Cloche d'Or neighbourhood.