heights

LIVING&WORKING
ESTATE PROJECT

riseandheights.lu

Authentic living on the edge
of **the city**.



Geographic location

LUXEMBOURG - 53-55 ROUTE D'ARLON

A Preserved Central Location
Located on a major axis of the Grand Duchy, the project optimally combines metropolitan mobility and residential privacy.

Place de l'Étoile Multimodal Hub
An epicenter of interconnections instantly linking Ville-Haute, the Central Station (Gare Centrale), and Kirchberg.

Highway Accessibility
Direct link to the A6 highway to simplify your journeys to Belgium or France.

Soft Mobility
A continuous network of protected bike paths at the foot of the building.

Everyday Amenities
An ideal location close to shops, daycares, schools, and the green spaces of the Belair neighborhood.



rise heights



Location & Mobility

A FUTURE-ORIENTED EXCHANGE HUB

Just 20 minutes from the airport, 15-minute walk from the city center, and 10 minutes by car from the central station, Rise & Heights integrates seamlessly into a smooth and efficient mobility network.

The tramway right outside the building ensures a direct connection to major neighborhoods: Kirchberg, Cloche d'Or, and Gare Centrale.

Residents benefit from ideal pedestrian access to Ville-Haute, shops, schools, and the exclusive parks of Belair.

At the rear, Val Sainte-Croix offers a peaceful green setting, guaranteeing a quiet and private living environment into the heart of the city.

The Concept: A Mixed-Use Harmony



LIVING & WORKING

Located in the immediate vicinity of **Place de l'Étoile**, Rise & Heights redefines the Luxembourgish urban space. The project consists of two distinct yet complementary entities:

- **RISE - Building N° 57-59:**
  Commercial hub

  A 3,881 m² commercial hub offering flexible and divisible office floors, creating an exceptional work environment.

- **HEIGHTS - Building N° 53-55:**
  Private residence

  39 high-end residences (from studios to 3-bedroom apartments) featuring private gardens, large balconies, and dominant views over Val Sainte-Croix.



Because a large-scale project tolerates no approximations, we made a strategic choice: total integration.

From planning to finishing touches, TRALUX Immobilier coordinates every step of the value chain.

For our partners and investors, this “turnkey” approach translates into a simple promise: a single point of contact, a comprehensive vision, and uncompromising standards.

By taking care of every project from A to Z, we simplify the process, save time, and secure every investment.

You follow the evolution of your projects with complete peace of mind, and we guarantee their quality.

Architecture & Amenities

The charm of history, the comfort of the future

The project is distinguished by the meticulous restoration of historical facades on Route d'Arlon, enhanced by contemporary extensions with clean lines. This architectural dialogue creates a strong identity, blending heritage character with clear modernity.

39
RESIDENTIAL UNITS

28
PARKING SPACES

A-A+
ENERGY CLASS





EXCEPTIONAL ART OF LIVING	High-performance triple-pane exterior windows and doors, providing thermal and acoustic insulation.
INTEGRATED HEATING	Individually controlled underfloor heating, regulated by room thermostats connected to the city's heating network.
NOBLE MATERIALS	Semi-solid oak flooring and/or highend 60 x 60 tile flooring.
CONNECTED VIDEO INTERCOM	Connected video intercom linked to the central communication system at the building entrance, opening the main front door.
BATHROOM & SHOWER WALL COVERINGS	Wall tiles up to ceiling height throughout the entire room.
ELECTRIC INTERIOR SCREENS / ELECTRIC SUN BLINDS	Depending on the facade (historic or modern) to prevent glare.

Your Private Horizon over Val Sainte-Croix



Spacious, inviting spaces bathed in light, elegantly combining highend open kitchens, and large sliding glass doors.

LIGHT, SPACE, AND WARMTH, ALL IN ONE



With views over Val Sainte-Croix, private balconies, terraces, and gardens are designed as true extensions of your living space: a rare haven of privacy in an urban environment, perfect for extending your evenings in complete tranquility.



AN INTERIOR REFLECTING YOUR STYLE

At the heart of each apartment, the spaces have been designed as true urban havens of peace, where natural light shapes the spaces and highlights the fine materials.

The vast and bright living room becomes a warm gathering space, enhanced by soft tones and refined textures.

The open kitchen blends naturally into the living areas, creating an atmosphere that is both cozy and contemporary. Directly connected to surrounding rooms, it serves as a central social hub, ideal for shared moments and culinary creativity.

The bedrooms, designed as quiet cocoons, invite relaxation thanks to a muted atmosphere and carefully selected finishes.




ARCHITECTURE
MODERN

Project Timeline*

SITE PREPARATION — JUNE 2026

STRUCTURAL WORK — END OF 2026

INTERIOR FITTING & FINISHES — FEBRUARY 2028

HANDOVER OF KEYS — 2ND QUARTER 2029

01 Obtaining Authorizations
Filing and securing building permits and necessary approvals.

02 Site Setup
Installation of site facilities, fencing, access points, and ground preparation.

03 Earthworks
Excavation, leveling, and foundation pit preparation.

04 Foundations
Execution of foundations and underground walls (basement, ramps, retaining walls).

05 Structural Work
Construction of walls and floors, structural framework erection, roofing, and timber frames.

06 Watertight & Airtight Enclosure
Roof waterproofing, exterior building insulation, installation of windows and exterior doors.

07 Secondary Work / Systems
Electrical wiring, plumbing, heating, ventilation. Partition walls, plastering, screed, and floor coverings.

08 Equipment and Finishes
Painting and wall coverings, installation of sanitaryware and interior carpentry.

09 Technical Inspection
Complete quality control and resolution of any punch list items.

10 Delivery of the Residence
Handover of keys for common areas and landscaping completion.

* Timeline guaranteed barring severe weather and/or force majeure events.

The Advantages of Buying Off-Plan (VEFA) with Tralux Immobilier

- Guaranteed Completion: Land and construction secured through delivery.
- 2-Year and 10-Year Warranties: Long-term peace of mind.
- An environmentally friendly approach, designed to last.
- Controlled energy consumption, for a more sustainable home.
- Solutions designed for investors
- Resolutely modern architecture.
- Ability to customize your interior.
- A dedicated contact person at every stage of your purchase.
- A designed digital customer portal.

Charte QUALITÉ Développeurs

Because your trust must be earned, Tralux Immobilier has signed the Real Estate Chamber Quality Charter (Charte Qualité de la Chambre Immobilière), ensuring transparency, security, and reliability at every step of your project.





Investing in this address means investing in the future. Located at the junction of Belair and the future Place de l'Étoile, Heights stands out as a rare property investment opportunity: a strategic location with very high added value, combined with top-tier technical and environmental performance.

Unique Positioning: In the heart of a transforming district, destined to become one of Luxembourg City's main new hubs. The arrival of Place de l'Étoile will further boost the area's attractiveness, driving residential and commercial demand.

High Appreciation Potential: Thanks to its premium location, the scarcity of properties in this sector, and the project's architectural quality, Heights offers solid capital appreciation prospects. Properties in central Luxembourg historically show steady growth.

Sustainable & Secure Yield: The combination of a prime location, high-end specifications, and energy-efficient design ensures strong rental demand and long-term profitability.

Heights provides a lasting investment combining comfort, sustainability, and growth potential in one of Europe's strongest real estate markets.

STUDIO

Surface area from 29.11 m² to 41.43 m²



1-BEDROOM APARTMENT

Surface area from 40.93 m² to 69.84 m²



2-BEDROOM APARTMENT

Surface area from 67.25 m² to 103.43 m²

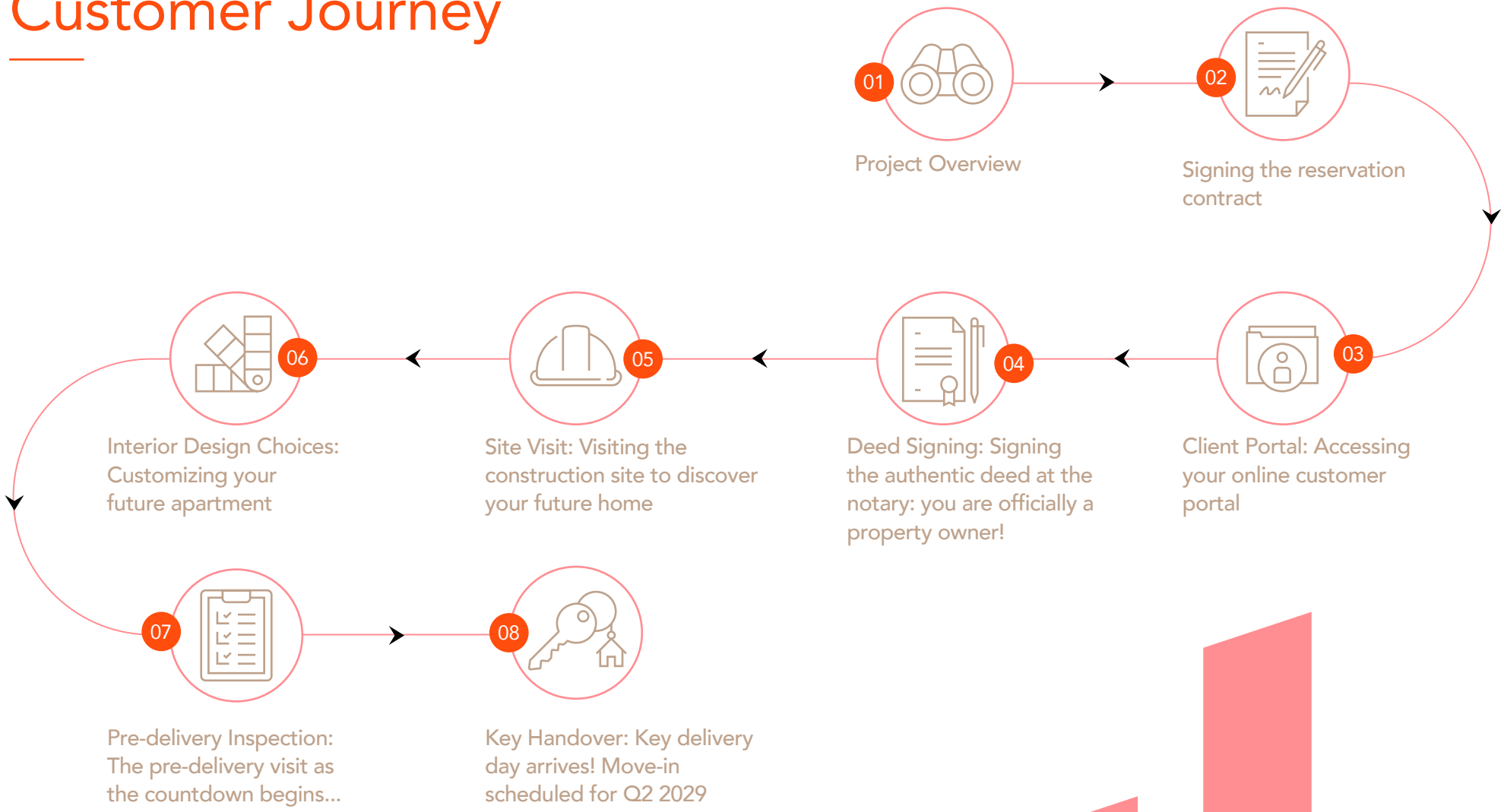


3-BEDROOM APARTMENT

Surface area from 98.15 m²



Customer Journey





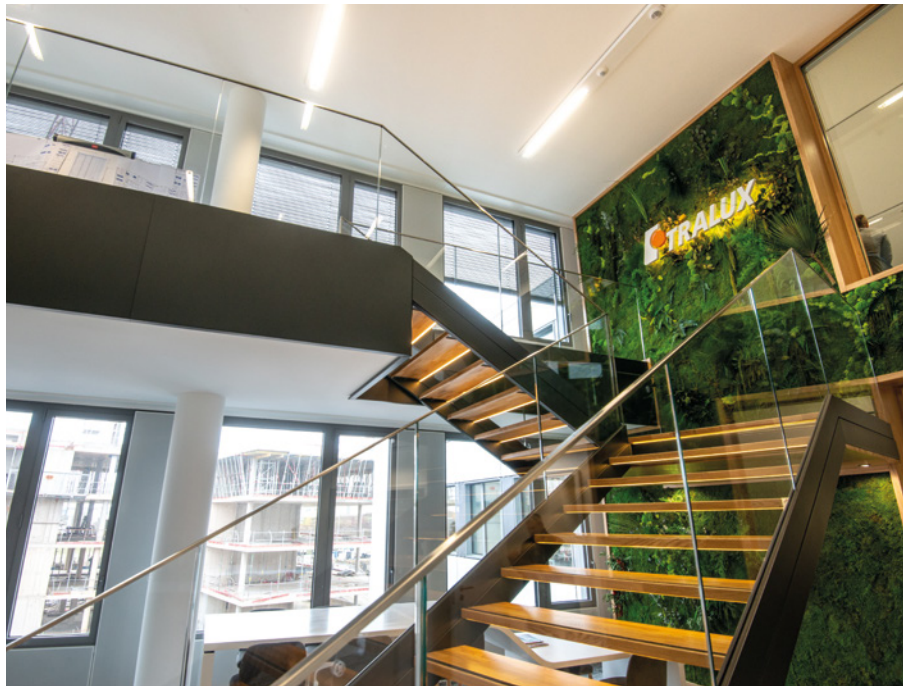
TRALUX IMMOBILIER

Shaping the city, mastering every detail

TRALUX Immobilier designs, develops, and coordinates major residential and commercial projects in Luxembourg. Our strength lies in our ability to master the entire value chain, from land acquisition to final delivery. We anticipate future needs to design living and working spaces that make sense, built to last and seamlessly integrate into the Luxembourg urban landscape.

This comprehensive approach is our signature. On the ground, it drives an uncompromising standard at every stage: identifying strategic land, defining projects tailored to market needs, driving bold architecture, and executing operations with rigor. From the initial blueprint to the final handover, we serve as your single point of contact, ensuring seamless management, strict adherence to commitments, and peace of mind.

What truly sets us apart? A unique synergy in the market. By pairing the agility of a responsive developer with the technical power and long-standing strength of the Demathieu Bard Group, we transform the most ambitious visions into concrete reality.



Our Strong Commitments

- People First: Creating living and working spaces focused on comfort, light, and urban well-being.
- Eco-responsibility: Anticipating tomorrow's standards through demanding environmental certifications (such as BREEAM Excellent level and DPE A-A+ energy ratings targeted for Rise & Heights).
- Meeting future challenges, expanding housing opportunities, and delivering high-value projects.

Our flagship projects



Luxembourg – Fensterschlass: the perfect example of our expertise

A true showcase of our expertise in architectural preservation, Fensterschlass restores an iconic Luxembourg facade to its former glory. This mixed-use project, completed in 2019, features 18 elegant residential units and 3 commercial spaces, seamlessly integrated into the heart of the city.



Belval – Millenium: Contemporary elegance at the heart of a historic site

Rooted in the heart of Belval's industrial and urban heritage, Millenium reimagines modern living through a mixed-use architectural concept. This exceptional project brings together 107 contemporary residences, adaptable workspaces featuring 6 home offices and 3 commercial/office spaces, as well as an integrated glass roof that blends urban comfort with nature.

The Alliance of Excellence: M.A.D.E. Architectes

Building exceptional spaces requires partnering with top architectural firms. In Luxembourg, M.A.D.E. Architectes has established itself as a benchmark, praised for its ability to redefine urban space with remarkable precision.





What sets them apart?

Striking contemporary design, a masterful approach to light, and an absolute refusal to compromise on detail. Partnering with them is an obvious strategic choice for creating projects that leave a lasting impression.

M.A.D.E. designs bold concepts while TRALUX Immobilier secures seamless technical execution.

Together, we look beyond simple construction to deliver long-term, integrated, and enduring value. It is the perfect fusion of elite architecture and the technical certainty of a major builder.

INOWAI

Your partner for new residential real estate

For over 25 years, INOWAI has been supporting buyers in bringing their real estate projects to life in Luxembourg. Whether you are looking to purchase a primary residence, a second home, or make an investment, INOWAI places its expertise in the new residential market at the service of every project.

As a specialist in off-plan sales (VEFA), INOWAI guides its clients through every step of their acquisition: discovering developments, selecting the right property, navigating the purchase process, providing personalized advice, and offering continuous support right up to final deed signing.

Because real estate is a major subject, INOWAI prioritizes an approach built on active listening, transparency, and tailored guidance. Thanks to an in-depth knowledge of the Luxembourgish market and recognized expertise in new residential developments, INOWAI helps every buyer make an informed choice - whether buying a future home or building a property portfolio.

With INOWAI, every real estate project comes to life with complete confidence.

SUNSET IMMO

Dedicated Expertise for Your Off-Plan Project

Buying a property off-plan (VEFA) is a major milestone: one that requires trust, clarity, and attentive guidance at every stage of the project.

Drawing on extensive experience in marketing new residential developments, Sunset Immo puts its know-how at the service of both buyers and developers. Our team takes the time to listen explain, and advise each client, from initial project discovery through to hand-over.

Young, dynamic, and deeply rooted in Luxembourg, our team places strong emphasis on local proximity and accessibility. We understand the specific complexities of off-plan purchases and remain by your side throughout the process to answer questions, reassure you, and guide you with total clarity and professionalism.

With Sunset Immo, you benefit from personalized support provided by a committed, accessible, and experienced team that puts trust and human relationships at the heart of every project.

Contact our sales team at

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Developer

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