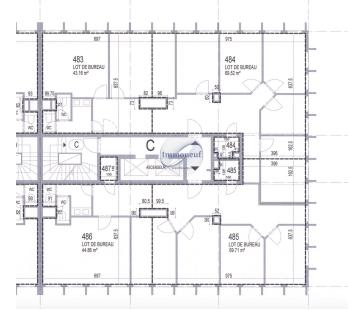
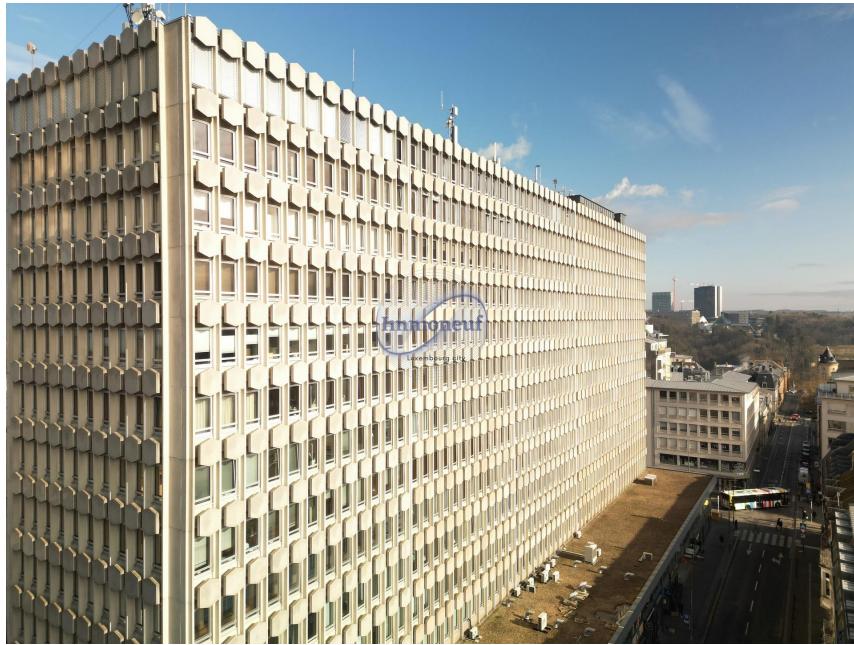




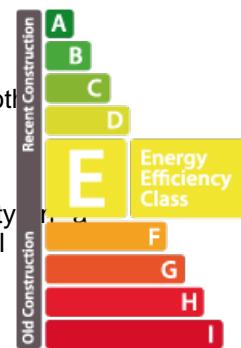
**Office**  
103.15m<sup>2</sup>  
Luxembourg-Centre

**986 000€**



Exceptional opportunity up for grabs in the Forum Royal, Luxembourg Located in the emblematic Forum Royal, opposite the Hôtel Royal and right in the heart of Luxembourg, this unique property offers 103.15 m<sup>2</sup> net, occupying part of the corner of the 5<sup>th</sup> floor. It involves the sale of lots 5C11 and 5C12, currently fitted out as offices and leased on a long-term basis. Thanks to the property's mixed-use status, the spaces offer flexibility of use and can be suitable for both residential and professional purposes. The office generates a monthly rent of €3,483 excl. VAT with an expiry date of 1<sup>st</sup> April 2027. 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 prestigious neighborhood, combining strategic location, development potential and attractive rental yield. For further information or to arrange a viewing, please contact us on 26 26 40 or email [immoneuf@pt.lu](mailto:immoneuf@pt.lu).

### Energy class



### CHARACTERISTICS

Number of pieces : -

Nb. chamber (s) : -

Area : 103.15m<sup>2</sup>

Nb. of bathrooms : -

Equipped kitchen : Non

#### ✓ Immoneuf

📍 28, rue des Bains L-1212

📞 26 26 40

✉️ [immoneuf@pt.lu](mailto:immoneuf@pt.lu)

🌐 <https://www.immoneuf.lu/detail-2234834>