



KöTower: Specialised Civil Engineering Contract goes to Züblin

Düsseldorf, 04/09/2025 – The investment at Königsallee 106, operated by Catella Project Management and WPV (the pension fund for auditors and certified public accountants in North Rhine-Westphalia), is progressing according to plan. Now that the above-ground demolition of the old tower is almost complete, work can begin on excavating the site for the construction of the 17-storey 'green' office building.

The special civil engineering work for these measures is being carried out by Züblin Spezialtiefbau GmbH (Western Division), and Züblin has formed a consortium with J.H. Laarakkers Rückbau und Recycling GmbH for the necessary underground demolition work. The contracts were signed in July. The special civil engineering work began this week and construction is progressing according to plan.

To ensure sustainable construction and the highest quality standards, DGNB certification is being sought for the demolition work and LEED certification for the building construction, both at platinum level. Two hundred different plant species will characterise the diverse façades and roof areas, while at the same time almost 2,000 sqm of PV systems will be installed, of which around 1,650 sqm will be integrated into the green façade, supplemented by additional systems on the roof areas.

Klaus Franken, Managing Partner at Catella Project Management: *"We are looking forward to working with a powerful consortium at our side, which will significantly support progress in this important project phase. Together with strong partners, we are creating the KöTower, a particularly sustainable prime office building in the heart of the CBD – with high-quality, flexible office space and unique views over the whole of Düsseldorf."*

Markus Wegerl, Head of the West Division at Züblin Spezialtiefbau GmbH: *"Züblin Spezialtiefbau, together with its strong demolition partner Laarakkers, is looking forward to constructing the challenging, turnkey excavation pit. The complex inner-city location, limited space and existing structures that need to be excavated will pose major challenges for the specialised civil engineering work. Ensuring that there are no unexploded ordnance beneath the existing structures requires a sophisticated concept. We are also paying particular attention to occupational safety and sustainability. We look forward to working in partnership with Catella and its partners."*

About "KöTower"

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 impressively integrates 'green' and social elements. With 1,800 sqm 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 for demolition and LEED Platinum certification for building construction are being sought.



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

Thanks to its high-quality amenities and furnishings, the KöTower not only offers excellent working conditions, but also impressive views. At a height of over 60 metres, the roof terrace, which is accessible to all tenants, offers a fantastic panoramic view of Königsallee, Düsseldorf and the Rhine. Each rental unit in the KöTower has its own balcony, a roof terrace or direct access to the roof gardens. In addition, the structural setback and the provision of private land for public use create a new public space with recreational qualities that encourages communication.

The KöTower project is a joint venture between Catella and the Pension Fund for Auditors and Certified Public Accountants in North Rhine-Westphalia (WPV).

More about KöTower at <https://kötower.de/en>

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 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 subsidised apartments in Grand Central at Düsseldorf Central Station, which were completed in autumn 2023. In the office segment, Catella is focussing on top CBD locations such as the green lighthouse project KöTower, the only high-rise project on the elegant Königsallee in Düsseldorf.

Catella Project Management is part of the Catella Group, Stockholm, a leading specialist in property investments and fund management, with operations in 12 countries. The group has over EUR 14 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment. Read more at catella.com.

More about Catella Project Management at www.catella.com/en/germany/project-management

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