

OFFICE

LUXEMBOURG

REF. 9272

1 750 000€

160 m² surface (m²)



Office for sale in Luxembourg - 160m²

Located at 6 Avenue Marie-Thérèse, in the heart of one of Luxembourg City's most established addresses, your Unicorn Real Estate agency is offering this exclusive, characterful space, which occupies the entire first floor of an elegant and perfectly maintained building.

Currently fitted out as offices, the property appeals with its balanced volumes, rational layout, and high-quality renovation. The property has a gross surface area of approximately 180 m² and a net surface area of approximately 160 m², offering bright and functional workspaces.

Thanks to its layout and location, this property offers great flexibility of use, both for high-end professional activities and for conversion into residential accommodation, subject to the necessary authorizations.

Two private parking spaces in the first basement complete this rare property, located in the immediate vicinity of the city center, institutions, shops, and major transport links.

A confidential and sought-after property, aimed at a demanding clientele looking for a quality asset in the heart of the capital.

For more information or to arrange a viewing, please do not hesitate to contact us on +352 26 54 17 17.

FEATURES

Reference : 9272

Surface (m²) : 160 m²

Animals accepted : oui

Separate WC : oui

Number of pieces : 6

Availability : immédiate

Underground parking : 2

Video phone : oui



18, rue du Marché-aux-Herbes
L-1728 Luxembourg
Grand Duché du Luxembourg

T. +352 26 54 17 17

T. +352 26 53 25 36

info@unicorn.lu
www.unicorn.lu

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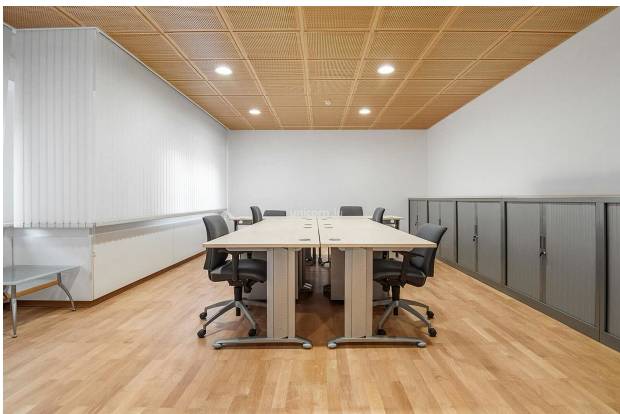
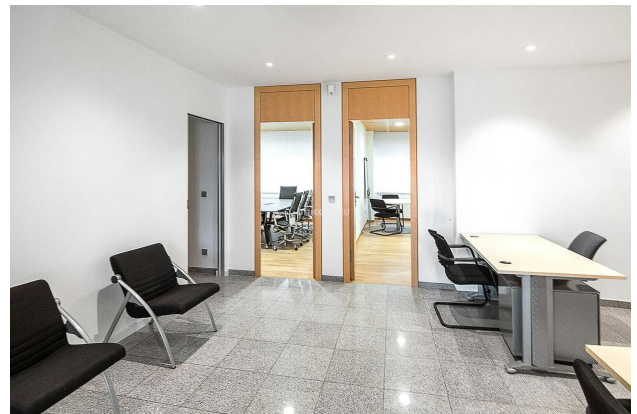
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PHOTOS



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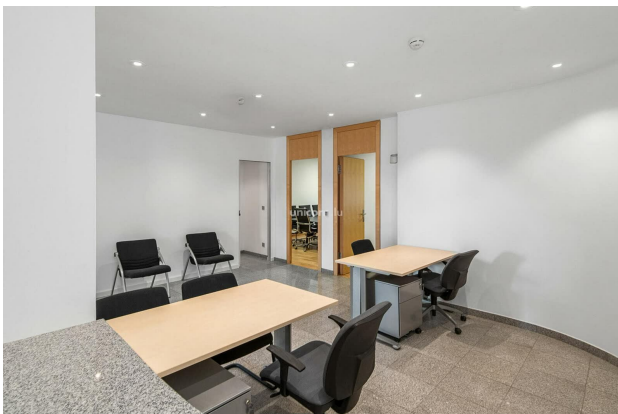
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<https://unicorn.hosting-meta.lu/detail-9272-vente-bureau-luxembourg>



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