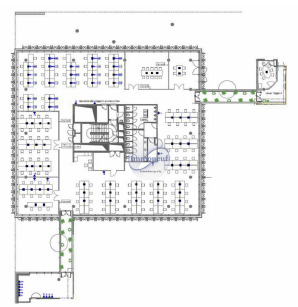




Office
1200m²
Luxembourg

51 600€
Monthly charges : 7 200€



DESCRIPTION

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...

ENERGY PASS

CHARACTERISTICS

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

✓ Immoneuf

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🌐 <https://www.immoneuf.lu/detail-2234728>