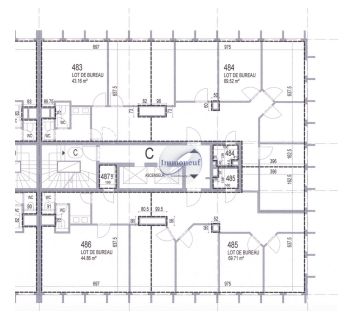




**Office**  
230m<sup>2</sup>  
Luxembourg

**2 200 000€**

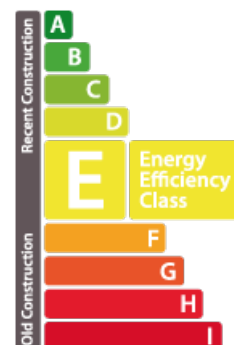


## DESCRIPTION

Exceptional opportunity at Forum Royal, Luxembourg Located in the emblematic Forum Royal, opposite the Hôtel Royal and in the heart of Luxembourg, this unique property offers a net surface area of 230 m<sup>2</sup>, occupying the entire corner of the fifth floor. Originally made up of four separate lots, it is currently laid out as two offices on long-term leases. Spaces can be combined 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, expiring on March 1, 2027, while the second is leased for €4,260 excl. VAT until April 1, 2027. The leases, which are indexed, provide a total rental income of €7,743 excl. VAT per month, offering excellent profitability for investors. With its many windows all around, this property benefits from exceptional natural light and offers unobstructed views, thanks to its elevated location. This is a rare opportu...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

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



**Immoneuf**



**28, rue des Bains L-1212**



**26 26 40**



**immoneuf@pt.lu**



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