

WELCOME TO MASSEN

More than a
Shopping Center

Shopping • Business • Hotel • Restaurants
Events • Healthcare • Fitness • Nursery



REASON FOR **ALWAYS** BEING **BETTER!**

In a constant pursuit of perfection, with quality as its founding principle, Massen has established itself as a benchmark of excellence in northern Luxembourg from the very beginning. Day after day, the company works to further improve the shopping experience and quality of life of its customers.

A clear promise: not just to do more, but to keep getting better! Massen fulfils this commitment with tireless dedication – uncompromising, visionary and pioneering.

Quality is at the heart of every decision. It shapes the corporate culture and makes Massen a place where shopping is more than a necessity – it becomes a pleasure.

Easily accessible and open seven days a week, Massen invites you to enjoy relaxed shopping in a rural, friendly atmosphere. A lively place that evolves with the seasons, trends and customers' wishes.

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03. ■ BENEFITS **P10**

- I. La Grande Épicerie Massen
- II. Gastronomy
- III. Hotel Wemperhardt
- IV. Conference & event center
- V. Nursery
- VI. Fitness

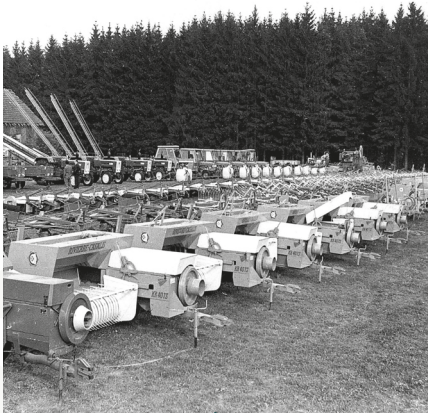
04. ■ SHOPPING CENTER **P20**

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01 History

Agricultural machinery



Expansion of supermarket by 690 m² and new enlarged butcher's shop, first 3 shops in the shopping centre

Expansion of supermarket by 2,000 m²



1st petrol station



Petrol station renovation



1st restaurant with bar and opening of a bank branch



Expansion of the petrol station to include 10 additional filling stations

MASSEN DEVELOPMENT

Opening of a second petrol station with shop, bistro and car wash



2001

Opening of a new 800m² bank branch dedicated to medium-sized businesses and serving as a financial center for the north of Luxembourg.



2006

Master plan for the expansion of the shopping center and retail park



Retail park

2014

Opening of the 5th business center in Wemperhardt



Today

2024



Building 2: First extension of the Supermarket and Gallery



Building 3: Phase 1 of the Gallery extension



Building 4: Phase 2 of the Gallery extension

02 Location & Key data

HIGH PURCHASING POWER

YEARLY CUSTOMER TRAFFIC

M-Galerie

2016: 1,75 million clients
2017: 1,9 million clients
2018: 2 million clients
2019: 2,2 million clients
2020: 1,87 million clients
2021: 2,61 million clients
2022: 3,05 million clients
2023: 3,21 million clients
2024: 3,30 million clients

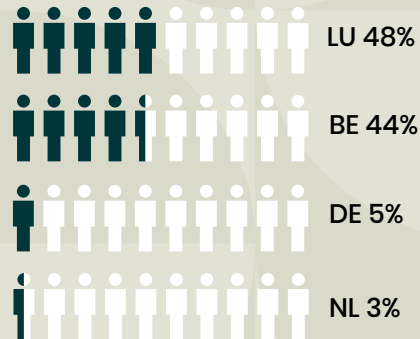
M-Park

2022: 1,70 million clients
2023: 1,75 million clients
2024: 1,85 million clients

Total

2022: 4,75 million clients
2023: 4,96 million clients
2024: 5,15 million clients

CUSTOMER PROVENANCE



MASSEN GOES GREEN!

SUSTAINABILITY

CURRENT SITUATION



5.448 m²
of solar panels



1.200 kWp
total power



1,20 GWh/year
electricity generation



70
charging stations

FUTURE SITUATION



+ 2.208 m²
of solar panels



+ 500 kWp
total power



+ 0,50 GWh/year
electricity generation

EASY TO REACH & EXPLORE

- Open 7/7
- Free Parking
- Disability friendly



MASSEN TODAY COUNTS...



over
70 shops



1
exclusive
supermarket



A business
center with over
150 offices



10
restaurants



4-stars hotel
with **50**
rooms



over **5**
banquet halls &
conference rooms



1
Medical
Center



1600
free parking
places



2
petrol stations



1
Carwash



3
Hairdresser



1
Nursery



1
Fitness
Center



Business Center b
2018: 3 800 m²

Business Center c
(Meeting rooms)
2016: 140 m²

M Galerie
40 000 m² (total)
60 shops
Parking places: **1100**

Supermarket



ARAL



Business Center d
2020: 600 m²

Business Center a
2015: 650 m²

M PARC
17 000 m² (total)
10 shops
Parking places: **500**

Business Center f
2024: 780 m²

Business Center e
2021: 1 250 m²

03 Benefits



LUXEMBOURG'S LEADING DESTINATION FOR UNFORGETTABLE FOOD

A premium supermarket featuring a fully integrated, end-to-end supply chain that sources fresh, high-quality products directly from local farmers. Enjoy an exceptional butcher offering the finest cuts of meat, a fresh fish counter, an in-house bakery, artisanal chocolate production, and homemade ice cream.

Discover a curated selection of exclusive spirits and tobacco, alongside everyday essentials, all with a strong focus on customer service. Our knowledgeable experts are always available to provide guidance and personalized recommendations.

Experience exclusive tastings, live demonstrations, and special events—each designed to make every visit truly extraordinary. A one-of-a-kind shopping destination, accessible to all.



5 000 M²
IN TOTAL

I. LA GRANDE ÉPICERIE MASSEN

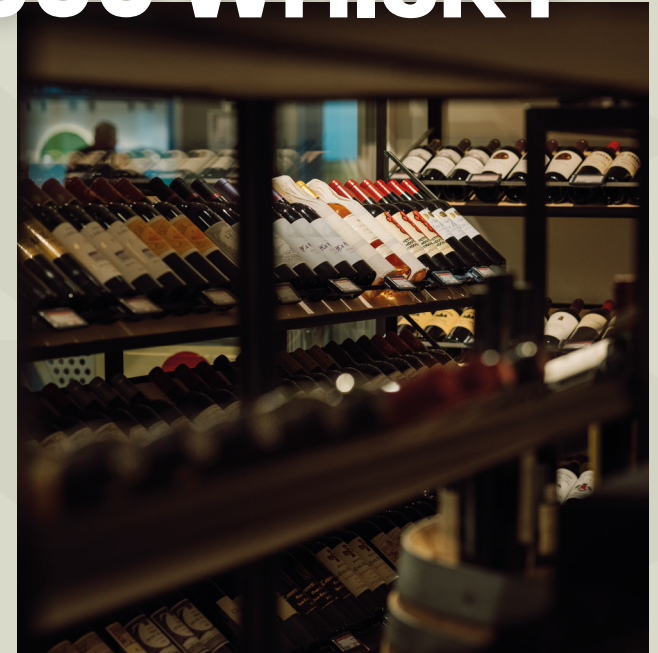
1000 WHISKY



Freshly
prepared
dishes



Premium
Dry-Aged
meat



Homemade
chocolate
specialities

Whisky world
& **Wine shop**

II. GASTRONOMY



A VARIED GASTRONOMIC OFFER

10 Restaurants & Bistros

A Wide Range of Options – Perfect for All Occasions!

Discover a carefully curated selection, designed to suit every taste and moment.

Looking for something more indulgent? Savor Italian specialties, classic brasserie dishes and premium meat.

Craving small bites with coffee or looking for quick and convenient options? Enjoy our self-service restaurant and other bistros' delicious choices.

Whatever the occasion, find the perfect option with ease!

Brasserie
OP DER HAART

EL TORO
MEAT CLUB

primavera
ristorante

SELF BISTRO
AM STEYRPLATZ

An der
BAKSTUFF

BISTRO BP

Diekirch
LOUNGE?

Wiener
Kaffeehaus

CHÉPÊRE, CHIAURENNA, GELATERIA AND MORE!
MAISON
mignon

Pizza
Hut



III. HOTEL WEMPERHARDT

24H SELF
CHECK-IN

hotel
Wemperhardt



A 4★★★★
HOTEL

With its 50 beautifully decorated rooms, this special feel-good and business hotel offers direct access to conference and event venues, the shopping mall, a wide gastronomic selection, and wellness facilities.

It provides the perfect opportunity for guests to stay overnight during events, business meetings or after a long workday – and unwind in a relaxing atmosphere.

A special highlight is the generous breakfast buffet at Udo's Lounge, which is also available to external guests – perfect for starting the day full of energy.»

wemperhardt.lu



ENJOY OUR
WELLNESS
FACILITIES
AND **RELAX**



IV. CONFERENCE & EVENT CENTER



**CUSTOMIZED
PACKAGES**

**ACCORDING TO
YOUR NEEDS**



SALON GUILLAUME		
Arrangement Disposition		Number of chairs
Theatre		40
School		25
«U»		20
Boardroom		20
Round Tables		50
Cocktail		70

Event and meeting spaces in various sizes, equipped with all necessary multimedia technology, offer the perfect setting for events of all kinds. Whether it's a business meeting, conference or private

celebration, customized services and an optional food and beverage offering are tailored to individual requirements – because every event deserves a personal touch.



BELETAGE		
Arrangement Disposition		Number of chairs
Theatre		100
School		50
«U»		35
Boardroom		35
round Tables		120
Cocktail		250

V. NURSERY

'Klengen Haas Beim Massen' welcomes children aged 3 months to 4 years in a modern and inviting space of over 350 m² indoors and 255 m² outdoors.

Open seven days a week, it is the perfect place to balance family and work flexibly by leaving your little bunnies in a safe, family-oriented environment.



YOUR KIDS
JUST A FEW
STEPS AWAY

Benefits

VI. FITNESS



RED
LION
Sportsclub

JOIN THE FITNESS CLUB NOW

Discover an exclusive atmosphere in an ultramodern space of over 500 m². Enjoy top-of-the-line equipment from the world's best brands, including Gym 80, Matrix, Egym, Powerlifting and an ultimate cardio area.

Benefit from personalized coaching and tailored support to help you achieve your goals in an exceptional setting.





& MUCH MORE

- Drugstore and pharmacy service
- Bank branch
- Laundry service
- Car wash and maintenance service
- Hairdressing salons

by Tom



RYANHAIR



AUTOGLAS
LUXEMBURG



Edel
weiss nettoyage à sec
textilreinigung 24/24h



home & office
building
Bingen & Partners S.A.

BANQUE ET CAISSE D'EPARGNE DE L'ETAT
LUXEMBOURG

petrymobil

A GREAT MIX OF WELL RENOWNED RETAILERS

04 Shopping Center

The shopping center offers a diverse mix of renowned retailers, ranging from high-end brands to local favorites. Customers benefit from maximum convenience with ample parking and direct access to the stores. The welcoming ambiance ensures an enjoyable shopping, dining, and leisure experience.

Family-friendliness is a priority, with dedicated spaces for children and amenities for all age groups. A wide range of dining and leisure options makes the center a true lifestyle destination.



LOULOU
VILLE NEUVE

ONLY

cälliste
FASHION & LIVING

RITUALS...

April

opti-vue



M
MEDIA
STORE



HiFi
international

Kolodziej

ADLER

MISE AUGREEN

JACK &
JONES

GERRY WEBER



BETTY BARCLAY
SELECTED BRANDS

CANTATA
coffee · tea · gifts

s.Oliver®

La Boutique
du Coiffeur

thermomix

Mayerline

DAMART

PASSIONELLE & LUI
Bijouterie

ACTION

chaussures
maniet!

okaïdi

ALAIN AFFLELOU



VOYAGES
FLAMMANG

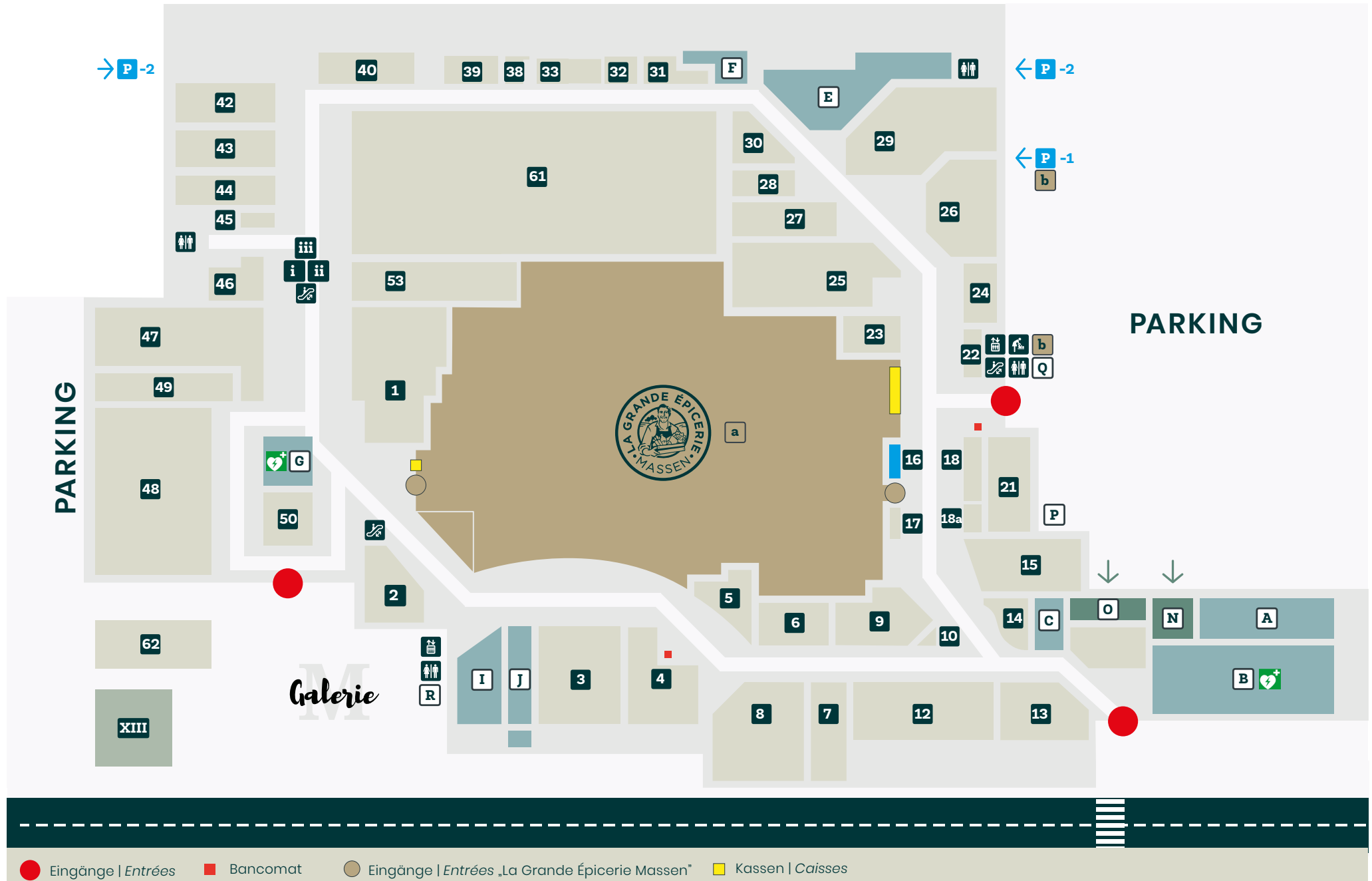
Wajos

SCHMID
SCHUHE MODE SPORT

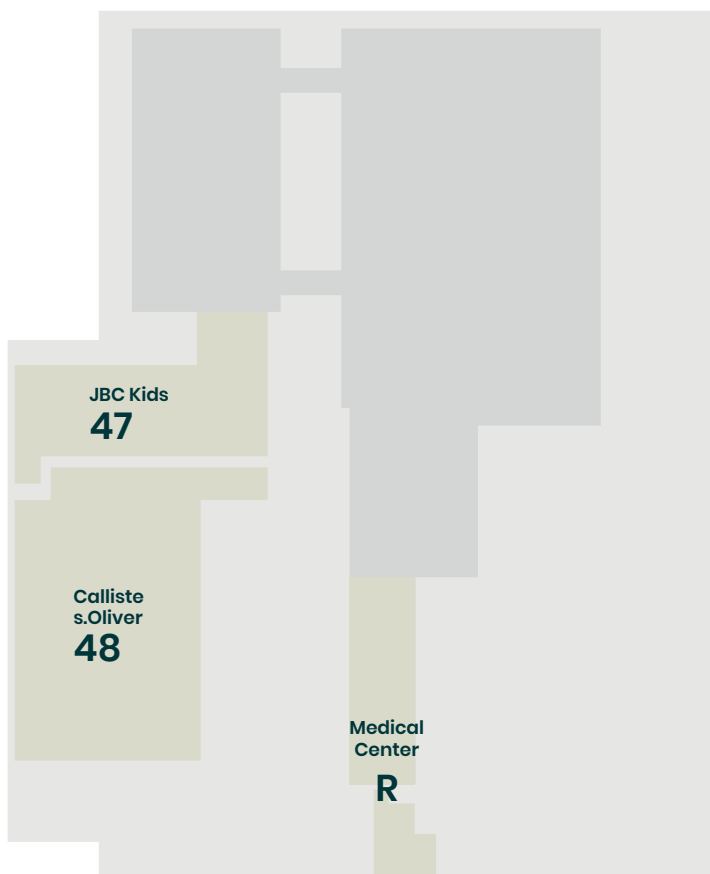
ROLLER




véloLab.lu

M Galerie



Floor +1



-  Aufzug | Ascenseur
-  Rolltreppe | Escalier roulant
-  Wickeltisch | Table à langer
-  Toiletten | Toiletttes

Floor -1



M Galerie

- 1 Ville Neuve
- 2 Loulou
- 3 Luxorient
- 4 BCEE
- 5 April
- 6 Opti-Vue
- 7 Gerry Weber
- 8 Betty Barclay & Taifun
- 9 Kolodziej
- 10 Vitrine Kolodziej
- 12 Top Secret
- 13 MediaStore
- 14 Bäckerei | boulangerie
- 15 Affaire de Fleurs
- 16 Info
- 17 Adler Lingerie
- 18 Tabac & Cigars
- 18a Humidor
- 21 ByTom
- 22 Old School Barbers
- 23 Okaidi
- 24 Mise au Green
- 25 Chaussures Maniet
- 26 PinguToys
- 27 Damart
- 28 Wajos
- 29 Mayerline Brussels
- 30 La Boutique du Coiffeur
- 31 Passion'elle
- 32 DailySun
- 33 Cantata
- 38 My Secret
- 39 RyanHair
- 40 Thermomix
- 42 Alain Afflelou
- 43 ONLY
- 44 Jack&Jones
- 46 Rituals
- 47 JBC
- 48 Calliste Fashion & Living
- 49 Home & Office Building
- 50 Voyages Flammang
- 53 Medi-Market
- 61 Schuh Schmid
- 62 Edelweiss

- i Fressnapf (-1)
- ii Crèche Klengen Haas (-1)
- iii Red Lion - Fitness (-1)



- a La Grande Épicerie Massen
- b Drink Center (-1)

RESTAURANTS & BISTROS

- A El Toro Meat Club
- B Brasserie Op der Haart
- C An der Bakstuf
- E Primavera Ristorante
- F Maison Mignon
- G Diekirch Lounge
- I Self-Bistro am Steyrplatz
- J Wiener Kaffeehaus

HOTEL, CONFERENCE & EVENT

- N Hotel Reception
- O Udo's Lounge
- P Hotel Rooms (+1),
Salon Guillaume (+1),
Meeting Rooms 01-03 (+1)
- Q Beletage
- R Medical center

FUEL STATION

- XIII Aral

More info



M Parc

PARC

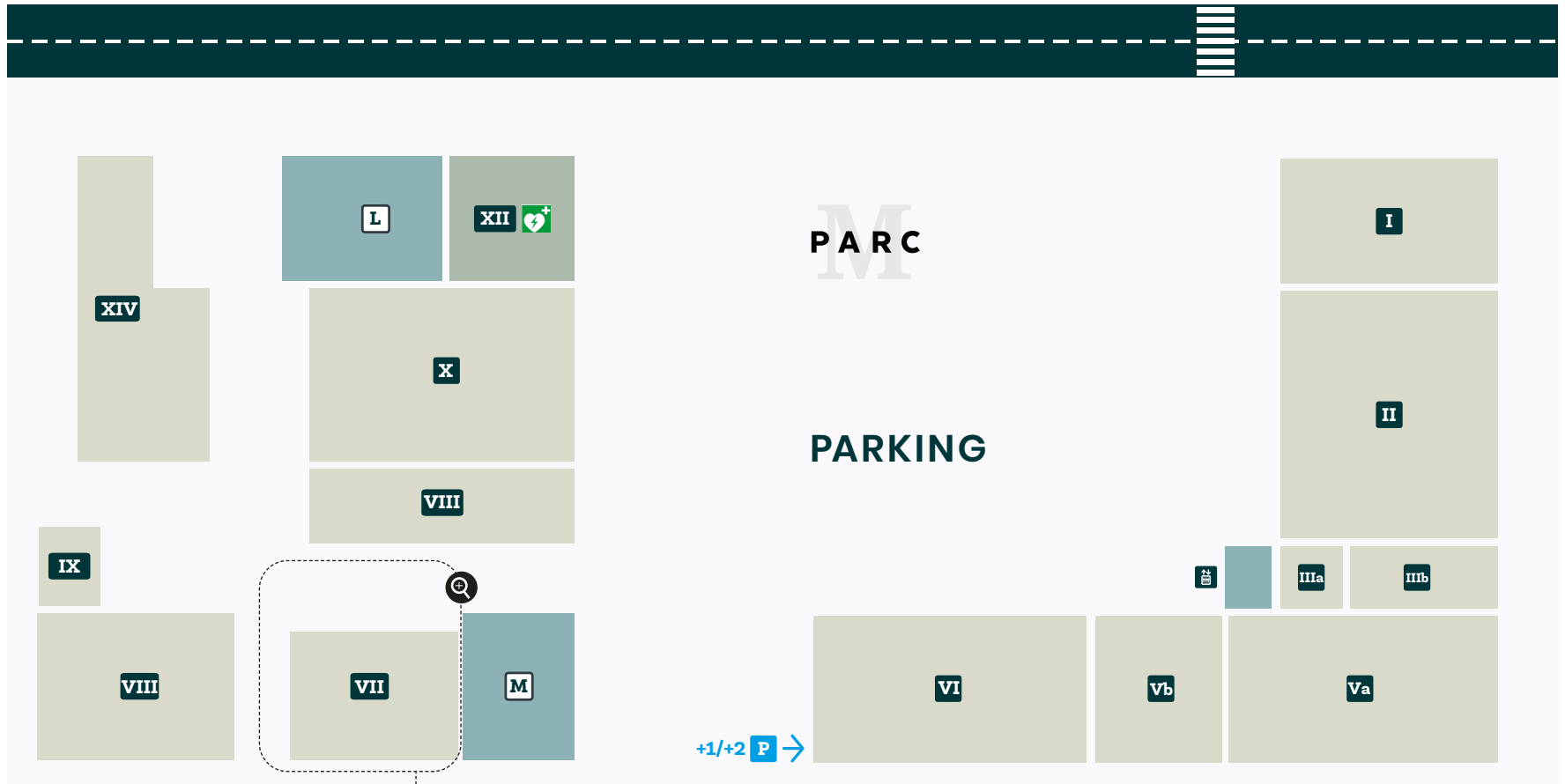
- I PlumArt
- II Adler Mode
- IIIb Krav Maga
- Va A.S. Adventure
- Vb VeloLab
- VI HiFi International
- VIII Roller
- VIII Roller Lager / Dépôt
- IX Petrymobil
- X Action
- XIV CarWash
Self-CarWash

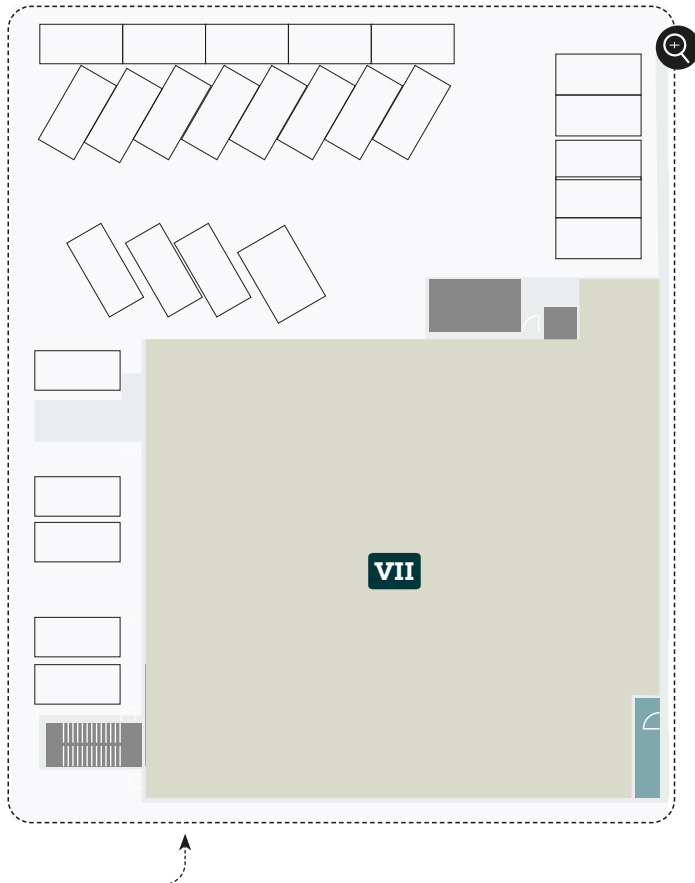
RESTAURANTS & BISTROS

- L Bistro BP
- M Pizza Hut

FUEL STATION

- XII BP





YOUR NEW BUSINESS DESTINATION 2025

Discover our brand-new commercial area and business center, designed to offer modern, flexible spaces for thriving businesses. Combining

premium facilities with a strategic location, it provides the perfect environment for growth, networking, and success.

3 FLOORS - 2.800M²

- Shopping : 890m²
- R+1 : 980m²
- R+2 : 780m²
- Patio R+2 : 150m²



05 Business Center

WHERE DIVERSITY MEETS SUCCESS

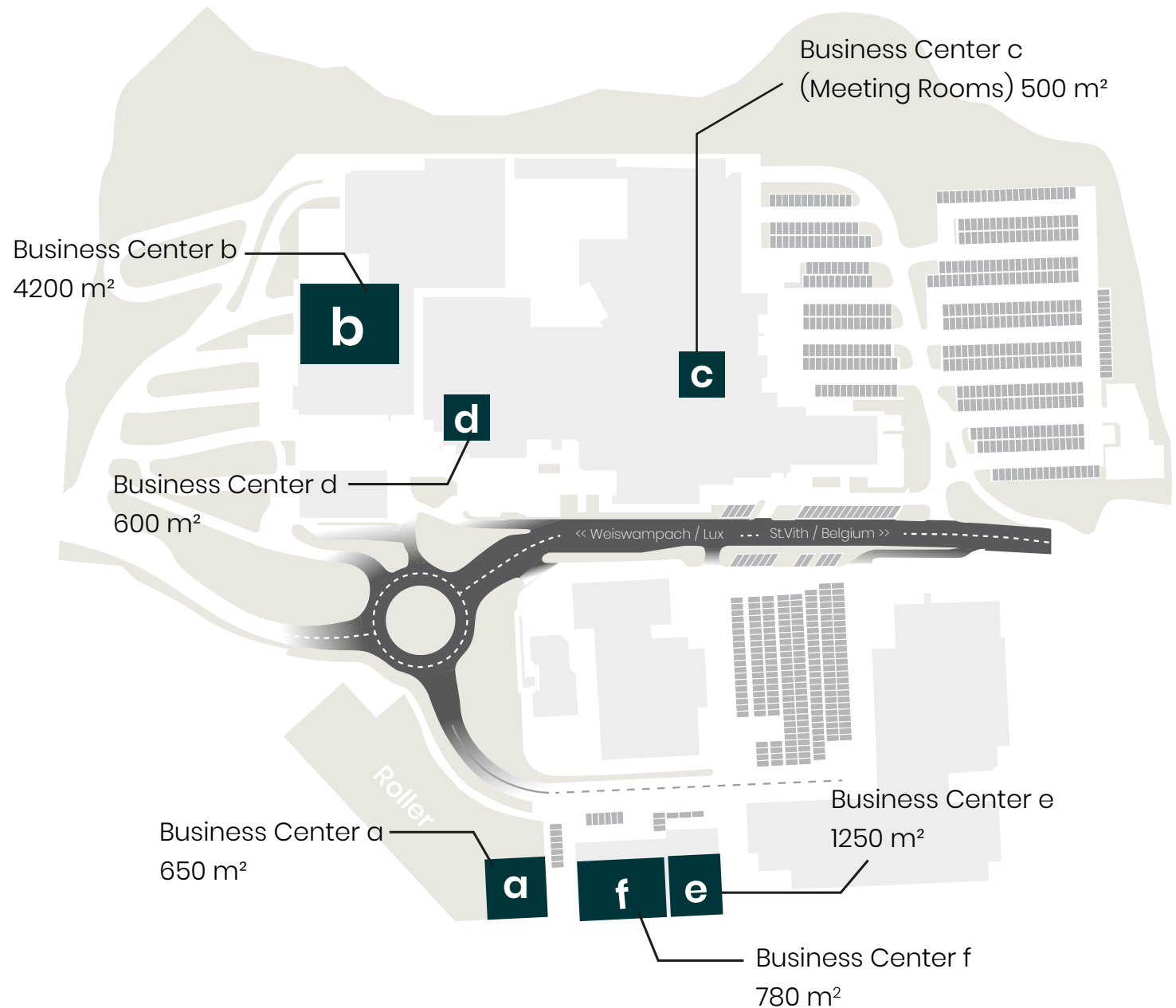
The Massen Business Center offers flexible conditions that adapt to the growth of your business.

We offer office spaces ranging from 25 m² to 800 m² in an attractive location with convivial communal areas such as equipped kitchenette, furnished terrace and meeting rooms.

Whatever your requirements, we'll find a solution tailored to your needs.



More info

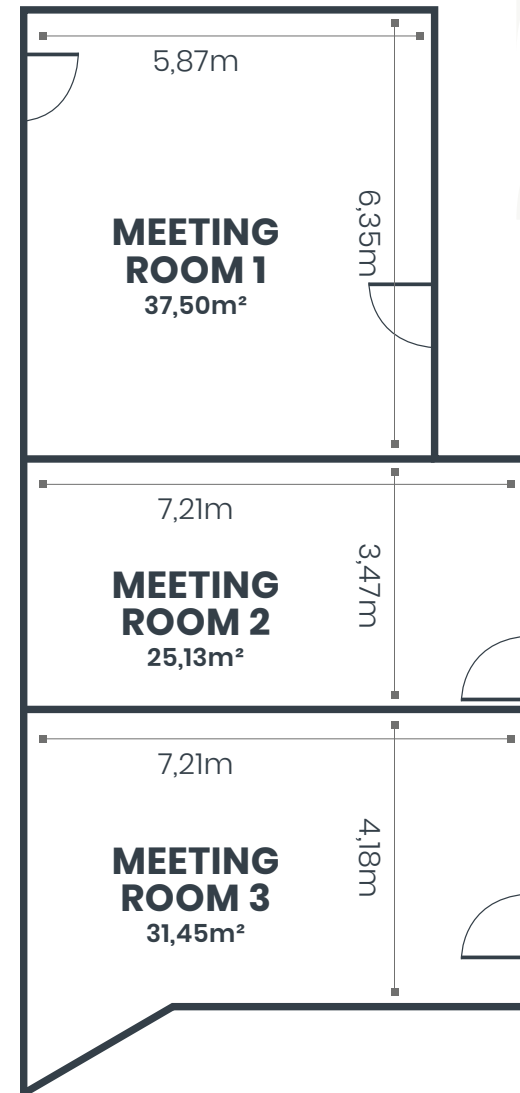








BUSINESS CENTER C



MEETING ROOM 1

Arrangement Disposition		Number of chairs
«U»		12
Boardroom		15

MEETING ROOM 2

Arrangement		Number of chairs
Boardroom		12

MEETING ROOM 3

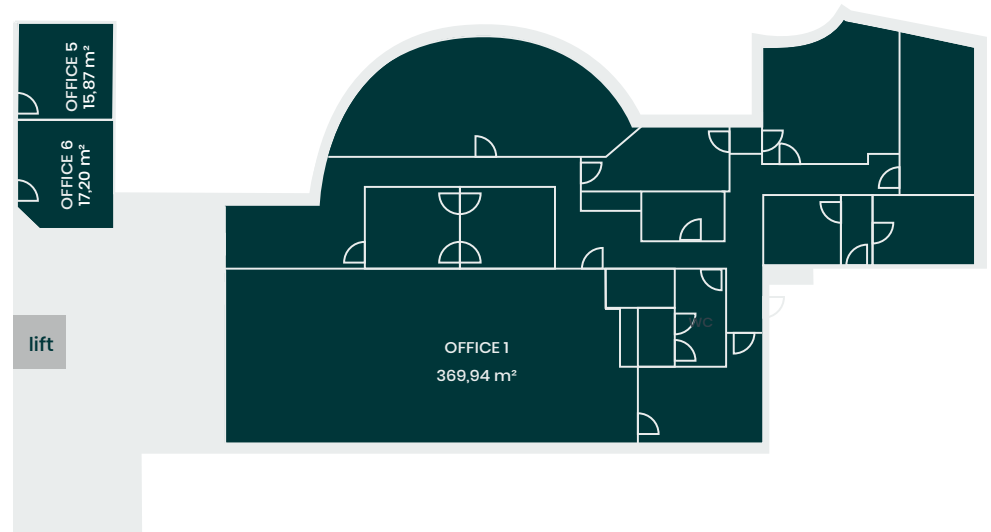
Arrangement		Number of chairs
«U»		12
Boardroom		15





BUSINESS CENTER D

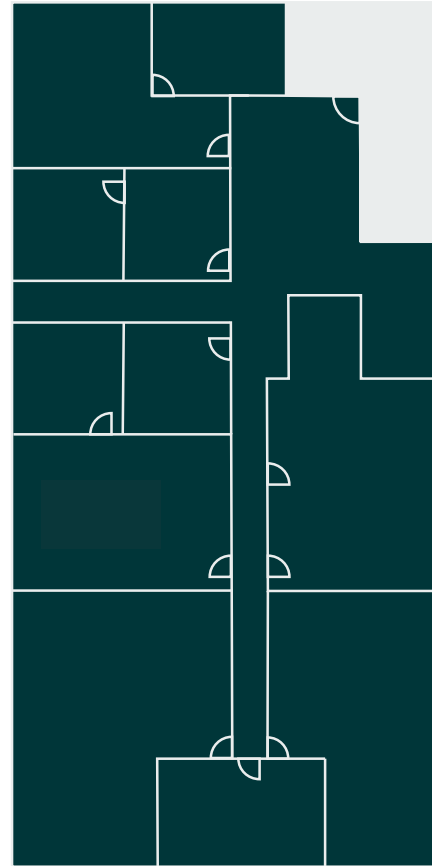
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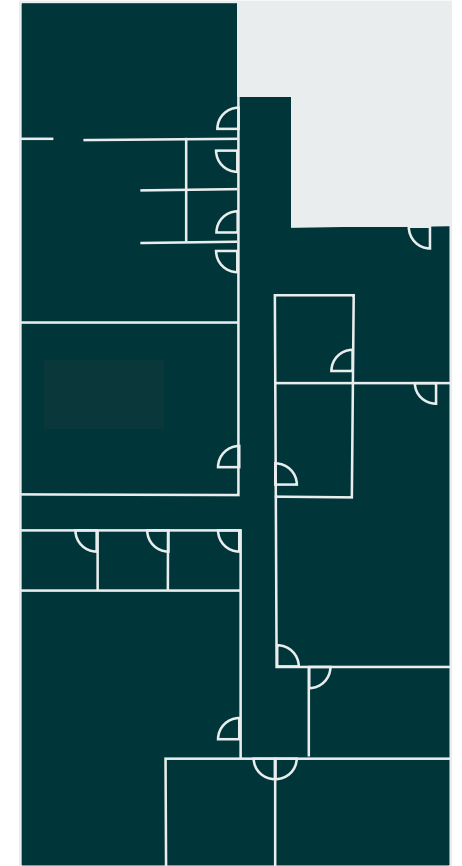
BUSINESS CENTER E Floor +1

Office area: 625m²



BUSINESS CENTER E Floor +2

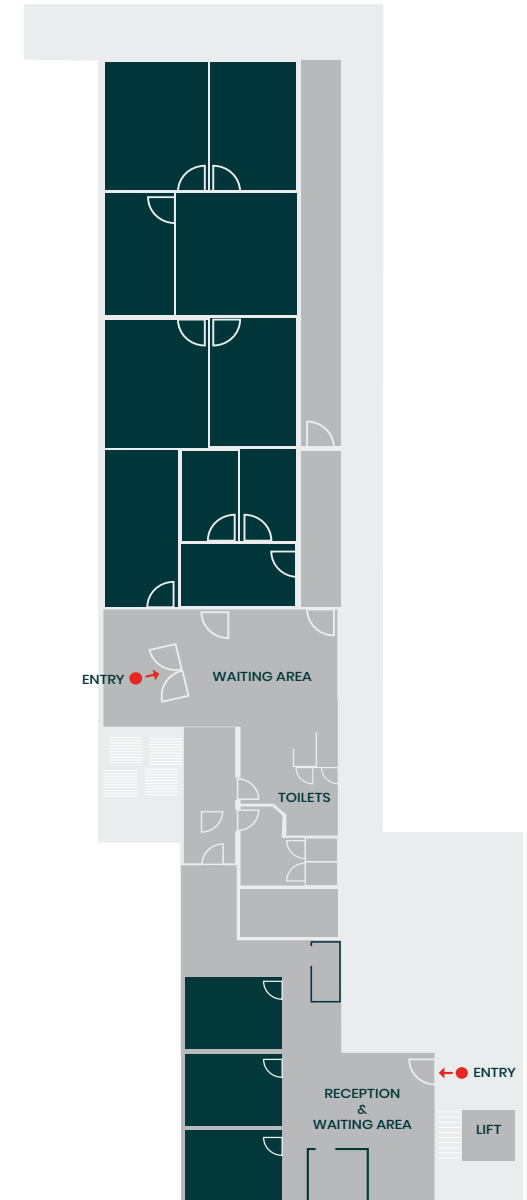
Office area: 625m²



BUSINESS CENTER F



06 Medical Center



In 2025, Massen is expanding with a state-of-the-art 300 m² Medical Center, designed to prioritize your health and well-being. This modern facility brings together a wide range of medical and therapeutic services – convenient, central, and easily accessible.

Everything is designed to provide top-quality care in a welcoming environment – because your health deserves the best.

Available services:

- Blood Sampling & Analysis
- Dentists
- Medical Foot Care
- Physiotherapy & Osteopathy
- Psychological Support
- Nutritional Counseling
- Midwife Services

Comin soon...

A new construction will start in autumn 2025.
The planned project will cover approximately
2,900 m².

FOR YOUR
WELL-BEING

