



## DESCRIPTION OF THE PROPERTY

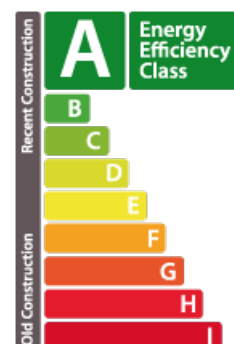
**CASCO OFFICE OPPORTUNITY: INVESTORS AND ENTREPRENEURS - HURRY UP GREAT LOCATION - MAMER** CONTACT US: +352 661705033 +352 661333370 [contact@hd33.lu](mailto:contact@hd33.lu) DELIVERY in the coming months. February 2026 Close to the European School and Luxembourg City Office (CB05) of 99.45 m<sup>2</sup> weighted, 92.80 m<sup>2</sup> (habitable) with a terrace and a private garden, a cellar and three 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.

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 99m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### CO2 emissions



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