Central Malley, Area A and Area B





SHORT DESCRIPTION

Central Malley is a new, sustainable neighborhood that spans the municipalities of Renens and Prilly in the heart of western Lausanne. Developed on behalf of SBB Real Estate, the project combines residential units, offices, retail spaces, and public areas in a modern, connected, and energy-efficient environment.

THE PROJECT

The project involves the construction of five buildings, including two striking high-rises, spread across two areas: three buildings in Area A in Renens and two buildings in Area B in Prilly. The complex will house rental apartments, condominiums, commercial and administrative spaces, and an underground parking garage. With a total gross floor area of over 73,000 m^2 and an SIA-416 volume of more than 250,000 m^3, Central Malley represents the first phase of the redevelopment of the former industrial brownfields in Malley into a mixed-use and sustainable urban district.

SERVICES IN DETAIL

Implenia is serving as the general contractor and is responsible for the planning, coordination, and overall construction of the five buildings. Its services include comprehensive project management, construction supervision, coordination of the numerous technical partners, and the execution of masonry and reinforced concrete work by Implenia's in-house teams.

CHALLENGES

The construction of Central Malley poses a major challenge due to its scale, the simultaneous construction of two separate sections, and the location of the construction site in a densely built-up urban environment. The construction of two high-rise buildings within a period of approximately 36 months requires careful planning, optimized transportation

management, and close coordination between the various disciplines and companies involved.

SUSTAINABILITY

From the very beginning, Central Malley was designed to address current environmental challenges and represents an exemplary approach to sustainable development. The buildings are aiming for Minergie-P-ECO certification, and the neighborhood is being developed in accordance with the principles of the SNBS Neighborhood Label. The project emphasizes an energy-efficient building envelope, the use of local renewable energy, a high level of comfort for residents, and an integrated approach that takes environmental, social, and economic aspects into account. Central Malley is also considered one of the first eco-neighborhoods in Western Switzerland to be certified according to the strictest energy efficiency standards.

FURTHER INFORMATION

- **Project: approximately** 200 apartments, offices, retail spaces, and public areas located directly at the Prilly-Malley train station.
- **Location: in** the immediate vicinity of the Prilly-Malley SBB train station, the Vaudoise Aréna, and the Malley Lumières shopping center, with excellent access to public transportation.

FACTS

Location	Pl. de la Gare 2, Prilly , Switzerland
Status	completed
Construction volume (value of our services)	196 M CHF
Start of construction	January 2022
Completion	June 2026
Building owner	CFF Immobilier, Renens
Architect	Aeby Perneger & Associés SA (Aire A) et Pont 12 Architectes (Aire B)
Electrical planner	Betelec, Plan-les-Ouates
Civil engineer	Nicolas Fehlmann Ing. conseils SA, Morges
Building physicist	Sorane SA, Lausanne

SUSTAINABILITY

MINERGIE ECO — Minergie-ECO

MINERGIE-P® — Minergie-P

SERVICES

New constructions

https://implenia.com/en/references/detail/ref/central-malley-aire-a-et-aire-b/

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