

**SKYPARK**  
BUSINESS  
CENTER

*Your Gateway to  
Sustainable Business*



4

**Perfect** space

22

**Green** building

32

**Technical** features

44

**Inspiring** insights



# Perfect space

*What conditions must a location fulfill to make employees feel completely comfortable so that their workplace enriches them and the success of your company grows?*

*The Skypark Business Center at Luxembourg Airport is probably the most attractive answer to these questions.*

# Welcome to a new world of business: **the Skypark Business Center**

*The green oases here, the bustling  
airfield there. From your meeting  
in the courtyard to shopping in the  
Grande Galerie. One minute you're  
sitting at your desk, the next you're  
at a business meeting in London.*





**BIG**  
architecture

*Designed by the award-winning architects of the Bjarke Ingels Group (BIG)*

# Business building at its best

*At Skypark Business Center, you can expect an exciting symbiosis of natural surroundings and the most innovative infrastructure.*

The building is designed by Bjarke Ingels Group, an award-winning architectural firm based in Copenhagen, Denmark. Jim Clemes Associates and Metaform are the Luxembourgish architectural firms that oversee the tendering and the construction process on-site.



**Wooden**  
structure

*One of the biggest timber buildings in the EU*



**Smart**  
building

*Sustainable and highly efficient*



## State-of-the-art

*Modern technology meets highest quality*



## Breathtaking view

*Green terraces for resting and enjoying the view – overlooking the runway and the land side*



## Flexible building

*Variable use of space to accommodate tenants from all sectors*



## Welcoming reception

*Landscaped main entrances of the building with drop-off zones*



# Versatility and efficiency on all levels

*The entire building architecture is designed to make the working day as pleasant and varied as possible for you and your teams.*

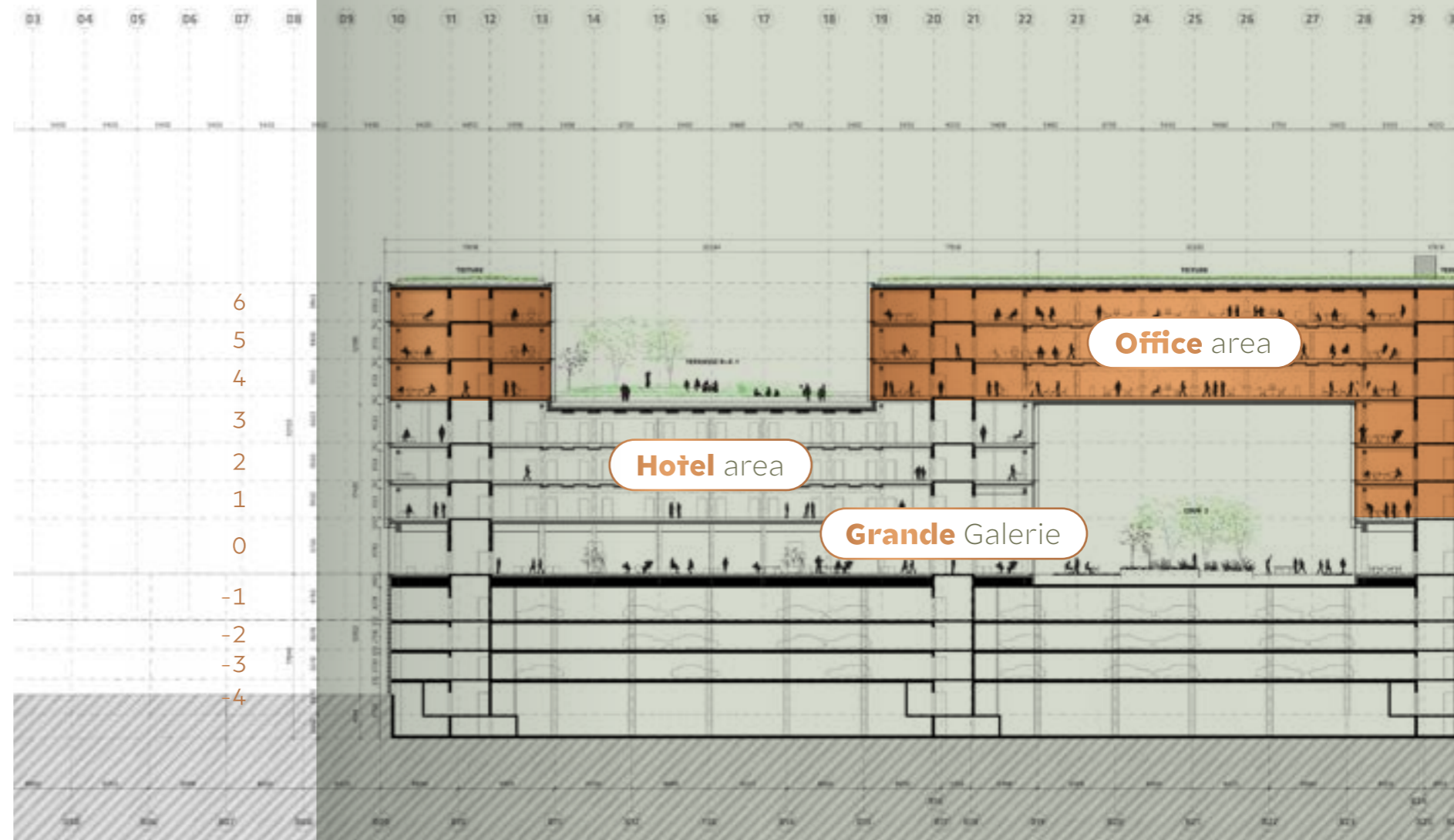
*The seven floors that make up the upper volume can be divided into two parts, one consisting of the first four floors and the other of the following three, which are rotated 180 degrees from the first, creating the building's characteristic HELIX shape.*

## Grande Galerie

The main entrance to the Skypark Business Center is on the ground floor, where the Grande Galerie stretches from east to west. Space for the service areas is provided on the north side of the lobby.

## Hotel

On the east side of the building, a hotel extends over the first three floors. With 129 stylishly furnished rooms and a unique view over the airport, the hotel is the perfect place for holidaymakers and business travellers to stay.



## Office area

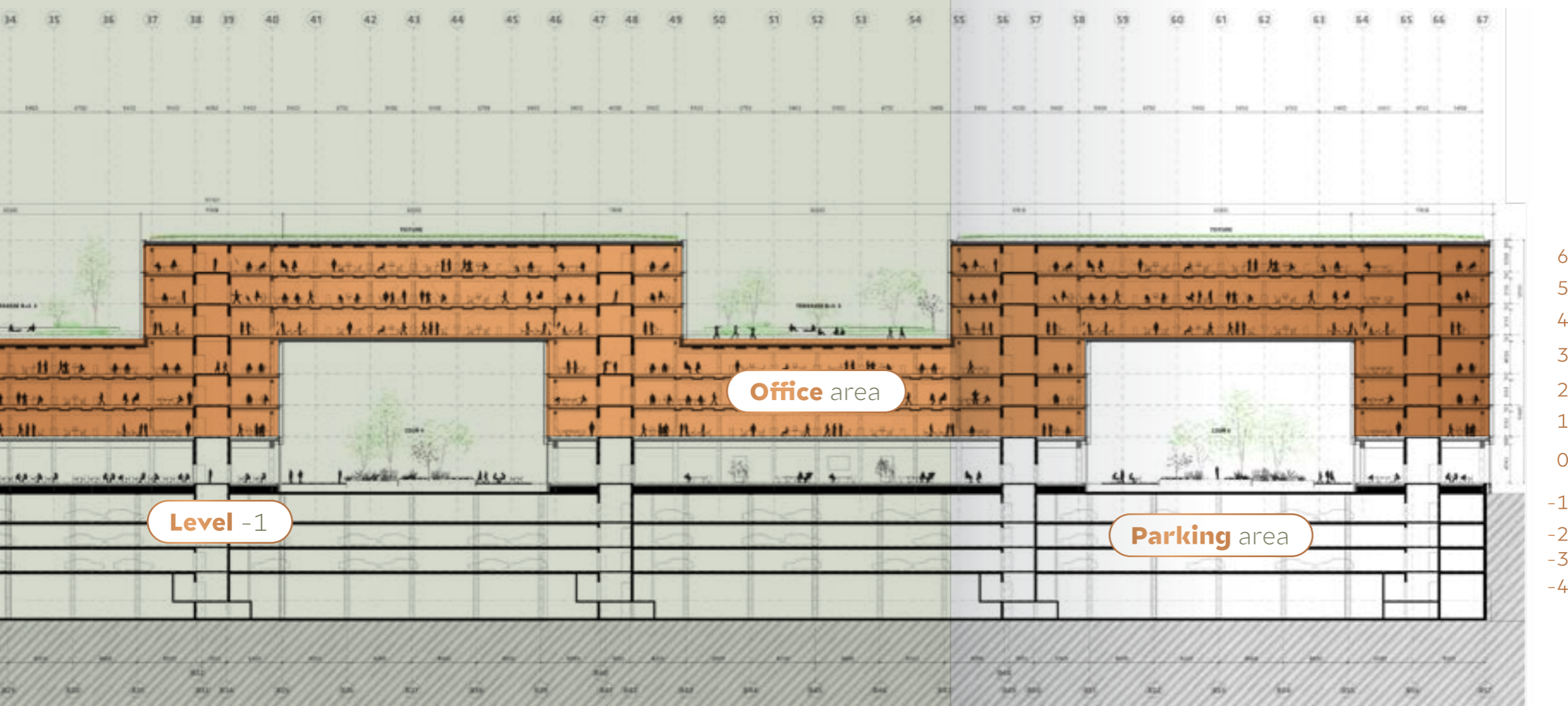
Offices are located on levels 1 to 6. All office units have an extremely flexible open-plan design. Different fit-out and furnishing options can be accommodated according to the tenant's requirements and wishes. In addition, the premises of a kindergarden are easily accessible on the first floor.

## Level -1

Level -1 serves as a connecting level with access to all the staircases and lifts of the Skypark Business Center as well as Terminal A. You will also find all the mobility services such as car rentals and a VIP parking waiting area here.

## Parking

Levels -2 to -4 collectively provide 1,516 parking spaces, which consist of spaces for regular vehicles, for PMR vehicles and for electrical vehicle charging. In addition, the building also features two separate entrances for delivery and services.



6  
5  
4  
3  
2  
1  
0  
-1  
-2  
-3  
-4



# Everything you need in one place: **the Grande Galerie**

*The Grande Galerie runs as a meandering passage along both long sides of the building – from the east, where Terminal A is located, to the west, where a public square will be created in the future.*

- FITNESS STUDIO
- RETAIL STORES
- GARDEN
- RESTAURANTS
- CAFÉS
- FOOD CORNER
- PHARMACY



# Working at the gateway to the world

*Metropolitans who love an international flair feel right at home at the Skypark Business Center.*

The building is located within the airport perimeter and is directly connected to the terminal via a plaza.

On the north side of the building, there are three main entrances to welcome visitors and tenants.

On the south side, the building can be entered via the car park at level -2. The basement levels of the building collectively provide about 1,500 parking spots, including spots for PMR vehicles and e-charging vehicles.



\*in future instead of surface car parks



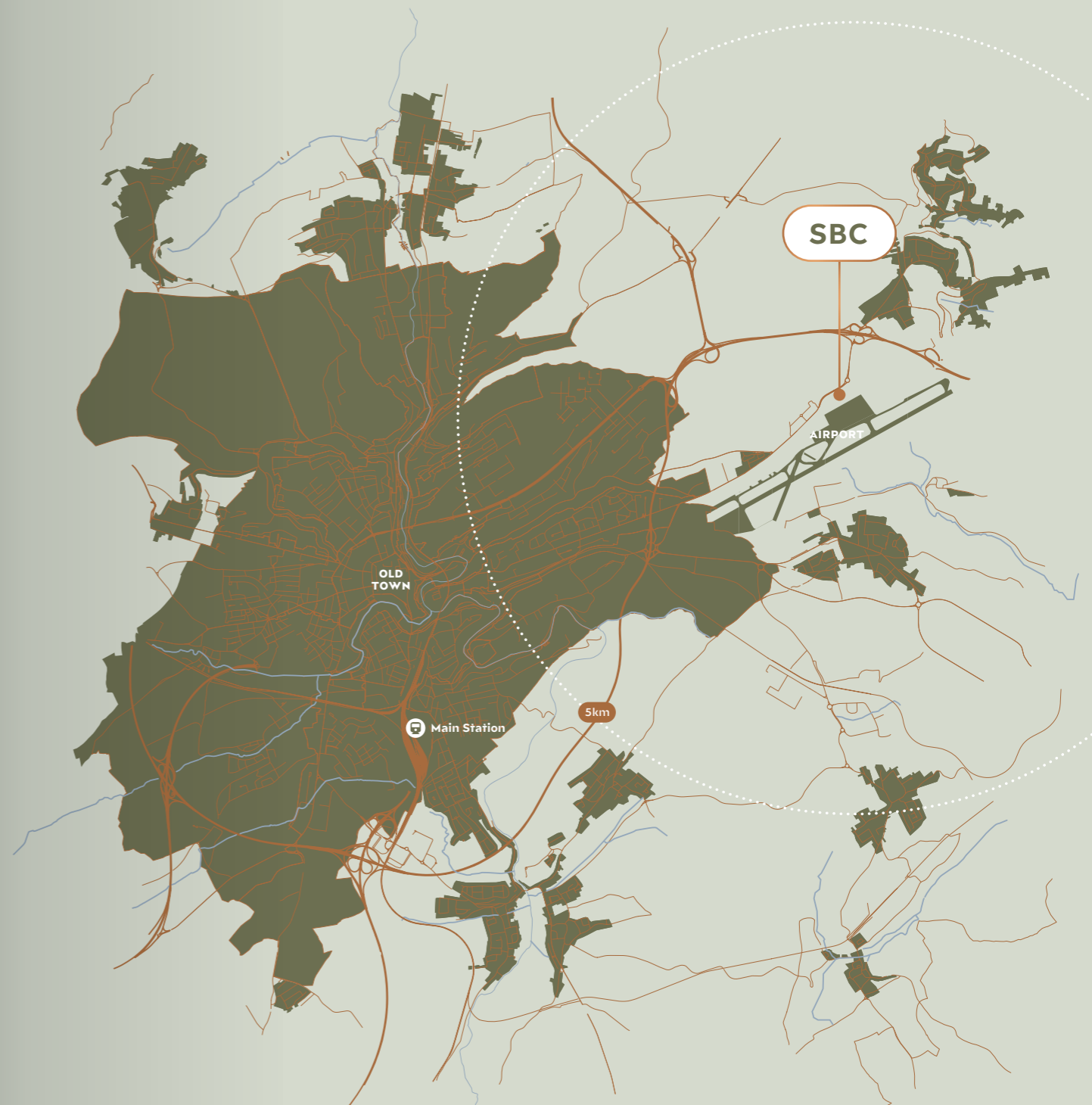
# Connectivity at its best

To connect the city to the airport, the tram line will be extended to Findel. Preparations have already begun and the plan is for the extended line to go into operation by 2025. The tram will be a means of transport with greater capacity, more regular journeys and higher priority so that users can travel through the city more efficiently and safely.

In addition, close to building, secured bike storages will be offered. Within the building showers and changing room are available to the tenants to allow freshen-up, before heading to the office. The building offers several parking spots for e-cars to allow charging electric cars as well as pedestrian-friendly pathways.



The largest European cities are only a few air miles away and the city of Luxembourg with its cultural and gastronomic amenities is in the immediate vicinity. Make the most of the advantages of the central prime location for your entrepreneurial opportunities.





# Green building

*Well-being, health, happiness – nature influences the human body and soul. And it doesn't even stop at the workplace. Studies have shown that a workplace close to nature increases creativity, concentration and productivity. Just looking at the greenery reduces stress and inspires the mind.*

*So it's all the better that the Skypark Business Center is full of vibrant greenery around every corner.*

# Naturally sustainable: for your employees, for our environment

*Being in harmony with nature, finding new inspiration in the greenery and letting your eyes wander – at the Skypark Business Center, everything is designed for a healthy atmosphere.*

*Sustainability in the building encompasses a holistic approach. This commitment to sustainability comes from a growing awareness of the finite nature of resources and the impacts of climate change.*



# Avant-guard sustainable superstructure

When it comes to sustainability, the Skypark Business Center is an absolute pioneer. Here we implement the most innovative concepts to conserve resources and the environment.

In the upper volume timber structural elements are used for the building frame and floors/ceilings. Reinforced concrete is used for the slab on level +1 and for the vertical core walls which provide lateral stability of the building upper levels.



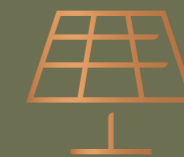
# M

## 15,000 m<sup>3</sup> of timber

The most important building material used from the ground floor to the sixth floor is cross-laminated timber. This material has a significantly lower energy requirement than concrete or steel because it is a renewable raw material.



- Energy consumption and the carbon footprint are reduced to a minimum.
- Biodiversity is protected and promoted.
- Smart water and waste management are used.
- Two different types of vertical wind turbines are integrated strategically on the roof of the Skypark: Philéole and WindBox



## 1,400 PV panels

are installed on the upper roof to generate renewable energy on site for the building's own consumption and to supply the local electricity grid.

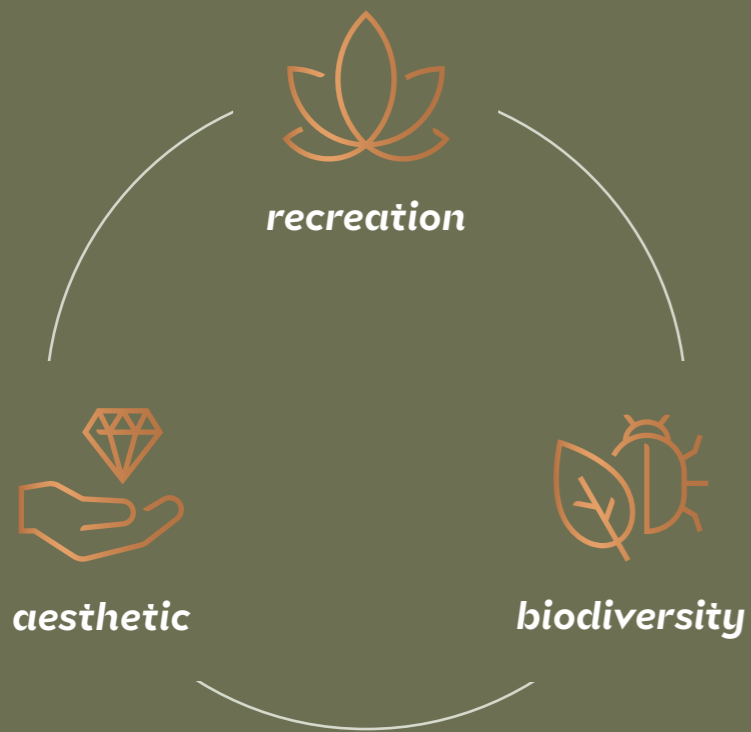


# Green oasis for pure quality of work and life: courtyards and rooftops

## From the desk to the idyll:

- Numerous **inner courtyards** extend over different levels – on the ground floor, the first floor and the fourth floor.
- From **sporting activities** to interactions with colleagues – the inner courtyards are freely accessible to all employees.
- **Restaurants** for employees and **playgrounds** for the little ones – places to feel good at any age.
- **Roof terrace** with intensive biodiverse planting – colourful diversity grows here.

The gardens and roof terraces are situated at various levels throughout the building, namely on the ground floor, level +1, level +4, and the roof.



## More advantages of a greened building



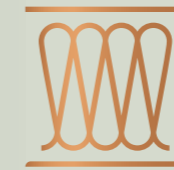
### **storm water retention**

to utilise part of the required water for an automatic irrigation system



### **reduces heat island effect**

thanks to the planted roofs and courtyards



### **insulating effect**

in terms of temperatures and noise reduction



### **filters wind**

through vegetation and provides shelter



### **longer lifespan**

of the roof membrane because it is not exposed to sunlight and temperature changes



### **high fire resistance**

due to the water content of the soil and vegetation (by the way: it is planned to realize a Sprinkler protection for the entire building)



# Technical features

*A modern building should support its users' modern way of working and be energy-efficient and sustainable.*

*The flexible demands placed on a building today can only be realized with smart technologies such as:*

SENSORS

BEACONS

ROOM CONTROL

INTELLIGENT LIGHTNING

VENTILATION

RAISED FLOOR

WARDROBE CORNER

KITCHEN CORNER

SEPERATE ENTRANCE

PRIVATE SANITARY BLOCKS

AND MUCH MORE

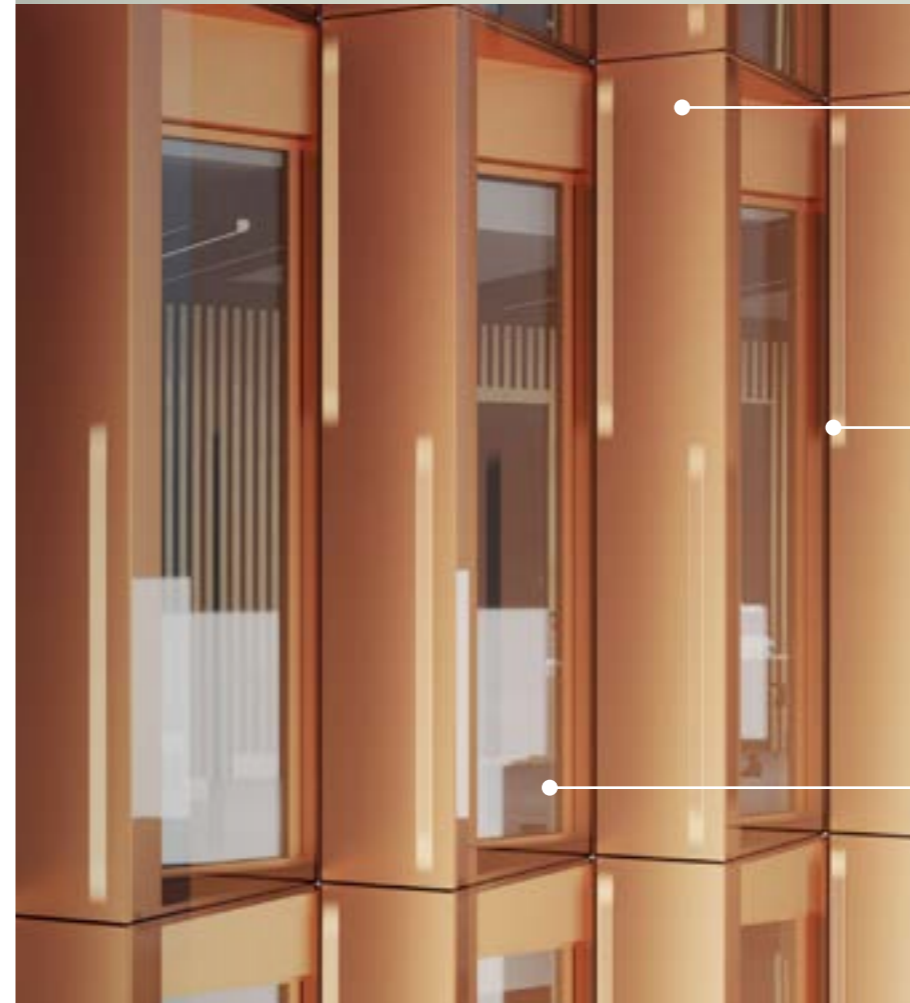
# Technology meets top quality

To create a stress-free working environment, the Skypark Business Center relies on the latest technologies and sustainable solutions.



## Reduction of noise

The entire building forms an undulating wall in elevation that efficiently functions as an acoustic barrier for the public space and other buildings in the Airport City.



**Saw-tooth facade profile** with an opaque side to protect against

**Open panel for ventilation** of façade cavity. Perforated panels in air channel &

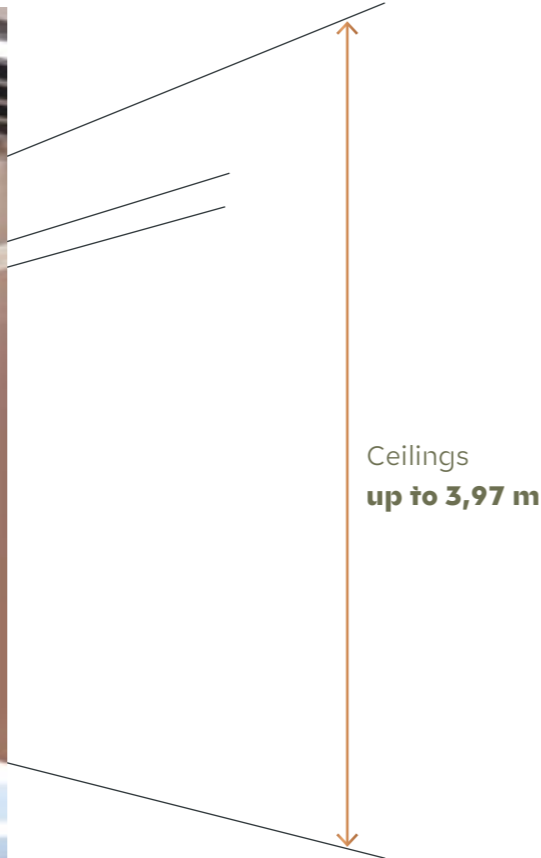
**Triple glazing** with high daylight transmittance and

## Double-skin façade

The building's unique location near the airport requires a special solution for the building's thermal and weather-resistant envelope. In addition, the acoustic requirements of the building meant that a double-skin façade was designed for the upper floors. Each unit consists of both an inner and outer skin with a naturally ventilated cavity, insulated for each unit and featuring an acoustic inlet panel. The double skin system allows for natural ventilation through manually operated panels in the inner skin that can be operated by the occupants themselves.

# Intelligent system

*A maximum of 30% less energy consumption can be achieved at Skypark Business Center through innovative smart engine technology for the lighting as well as demand-based ventilation control and AI-based optimization of the heating and cooling.*



## Perfect connection

An interphone system is used in the building for communication from the main entrances and the car park to the various tenant areas.



## Higher standard

### Ground floor ceiling height

- 3.8 m high

### Upper floor ceiling heights

- 3.08 m high (+1,+2,+4,+5)
- 3.23 m high (+6)
- 3.97 m high (+3)



## Smart lightning

Electricity consumption is reduced through the use of LED lighting, which is connected to the intelligent building system.

# Smart building, clever solutions

A higher user comfort can be achieved by a software solution that is easy to manage and integrative. For this purpose, Skypark Business Center offers its tenants a comprehensive building or tenant app along their specific user journey.

The app is split into three packages that build on each other: Free Building App, Tenant App and Tenant App Premium.



## Parking

- View currently available parking spaces
- Pay for charging electric vehicles via the app
- Reserve parking spaces or e-charging stations

## Office

- Find and book meeting rooms / workstations
- Check the capacity and equipment of the rooms
- Control the air conditioning
- Report defects via a ticketing system
- Access authorised areas via the app
- Find colleagues / my teams

## Care

- Check and book recreation rooms
- Set up out-of-the-office note during rest breaks
- Check the fitness programme and book trainer sessions
- Form and organize groups

## Food

- Pre-order food on the way to the office
- Find places to eat with customers
- Link to food offers in the restaurants

### Further Services

- The facility management team oversees and coordinates delivery, cleaning, technology, security, and waste disposal. Standard cleaning services cover common areas, and tenants have the option to either use the existing service provider or bring in their own cleaning staff.
- Waste is deposited in collection points by the tenant's cleaning staff – the further process is done handled by the service provider.
- Security services in the building aim to provide a safe and secure environment for all tenants.

A reception desk is available for general inquiries and immediate assistance. Video surveillance covers the building's exterior and car park areas, offering an added layer of protection. Additionally, security personnel are on-site and conduct regular patrols to ensure the well-being of tenants and the integrity of the premises.



# Your heart wants it: convince your mind with facts

## BUILDING

**70,000**

sqm total area

**36.2**

metre height

**12**

levels in total

**1,516**

underground parking spots

## OFFERINGS

**6**

office levels

**10,000**

sqm rentable retail area

**20**

courtyard areas

**130**

hotel rooms

## SUSTAINABILITY

**1,400**

PV panels

**3**

layers of greenery

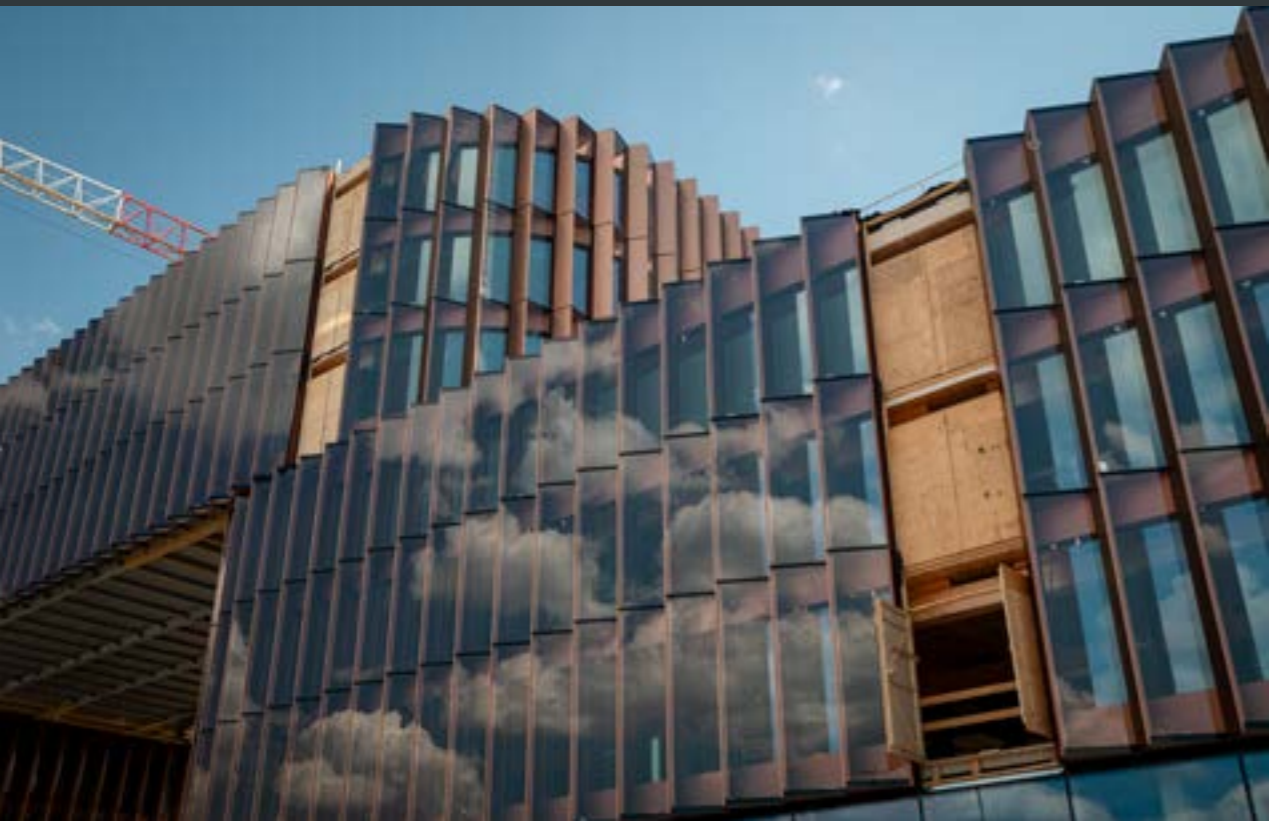
**15,000**

cbm of European timber

**150**

cbm rainwater storage volume

# Construction: impressions



Please find more  
impressions on  
[skypark.lu](https://www.skypark.lu)

# Inspiring insights

*Rooms flooded with light, exciting views and inspiring contact with the outside world – the complete glazing of the longitudinal front façade offers numerous advantages.*

# Bright prospects from every corner



## Unique views

Due to the intrinsic character of the zigzag volume, all workstations either have a view towards Luxembourg Airport's runway, or the Grand Ducal Golf Course.

## See for yourself

Make an appointment to visit the site and experience the premium view:

[request@skypark.lu](mailto:request@skypark.lu)



## Rounded corners

The corners located at each bend are rounded and filleted, ensuring the building has no dead corners and providing uninterrupted panoramic views.





# Interior moods

*A successful interior design concept can make the difference between an ordinary and an extraordinary (work)space.*

## EL'LE Architects

- » Sunrise Lane
- » Green Avenue

## Jim Clemes Associates

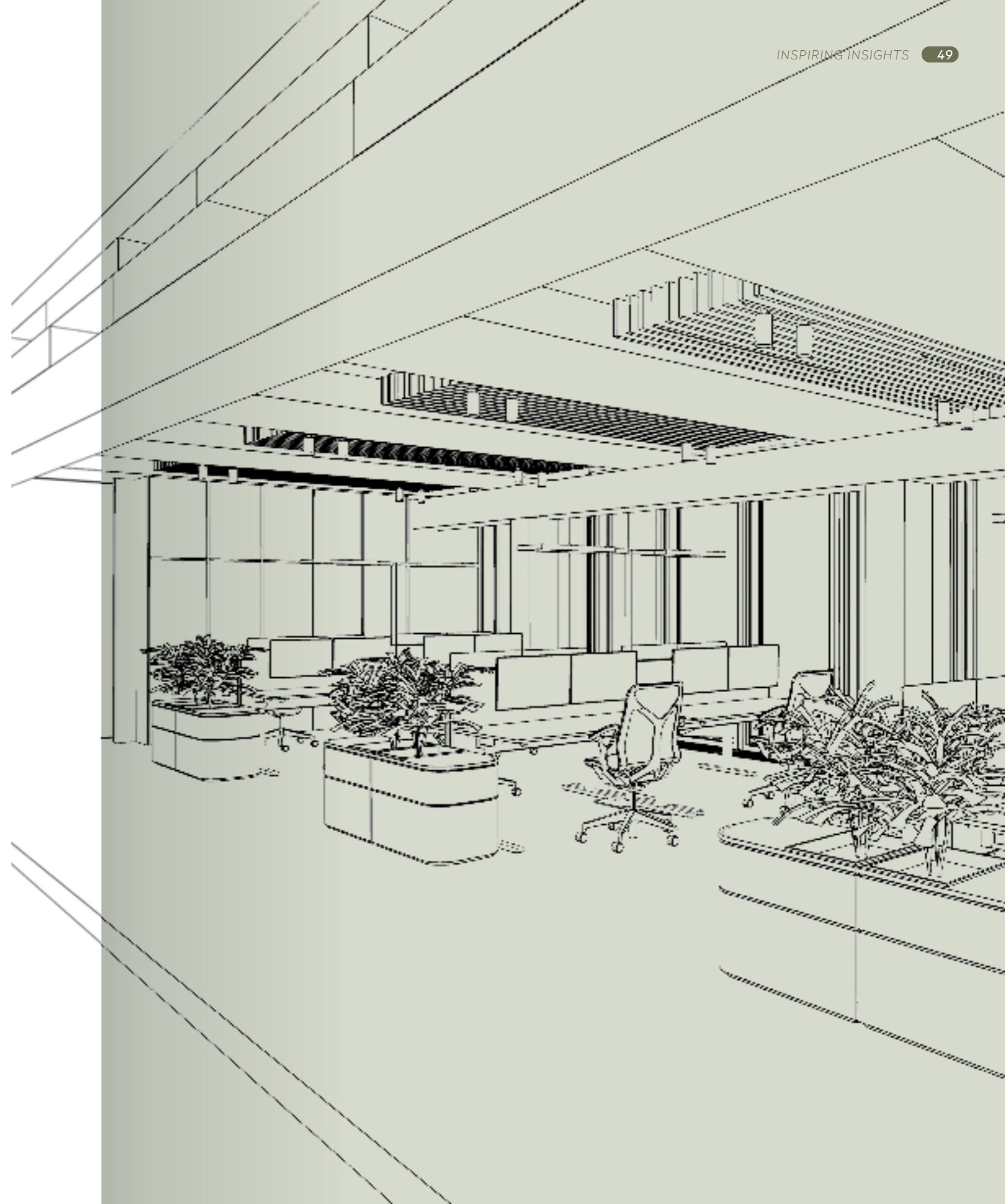
- » Traditional
- » Hybrid

## Tertia Office Solutions

- » Nature Escape
- » Jungle Chic

We have commissioned three renowned offices to design visionary room concepts that integrate and harmonise perfectly with the ubiquitous wooden structure. The resulting visions are presented on the following pages: they range from design classics to natural plant themes and elements of well-being.

You haven't brought your own concept? We would be happy to work with you to develop the designs further, right up to the finished furnished workplace.



# Sunrise Lane:

## EL'LE Architects

*»Sunrise Lane« is an invitation to relax and contemplate joyfully strolling along a country lane as the sun rises. The atmosphere is resolutely luminous!*



# Green Avenue: EL'LE Architects



*»Green Avenue« is conceived as a poetic urban exploration. A universe creating a dialogue between the organic aspect of vegetation and the raw essence of architecture.*

# Hybrid Tradition: Jim Clemes Associates



*»Hybrid Tradition« connects traditional aspects with modern elegance. Warm wood, stone and hand-woven textiles create a natural and inviting atmosphere.*



# Classic Connection: Jim Clemes Associates

*The interior design concept skilfully combines familiar with contemporary elements. The result is a fascinating mix of proven materials and innovative design.*



## Nature Escape: Tertia Office Solutions



*Prioritizing materials of vegetal origin, the concept focuses on the vegetation of Douglas fir (branches, needles, buds, the forests it forms, undergrowth, canopy, etc.) rather than its wood, which is ubiquitous in the visible construction of the building.*



# Jungle Chic: Tertia Office Solutions

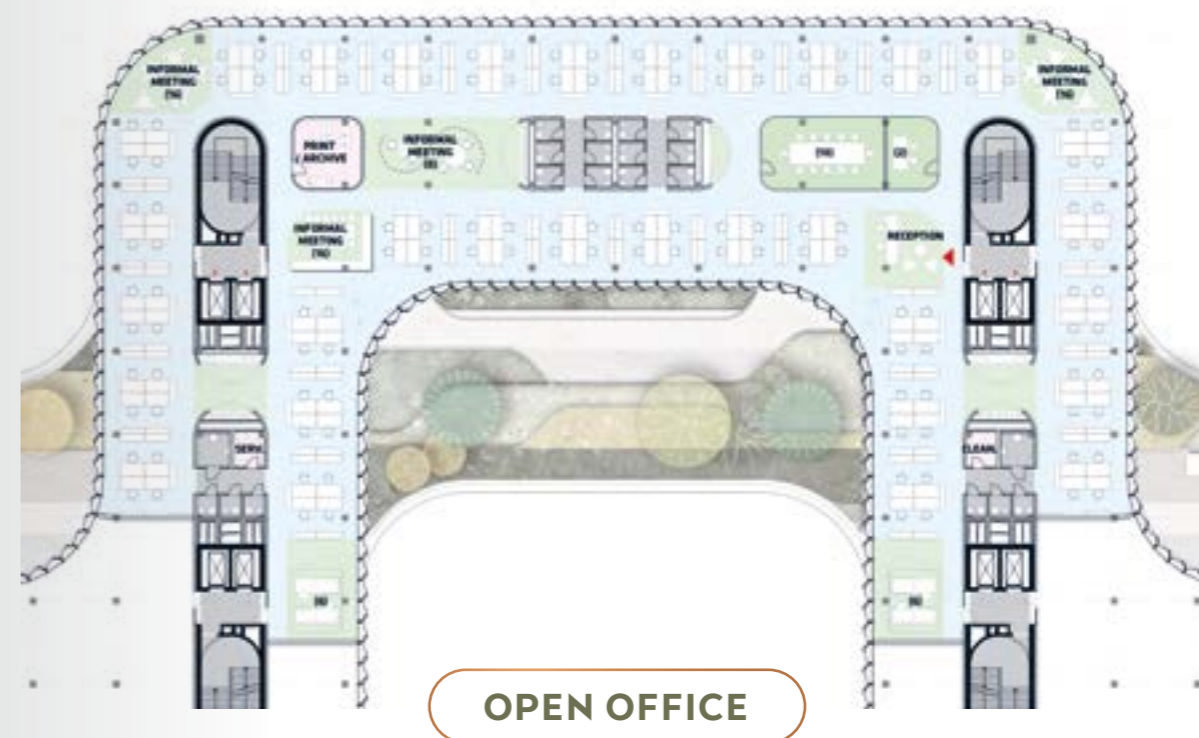


*The art of living according to the »Jungle Chic« trend reconnects with the comfort of bourgeois houses. The ambiances are therefore plush and cozy, while emphasizing the combination of velvet with precious materials such as golden brass.*



# You choose: it fits

*No matter which working method you prefer for your employees, your new office can be designed to fit your ideas and wishes. You can choose from a variety of options.\**



\* The following office layouts are for demonstration purposes only and are not to scale.





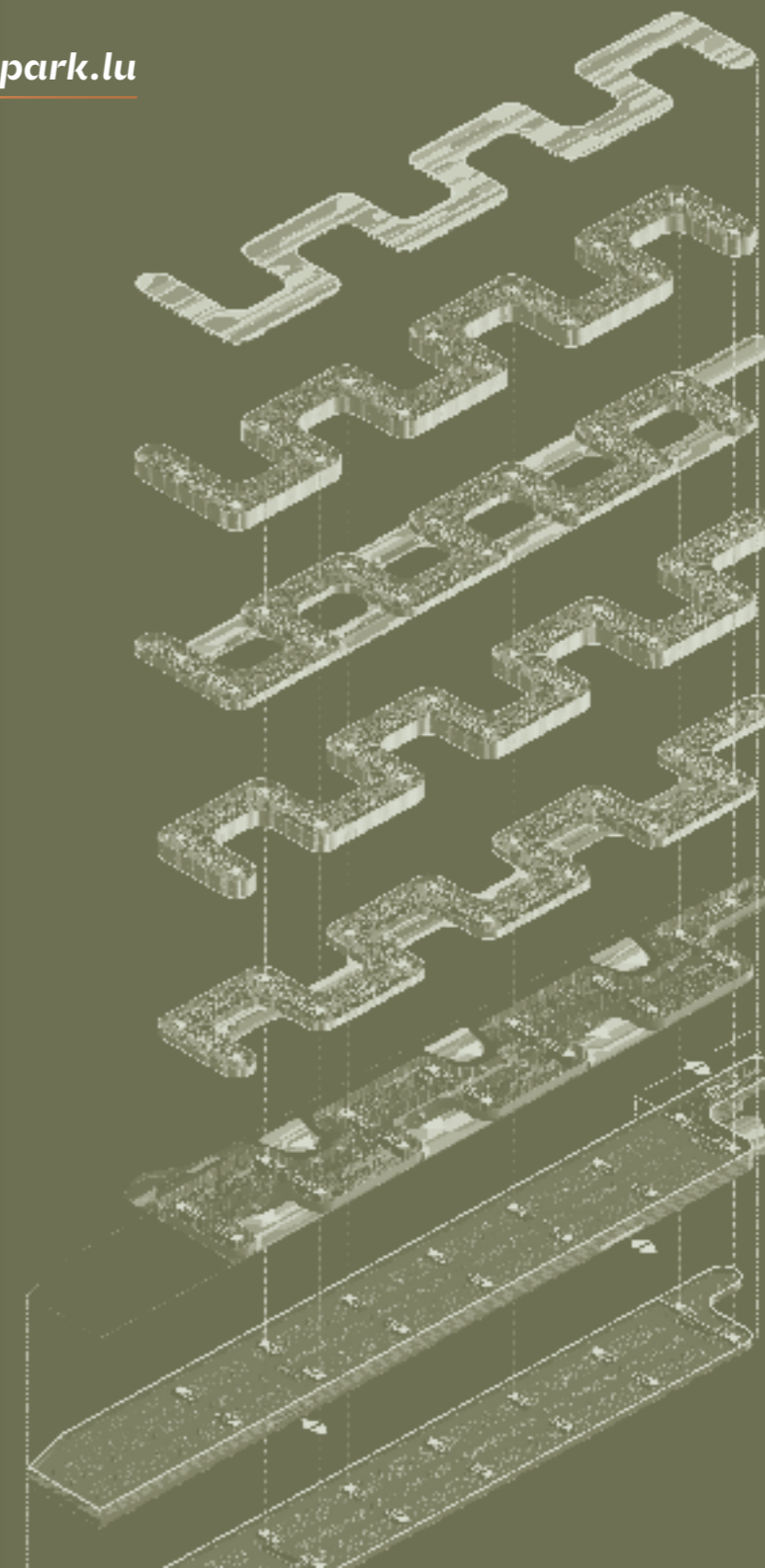
**FLEX-SEATING**



**CONFERENCE**

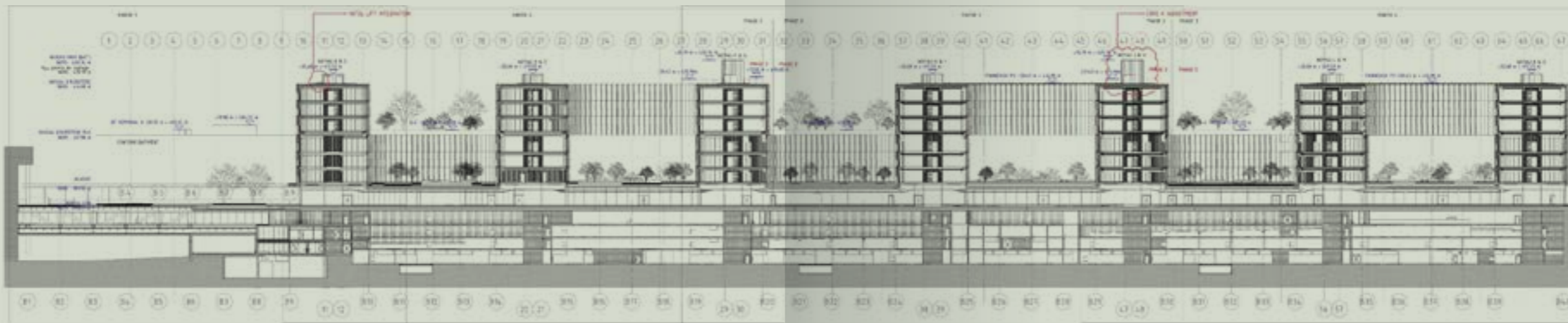
Are you interested in detailed floor plans? Please contact us:

[request@skypark.lu](mailto:request@skypark.lu)



**NORTH SIDE VIEW**

↑ Terminal A

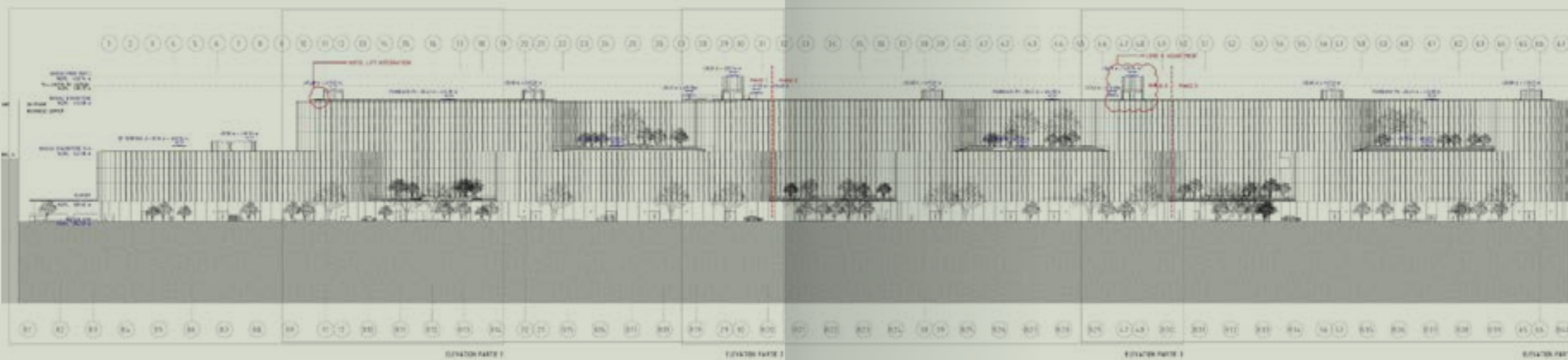


*Phase 1*

*Phase 2*

*Phase 3*

↑ Terminal A



ELEVATION PART 1

ELEVATION PART 2

ELEVATION PART 3

ELEVATION PART 4

# Imprint:

## Publishing details

### 🔘 PUBLISHER

Société de l'Aéroport de Luxembourg S.A.  
B.P. 635, L-2016 Luxembourg

### 🔘 DESIGN & IMPLEMENTATION

Lekkerwerken GmbH

### 🔘 TEXT EDITING

Gwendolyn Junginger

### 🔘 PROOFREADING

Kern AG

### 🔘 PHOTO CREDITS

Bjarke Ingels Group / EL'LE Architects /  
Jim Clemes Associates / Tertia Office Solutions /  
WEIDart / unsplash

### 🔘 PAPER

Gmund Bio Cycle – Cotton

### 🔘 PUBLICATION DATE


2024

# Your contact

Would you like to find out more about the Skypark Business Center right away? Then simply pick up the phone and talk to us or send us an email. We will be happy to assist you at any time.

Phone **+352 2464 2202**

Email **request@skypark.lu**



*What's  
better than  
going to a  
business  
place and  
feeling like  
you're on  
vacation?*

Leila Lopes, Real Estate  
Development Manager  
at lux-Airport