



Düssel-Terrassen Festival Marks the Next Milestone for Sustainable Residential Neighbourhood

Düsseldorf, 22/04/2026 – On April 20, 2026, Catella Project Management celebrated an important milestone in the Düssel-Terrassen residential neighbourhood in Alt-Erkrath with the Düssel-Terrassen Festival. Just over 100 guests from politics, local government, the local community and project partners accepted the invitation to visit the construction site on Schlüterstraße and jointly celebrated the completion of the structural work for this phase of the development, comprising 54 subsidised residential units. The Düssel-Terrassen will be one of the largest certified climate-friendly neighbourhoods in North Rhine-Westphalia, comprising a total of around 800 flats for all age groups and income brackets.

Following the official ground-breaking ceremony in July 2025, construction work has progressed according to plan: the structural work is now complete. The next steps will involve fitting the windows and carrying out preparatory interior work. The first flats are scheduled for completion and handover in mid-2027. At the same time, planning for the next construction phases of the development is already underway; the development will comprise a total of around 800 rental and owner-occupied flats, as well as additional commercial space.

Together with Mayor Christoph Schultz and construction partner Nessler Bau, Catella took stock of the project's progress to date and the next steps during the event. As well as gaining an insight into the neighbourhood's development plans, guests took the opportunity to discuss current and future projects over snacks and drinks.

Christoph Schultz, Mayor of Erkrath, emphasised: *“The Düssel-Terrassen are a key component of urban development in Alt-Erkrath, and I am delighted to see the visible progress being made on the construction site. Particularly in the current situation, it sends an important signal that building work is actually taking place here and that much-needed housing is gradually becoming a reality.”*

“We are proud to be working on this forward-looking project together with Catella,” said **Karl Arnolds**, Chairman of the Management Board at Nessler. *“The Düssel-Terrassen set new standards for sustainable housing construction and demonstrate how modern architecture and environmentally friendly technologies can work together in perfect harmony. It is a significant step for urban development in Alt-Erkrath, and we are delighted to be able to contribute to this innovative and climate-friendly residential neighbourhood.”*

“By reaching this stage of construction, the Düssel-Terrassen demonstrate that sustainable yet affordable housing can be successfully delivered even under challenging conditions,” says **Klaus Franken**, CEO of Catella Project Management. *“Our aim is to increase efficiency through innovative planning and construction processes whilst ensuring quality for future residents.”*



Düsseldorf, 22/04/2026

The current construction phase involves the creation of 54 rent-controlled flats with a total lettable area of just over 4,250 sqm. The units offer a diverse mix of housing for different target groups and will provide rent-controlled accommodation for three decades. As part of the nationwide investment programme “Cooperative Innovative Living Germany” (CILG), Catella aims to create housing that is both sustainable and economically viable. The development is being built to the energy-efficient Efficiency House 40 standard, equipped with photovoltaic systems and supplied via its own local heating network.

About Düssel-Terrassen

With the Düssel-Terrassen, Catella is building an attractive urban neighbourhood for singles, couples, commuters, silver surfers and families alike on an area of over 6.5 hectares in the immediate vicinity of the pedestrian zone of Alt-Erkrath and the S-Bahn station. In addition to some 800 rental and owner-occupied flats for all age groups and income brackets, the development will feature facilities for modern mobility, a parcel station and other neighbourhood services.

From compact one-room studios to spacious five-room flats and terraced houses, all types of accommodation are available at the Düssel-Terrassen. All flats are barrier-free and feature large balconies or terraces, spacious living and dining areas with floor-to-ceiling windows, attractive bathrooms and storage rooms within the flat. The highlight of the neighbourhood is the terraced development with a height difference of up to 30 metres – allowing the view to sweep westwards across the Düssel floodplains to the television tower.

A central feature of the Düssel Terraces will be the ‘Green Centre’. This blossoming open-space and leisure landscape, with its sparsely planted trees, larger shrubbery and seating steps, makes the ‘Green Centre’ an oasis of discovery and well-being right in the heart of the neighbourhood. The generously proportioned play areas, featuring climbing frames, slides and swings, offer plenty of fun for residents of all ages. In total, the green spaces across the entire neighbourhood cover approximately 10,000 sqm.

In 2020, the Düssel-Terrassen were certified as a climate protection neighbourhood by the NRW Ministry of Economic Affairs and the EnergyAgency.NRW, followed by certification as a KlimaQuartier.NRW in 2023. The awards were given for the holistically convincing energy concept, based on the triad of energy generation, supply and consumption and the attractive urban design. The use of renewable energy sources, heating networks with lower flow temperatures and, of course, modern building concepts combine to create a neighbourhood development geared towards climate protection. However, the use of innovative technologies not only offers benefits for the environment, but also for the residents: the reduction in heating costs (heating and hot water) and the reduction in energy consumption bring tangible monetary benefits for all residents of the Catella project.

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

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Düsseldorf, 22/04/2026

Catella Project Management helped to develop and finance, won the imAward in the Social Responsibility category.

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. Most recently, 248 rental flats were completed in the Südviertel district of Seestadt, and 147 social housing flats were completed at Grand Central near Düsseldorf Central Station. By 2030, at least 10,000 new residential units are to be created in Germany. 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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