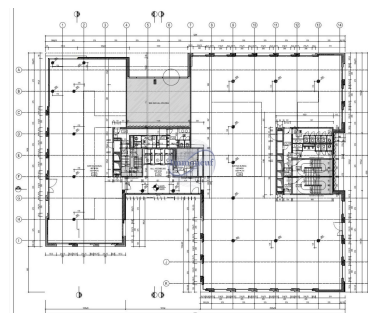




**Office**  
1209m<sup>2</sup>  
Luxembourg

**45 942€**  
Monthly charges : 5 561€



## DESCRIPTION

High Standing Office in Kirchberg This prestigious office building, completed in 2007, is strategically located in the dynamic Kirchberg district, offering easy access to many amenities such as restaurants, the Auchan shopping center, a cinema, as well as tram and bus stops, and fast motorway access. Features and Equipment:

- Shelf Division Potential: Trays are potentially divisible, offering flexibility in layout.
- Central heating: For optimal thermal comfort in winter.
- Air Conditioning with Top Cooling: Complete air conditioning system including floor cooling to maintain a pleasant temperature in any season.
- Solid Carpet Flooring: Offering comfort and aesthetics while facilitating maintenance.
- Fire Alarm and Detection System: Ensuring the safety of occupants in an emergency.
- False Ceiling: Modern aesthetic while facilitating the installation of lighting and ventilation systems.
- Elevator: For quick and easy access to all floors.
- Secure Building Access: Ensuring security and peace o...

## ENERGY PASS

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 1209m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

✓ Immoneuf

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🌐 <https://www.immoneuf.lu/detail-2234738>