



The New KöSpitze: Catella and the City of Düsseldorf Drive Forward the Transformation of the District

Düsseldorf, 30/10/2025 – Almost 100 representatives from politics, administration, the neighbourhood, as well as project partners and financiers accepted Catella's invitation to the “KöSpitze” dialogue event. The topic was the urban development of the southern Königsallee and the adjacent Friedrichstadt in connection with the design of the public space around the KöTower, which is currently under construction.

The event followed on from the first stakeholder dialogue in January and once again provided an opportunity for open discussion about the future of the “upper Kö” and the transition to Friedrichstadt – a district that is currently benefiting from a wide range of initiatives and projects.

The state capital of Düsseldorf was represented by two deputy mayors on behalf of the administration, and local politicians from across the political spectrum were involved. All emphasised the importance of dialogue for integrated urban development and the upgrading of the entire district between Königsallee, Friedrichstraße and Friedrichstadt.

“We want to think about urban development together – with the people who live and work here. The southern Königsallee offers enormous potential for bringing new green and social qualities to the densely populated Friedrichstadt district. Projects such as the KöTower show how the city, business and citizens can shape the future together,” said **Cornelia Zuschke**, Deputy Mayor for Planning, Construction, Housing and Land Management for the state capital of Düsseldorf.

“Many different interests converge in the heart of the city – and when it comes to transport, expectations often diverge. This makes it all the more important to work together constructively in a format such as this to find viable solutions,” emphasises **Jochen Kral**, Deputy Mayor for Mobility and Environment in the state capital of Düsseldorf.

“KöSpitze is creating a place that combines quality of life, greenery and urbanity. The KöTower is an important catalyst in this process – but it is crucial that the city, residents and investors all pull together,” emphasised **Klaus Franken**, Managing Director of Catella Project Management GmbH, during the event.

The KöTower currently under construction is considered a key project in the transformation of the southern section of Königsallee. The 17-storey high-rise will transform the legacy of an existing building from the 1960s into a modern, sustainable office complex. Plans include around 1,800 sqm of green roof gardens, a publicly accessible roof with panoramic views over Düsseldorf, and flexible office space with individual design options. DGNB Platinum certification for demolition and LEED Platinum certification for building construction are being sought.

The planned completion in the coming years is expected to create over 1,000 jobs. Together with new impetus – such as the Motel One, the redesign of Friedrichstraße and the development of

Düsseldorf, 30/10/25

public space – the southern Königsallee and the adjacent Friedrichstadt will significantly gain in terms of quality of life, footfall and economic attractiveness.

“Königsallee has long been more than just a promenade – it is one of the city's most important places of work. With projects such as the KöTower and the upgrading of the KöSpitze, a piece of Düsseldorf's urban future is being created here,” said **Klaus Franken**.

Dialogue as a model for success: The event clearly showed that the transformation of the “upper Kö” is understood as a joint task. Catella announced that it would incorporate the results of the dialogue into its further planning. The aim is to work with politicians, administrators, businesses and neighbours to create a lively, green and attractive urban space – the new “KöSpitze” as a counterpart to the northern “KöBogen”.

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

PRESS RELEASE



Düsseldorf, 30/10/25

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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