







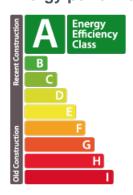


### **DESCRIPTION OF THE PROPERTY**

CASCO OFFICE OPPORTUNITY: INVESTORS AND ENTREPRENEURS - HURRY UP GREAT LOCATION - MAMERCONTACT US: +352 661705033 352 661333370contact@hd33.luDELIVERY in the coming months. February 2026Close to the European School and Luxembourg CityOffice (CB02) 116 m² weighted, 108.10 m² (habitable) with a terrace and private garden, cellar and five indoor parking spaces (Possibility of acquiring more as needed)The office is sold in CASCO condition, ready to be customized to the buyer's specifications, with the main structures completed but requiring interior finishing.

### **ENERGY PASS**

# **Energy performance**



### **CO2** emmissions



## **SPECIFICATIONS**

Number of pieces : - Nb. of bedroom(s) : -

Area: 116m<sup>2</sup>

Number of bathrooms : - Equipped kitchen : Non

- ✓ Huyghe Dubois Sàrl
- **284 825 086**
- https://www.hd33.lu/en/detail-796