



## Moonar: A Fresh Air of Life for the Former EBBC

For this edition of the Buët, we explored one of Niederanven's flagship projects: the transformation of the former EBBC into a modern and vibrant campus, now known as **Moonar**. Behind this transformation is Nextensa's ambition to create much more than just an office space: a true place for living, innovation, and social engagement.



### A Visionary Project by Nextensa



"Nextensa's philosophy for the Moonar site is based on transforming an iconic old building into a modern, flexible, and sustainable space, adapted to the current needs of the professional and social world," explains William Moulin, Head of Luxembourg at Nextensa. "We want to create a lively, inclusive place where innovation, collaboration, and mixed uses are encouraged."

The goal is clear: to breathe new life into a historic site, enhance its environmental performance, and foster synergy between companies, start-ups, NGOs, and creative actors. Today, Moonar hosts a wide variety of tenants: established companies, dynamic young start-ups, as well as non-governmental organizations (NGOs) and social projects. "This diversity helps create a unique atmosphere, conducive to exchange and innovation," emphasizes William Moulin.

For Nextensa, opening the building to NGOs was an essential step to strengthen the project's societal impact and offer committed actors a high-quality professional environment at limited costs. "It's about enabling those engaged in causes of general interest to benefit from a quality professional setting at limited costs, while enriching the life of the site."

Collaboration with NGOs is carried out in a spirit of partnership: "We set up adapted conditions, preferential rates, and personalized support to facilitate their establishment," specifies William Moulin. "The benefits are multiple: enhancing our societal commitment, enriching the Moonar community, and creating an attractive environment for other tenants sensitive to social impact." This hybrid model,



where economic performance and social utility go hand in hand, makes Moonar an inspiring example for the region.

### AEIN: Solidarity at the Heart of Moonar

Among the new occupants, the NGO **Aide à l'Enfance de l'Inde et du Népal (AEIN)** has recently moved into Moonar. Their installation went very smoothly: "We needed new offices at very short notice, and the Nextensa team was very responsive in offering us temporary premises at Moonar. The welcome was excellent, and we already feel very comfortable here," says Françoise Binsfeld, director of the NGO.



From November, AEIN will move into its permanent offices, in a bright, inspiring environment perfectly suited to its needs. "This new working environment is not just a move, but creates a favorable setting for collaboration, visibility, and the success of our projects. We are also delighted to be able to build relationships with local actors and to contribute, in our own way, to the dynamic life of the Commune of Niederaanven."

From Moonar, AEIN coordinates its international solidarity projects in India and Nepal, while also developing awareness-raising activities in Luxembourg: workshops in schools, youth exchanges, conferences, and film screenings. "Moonar benefits from a strategic location, easily accessible from the motorway and with plenty of parking spaces. The buildings have been renovated with great care: they are both aesthetic, functional, and remarkably well soundproofed, despite their proximity to the airport." The site offers many practical advantages: accessibility, relaxation areas, café and restaurant, as well as an atmosphere conducive to creativity and well-being at work. "Moonar places real importance on well-being at work, with relaxation and conviviality spaces such as a gym, games room, and meditation room – all assets that contribute to a pleasant and balanced professional environment." For AEIN, Moonar has become a real anchor point, connecting the realities on the ground with those of Luxembourgish partners and donors.

### Art and Diversity in the Spotlight: The Tw3ddy Exhibition

Moonar is not limited to hosting companies and NGOs: it also aims to be a dynamic cultural space. The exhibition by painter Jérôme Schaack, alias Tw3ddy, is a fine example. "The idea of hosting Jérôme Schaack's exhibition is the result of a shared desire to promote contemporary artists engaged in an original creative approach while upholding values dear to Nextensa," explains William Moulin.





Organized in partnership with the association WiREL (Women in Real Estate Luxembourg), the exhibition invites sensitive reflection on the condition of women through a series of original works. “Without slogans or direct demands, Tw3ddy offers a visual and fragmented reading, where each canvas becomes a space for dialogue between history, collective memory, and contemporary imagination.” This collaboration perfectly illustrates the spirit of Moonar: a lively, creative, and committed campus where work, art, and community initiatives meet.

### A Campus at the Service of the Community

With its 22,252 m<sup>2</sup> of offices, coworking spaces, gym, café, restaurant, and green areas, Moonar embodies Nextensa’s conviction: real estate must serve the community, be a vector of culture, dialogue, and innovation. By regularly hosting cultural events and encouraging a mix of occupants, Moonar is establishing itself as a key player in the local dynamism and community life of Niederaanven.