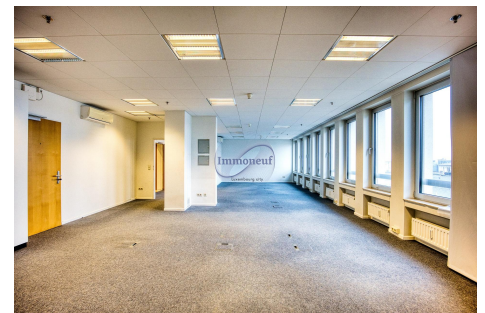
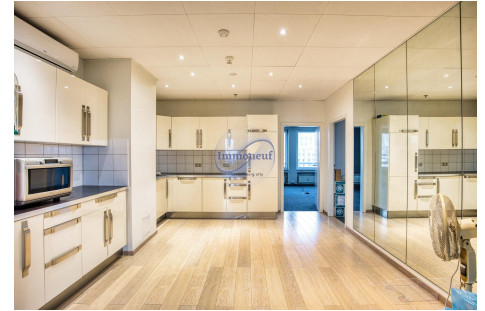




**Office**  
140m<sup>2</sup>  
Luxembourg-Centre

**1 500 000€**



## DESCRIPTION

## ENERGY PASS

A rare opportunity at the Forum Royal - Don't miss it! Located in the heart of Luxembourg city, this unique property on the 5th floor of the prestigious Forum Royal offers a total surface area of 184 m². This property offers rare flexibility thanks to its mixed use, allowing both residential and professional use. The total surface area of 184 m² is divided into three distinct lots:- Lot 1: 44 m², priced at €450,000.- Lots 2 and 3: 70 m² each, priced at €750,000 per lot. The lots can be combined to suit your specific needs, offering different possible configurations:- 44 m² on the Boulevard Royal side,- 70 m² Boulevard Royal or rue des Bains side,- 114 m² Boulevard Royal side,- 140 m² on the Boulevard Royal and rue des Bains sides,- A total of 184 m², covering both sides of the building. Its strategic location is a major asset: the property extends on both sides of the building, offering unobstructed views of rue des Bains and Boulevard Royal. This exceptional property also benefits from a ...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 140m²  
Nb. of bathrooms : -  
Equipped kitchen : Non



**Immoneuf**



**28, rue des Bains L-1212**



**26 26 40**



**immoneuf@pt.lu**



**<https://www.immoneuf.lu/detail-2234772>**