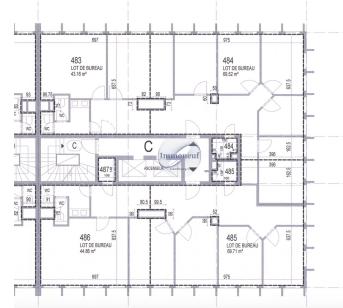




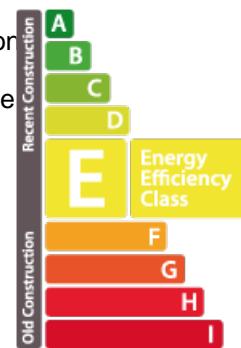
**Office**  
122.61m<sup>2</sup>  
Luxembourg-Centre

**1 173 000€**



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 m<sup>2</sup> 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 Originally made up of four separate lots, it is currently laid out as two offices on long-term leases.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 class



### CHARACTERISTICS

Number of pieces : -

Nb. chamber (s) : -

Area : 122.61m<sup>2</sup>

Nb. of bathrooms : -

Equipped kitchen : Non

#### ✓ Immoneuf

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