



# Grand Central becomes Central Living Düsseldorf

Düsseldorf, 08/09/2025 – The Central Living Düsseldorf project marks a new chapter in the development of the long-unused site at Düsseldorf Central Station, formerly known under the project name 'Grand Central'. Catella has been granted exclusive acquisition rights and, as a locally proven investor, is taking over the development of the entire project, which will comprise a total of approximately 1,400 apartments.

Catella Project Management can draw on many years of experience and comprehensive prior knowledge of the site: Catella had already acquired the land in 2015, carried out the demolition work, prepared the excavation pit and obtained building permits. In 2018, the development plan was approved by the state capital of Düsseldorf. Construction was scheduled to begin in 2019 with the CG Group, and the relevant contracts were signed. However, instead of construction starting, the CG Group was sold to Consus and Consus was sold to Adler Real Estate, which thus also gained access to this site. Adler has now ruled out its own developments, wants to divest itself of the properties and has already concluded an exclusive agreement with Catella for their sale in July 2025.

At the time, Catella retained access to part of the site, on which 147 price-controlled flats have since been built and have been occupied since 2023. There are various neighbourhood connections between these existing buildings and the development area. Catella is now creating the conditions for the holistic development of the site.

*"It is gratifying that this important urban development project in the heart of the city is now in reliable hands. Catella has proven time and again that it can see projects through to completion, creating qualities that go far beyond mere living space. As the state capital of Düsseldorf, we have accompanied the negotiations between Catella and Adler and pushed the project forward accordingly. We have created all the conditions necessary for the excavators to move in as early as next year. With approximately 1,400 flats, many of them studio and apartment-sized, this is an important milestone in our housing initiative,"* emphasises **Lord Mayor Dr Stephan Keller**.

The project is based on the nationwide investment programme CILG – 'Cooperative Innovative Living Germany' – and represents a new form of housing construction that is affordable, sustainable and economically viable. In the Rhineland alone, approximately 6,000 apartments are currently under construction, in planning or in preparation, which will be completed by 2030.

*"We have redefined housing construction, we plan differently, we build differently, we have set up the process differently and have thus created the conditions for pushing ahead with large-scale housing construction despite the current framework conditions,"* says **Klaus Franken, CEO of Catella Project Management**. *"Our solution is based on cooperation, innovation and efficiency – and this is working very well in close cooperation with the state capital Düsseldorf."*

The CILG programme was developed last year and is based on cooperation between project partners and innovation in collaboration with the construction industry. At the end of 2024, Catella, with the support of various cities in the metropolitan region, initiated a conference in the state capital's town hall to lay the foundations for the investment programme, which is now being

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followed by the implementation of large-scale projects. Central Living Düsseldorf is part of a series of 'living projects', but is certainly particularly noteworthy due to its location and volume.

**Central Living Düsseldorf** is creating a diverse, mixed-use neighbourhood with around 1,400 residential units, two daycare centres, a local shopping facility and an innovative mobility and greening concept. The mix of apartments is specifically tailored to different age, income and target groups. Certain planning adjustments are necessary, as the original concept from 2015 no longer meets today's requirements and various improvements need to be made, e.g. in terms of climate compatibility, etc. However, the basic features of the plan based on the existing development plan No. 03/018 remain unchanged.

The project is complex and still requires intensive work in many areas, such as traffic, noise protection, energy, design, etc. *"Let's get to work now,"* says Klaus Franken, asking for a little patience. *"The declared goal is to start construction next year and be finished by 2030."*

## About Central Living Düsseldorf

The entire neighbourhood covers a total area of 34,145 sqm. A total of 11 project sections comprise approximately 1,400 apartments, a supermarket, two daycare centres and a neighbourhood car park with approximately 950 parking spaces, which are arranged to provide noise insulation along the railway line. Three high-rise buildings, a row of buildings along Erkrather Straße and additional apartments in the quiet inner area offer a wide range of different types of housing to cater to a broad spectrum of target groups, age groups and income groups. The inner courtyards are largely unobstructed, allowing for high-quality greening.

## About "Cooperative Innovative Living Germany" (CILG)

To achieve the common goal of making housing affordable, Catella is implementing various innovations with Cooperative Innovative Living Germany (CILG programme): planning, construction and the entire process are being done differently. With modular processes and sustainable concepts, CILG is redefining housing construction and creating attractive investment opportunities.

CILG is an innovative investment programme that focuses on strategic partnerships, industrial construction methods and the highest ESG standards. The aim is to provide affordable housing in Germany's most popular cities.

CILG aims to create housing for all age groups and focuses on age-independent, barrier-free living. *"With the Südviertel in Seestadt, we have already created a successful model that shows how sustainable and needs-based housing construction works,"* explains Klaus Franken.

By 2030, at least 10,000 new residential units are to be created in Germany. Further information on the Catella CILG programme is available at: <https://www.cilg-invest.com>.

## 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 use, attractive living space for all, a sustainable working environment and the diversity that ensures the long-term value of the neighbourhood. New mobility concepts

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give people back their freedom in the city; the spaces between buildings are greened and designed for people to spend time and meet. The neighbourhoods developed by Catella are in central locations, are designed to be both car-friendly and car-free, and are forward-looking in their overall design. The ICG's Social Impact Investing Initiative guide, which Catella Project Management co-developed and financed, won the imAward in the Social Responsibility category.

Previous projects include Living Circle in Düsseldorf, Living Lyon in Frankfurt and various commercial projects. The Seestadt and Düssel-Terrassen neighbourhood developments are the two largest certified KlimaQuartiere.NRW neighbourhoods in North Rhine-Westphalia. In the Rhineland alone, Catella is building around 4,000 new apartments, including 147 subsidised apartments in Grand Central at Düsseldorf Central Station. In the office segment, Catella focuses on prime CBD locations such as the green flagship project KöTower, the only high-rise project on Düsseldorf's prestigious Königsallee.

Catella Project Management is part of the Catella Group, Stockholm, a leading specialist in real estate investment and fund management with offices in 12 countries. The group manages assets of more than €14 billion. Catella is listed on the Nasdaq Stockholm in the Mid Cap segment.

More about Catella Project Management: [www.catella.com/en/germany/project-management](https://www.catella.com/en/germany/project-management)

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