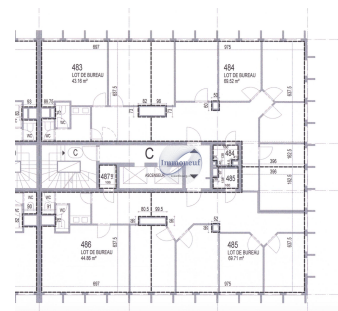




**Office**  
230m<sup>2</sup>  
Luxembourg-Centre

**2 200 000€**

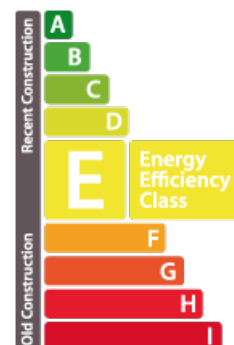


## DESCRIPTION

Exceptional Opportunity at the Forum Royal, Luxembourg Located in the Forum Royal, across from the Hôtel Royal and in downtown Luxembourg, this property offers a net floor area of 230 m<sup>2</sup> and occupies a corner unit on the fifth floor, giving it a particularly pleasant layout. Originally comprising four units, it is now configured as two offices currently leased with leases running until March 1, 2027, and April 1, 2028. This layout offers flexibility, as the spaces can be combined or kept separate depending on your project—whether residential or commercial—thanks to the property's mixed-use status. Thanks to its numerous windows all around, the property enjoys beautiful natural light throughout the day, as well as an unobstructed view due to its location on a high floor. This is a rare property, ideally situated in a sought-after neighborhood, offering both a central location and significant potential for renovation. For further information or to schedule a viewing, please contact us at 26 2...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 230m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

✓ Immoneuf

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🌐 <https://www.immoneuf.lu/detail-2234858>