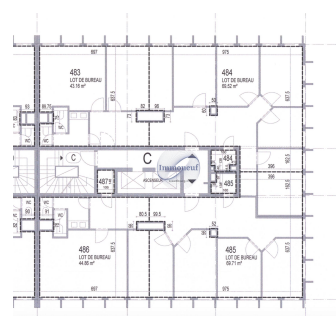




**Office**  
122.61m<sup>2</sup>  
Luxembourg

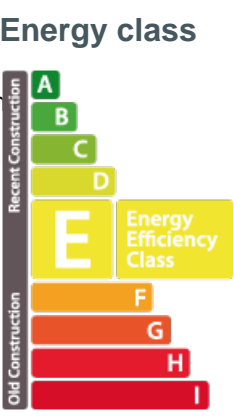
**1 173 000€**



DESCRIPTION

Exceptional opportunity at Forum Royal, LuxembourgLocated 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 5<sup>th</sup> 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 Originally made up of four separate lots, it is currently laid out as two offices on long-term leases.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 1<sup>st</sup> 2028, while the second is leased for €4,065 excl. VAT until April 1<sup>st</sup> 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



CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 122.61m²  
Nb. of bathrooms : -  
Equipped kitchen : Non

**Immoneuf**

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**26 26 40**

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**<https://www.immoneuf.lu/detail-2234835>**