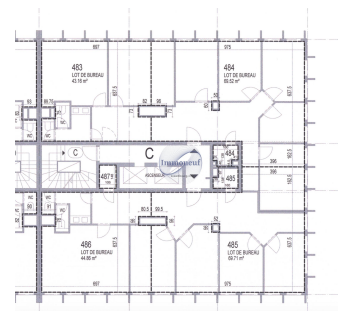




Office
230m²
Luxembourg

2 400 000€

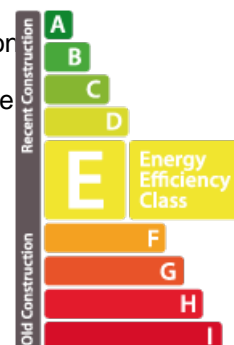


DESCRIPTION

Exceptional opportunity at Forum Royal, Luxembourg. Located in the emblematic Forum Royal, opposite the Hôtel Royal and right in the heart of Luxembourg, this unique property offers 230 m² net, occupying the entire corner of the 5th floor. Originally made up of four separate lots, it is currently laid out as two offices on long-term leases. Spaces can be joined or separated according to your needs, offering flexibility of use for residential or professional purposes, thanks to the property's mixed-use status. The first office generates a monthly rent of €3,483 excl. VAT with an expiry date of March 1st 2028, while the second is leased for €4,065 excl. VAT until April 1st 2027. The leases, which are indexed, provide a total rental income of €7,548 per month, offering excellent profitability for investors. With numerous windows all around, this property benefits from exceptional natural light and offers unobstructed views, thanks to its elevated location. This is a rare opportunity in a prest...

ENERGY PASS

Energy class



CHARACTERISTICS

Number of pieces : -
Nb. chamber (s) : -
Area : 230m²
Nb. of bathrooms : -
Equipped kitchen : Non

✓ Immoneuf

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📞 26 26 40

✉ immoneuf@pt.lu

🌐 <https://www.immoneuf.lu/detail-2234813>