

# Interior Fit-out of Skypark Business Center

Niederanven, Luxembourg

 **Lindner**



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## Project Description

The Skypark Business Center in Findel, Luxembourg, is one of the largest timber buildings in Europe and a pioneering showcase project for sustainable construction. Directly adjacent to Luxembourg Airport's terminal, the building offers a strategically ideal location for businesses, travellers and visitors, combining outstanding architectural quality with functionality. The project marks the first phase of an ambitious large-scale development aimed at transforming the airport district into a thriving economic hub.

### Architecture, usage concept and total area

With a total area of around 70,000 m<sup>2</sup>, the Skypark Business Center spans multiple floors, integrating office spaces, retail areas, dining facilities and a boutique hotel under one roof. Four semi-subterranean levels provide parking for more than 1,500 vehicles.

The ground floor is designed as a vibrant zone with restaurants, cafés and retail outlets, while the upper floors accommodate modern offices and the Marriott Group's Moxy Hotel. The orientation of the hotel rooms and offices allows direct views of the airport runway.

### Sustainable timber construction

A defining feature of the Skypark Business Center is its sustainable timber construction. A total of 15,000 m<sup>3</sup> of wood, in the form of glulam (BSH) and cross-laminated timber (CLT), was used in the building, sequestering between 16,500 and 30,000 tonnes of CO<sub>2</sub>. In addition, the timber construction simultaneously creates a pleasant and healthy indoor climate.

## Integration and services by the Lindner Group

The Lindner Group has been a central project partner from the outset, supporting many phases – from delivery to installation of interior façade elements, baffle ceilings and flooring systems. In doing so, the company contributed significantly to the architectural, functional and sustainable success of the Skypark Business Center.

### Flooring systems for office and hotel areas

The flooring solutions implemented were both functional and sustainable. The NORTEC raised floor system offers excellent acoustic performance, meets the highest fire protection standards and ensures long-term sustainability through recyclable materials. In addition, the FLOOR and more® dry hollow floor system was installed, with its factory-prepared surface allowing immediate use and facilitating easy maintenance of the building's technical installations.

### High-quality interior fit-out

In the interior, the Lindner Group installed high-gloss polished stainless steel portals with fire-resistance class EI 90, as well as interior facades made of Douglas fir with fire-resistance classes EI 0 and EI 30. For the curved interior facade elements, with a panel height of 3.80 m, a special fire test was conducted – the first of its kind in Europe approved specifically for this project. This ensures that the Skypark Business Center combines the highest safety standards with exclusive design and exceptional quality.

The architecturally sophisticated ceiling concept was realized using custom-made baffle ceiling systems by the Lindner Group. Anodized aluminum baffles with a special blank/natural finish were installed as a custom cooling ceiling solution, actively contributing to efficient temperature regulation and creating a comfortable indoor climate. In addition, copper baffles with a high-quality copper finish were used as an inactive baffle ceiling, adding distinctive visual accents and enhancing the overall architectural design.

## Construction phases and schedule

The project was executed in three construction phases. The first two phases were completed in 2024, including the Moxy Hotel with its 130 modern rooms. The third phase is currently in the tendering stage and includes additional façade and flooring systems.

## Completed Works

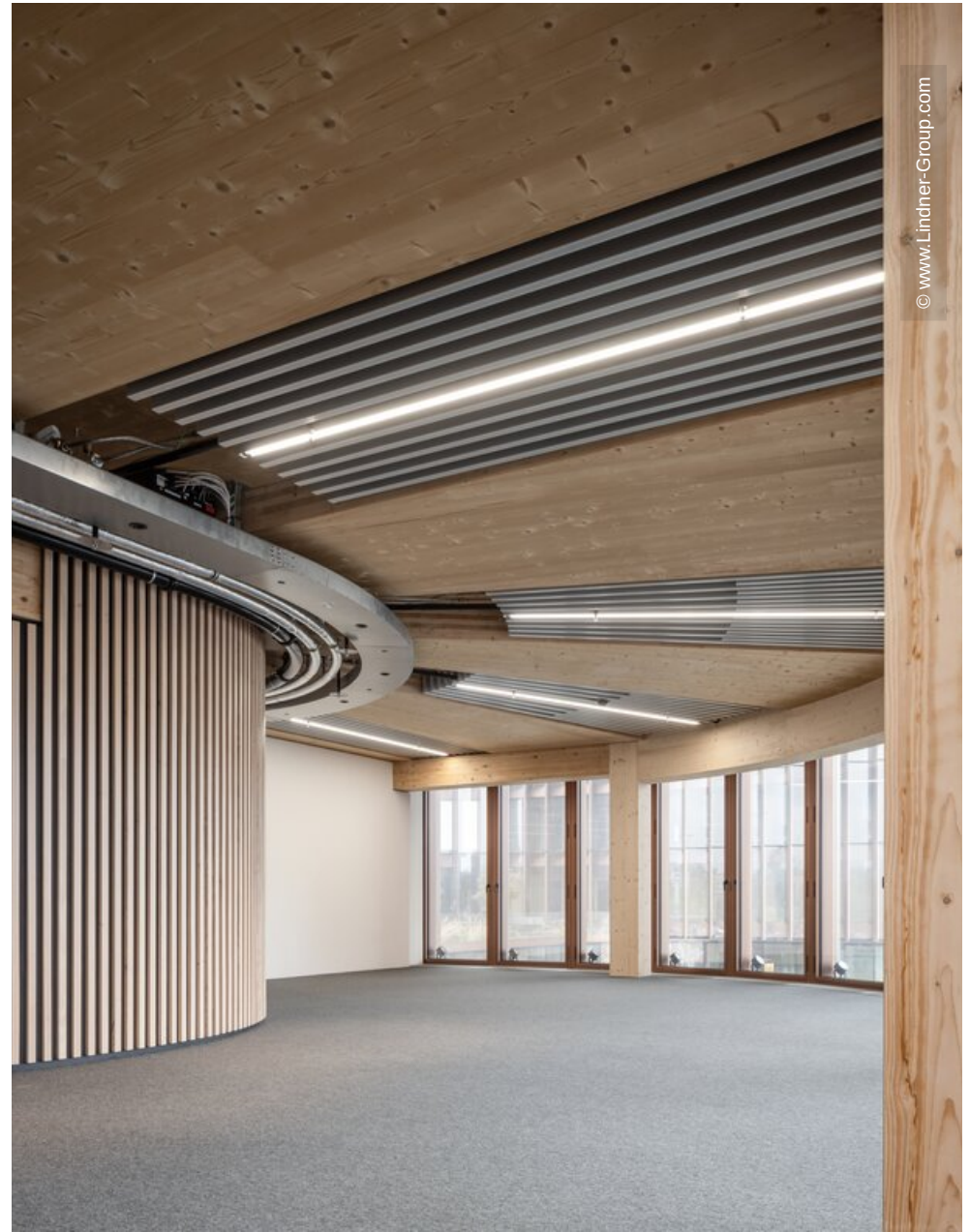
- **Ceilings**  
Baffle Ceilings  
LMD-L 609  
Project-Related Solutions
- **Floors**  
Calcium Sulphate Panels  
NORTEC  
FLOOR and more®  
Floor Coverings  
panDOMO®
- **Facades**  
Stick-Curtain Walling  
Building services insulation
- **Doors**

## General

<b>Building Type</b>	Multipurpose Buildings, Office Buildings, Hotels and Resorts, Restaurants and Catering Facilities, Industrial and commercial construction, Sports and recreational facilities, Others
<b>Company Division</b>	Lindner Luxembourg S.à.r.l., Lindner Building Envelope GmbH
<b>Completion</b>	2023 - 2025
<b>Client</b>	Société de l'Aéroport de Luxembourg SA
<b>Architect</b>	BIG Bjarke Ingels Group, Metaform Architects



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