

Office 1200m² Luxembourg

51 600€ Monthly charges : 7 200€





DESCRIPTION ENERGY PASS

Ideally located on avenue J-F Kennedy, this high-end building built in 2009 benefits from excellent visibility and accessibility. It also offers a second address on rue Marcel Fischbach, reinforcing its flexibility and attractiveness. Building features: • Modern architecture: The building features a bright, modern facade, highlighting an atrium open to the shops and restaurants on the first floor. This creates a dynamic and friendly environment. • Quality construction: Modern construction techniques ensure comfort and energy efficiency. Equipment included: • Double glazing for optimum sound and heat insulation. • Air conditioning for a comfortable indoor climate all year round. • Solid carpets and false floors for flexible layouts. • Integrated washrooms for practical comfort. • Dedicated computer room for technological needs. • Blinds to regulate natural light. • Chilled beams for efficient heating/cooling. • False ceilings for aesthetic appeal and better cable management. • Secure building access...

CHARACTERISTICS

Number of pieces: Nb. chamber (s): Area: 1200m²
Nb. of bathrooms: Equipped kitchen: Non

Immoneuf

- **28, rue des Bains L-1212**
- © 26 26 40
- https://www.immoneuf.lu/detail-2234728