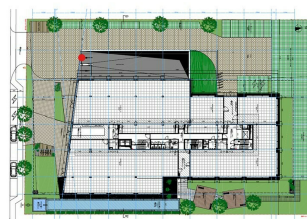




Plan RDC

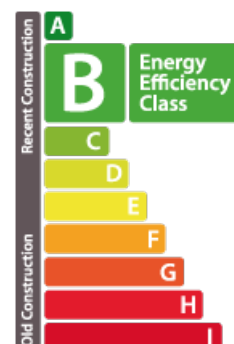


## DESCRIPTION OF THE PROPERTY

HD33 Real Estate offers you this superb office development to be built in Windhof on a 4,344 m<sup>2</sup> plot. Very well located, close to freeways and all amenities. The office building comprises a first floor, 4 upper floors and 3 basement levels. Total gross floor area is 13,867 m<sup>2</sup>, gross floor area above ground: 6,816 m<sup>2</sup>. The first floor is free and still available for sale at a price of €9,426,052.00 excluding 17% VAT. The net surface area of the first floor is 1,350.64 m<sup>2</sup> (gross floor area: 1,624 m<sup>2</sup>). This represents a price of €5,550/m<sup>2</sup> excluding 17% VAT. It offers maximum flexibility and can be divided into 5 zones. The total sale price of €9,426,052.00 excluding VAT also includes 46 indoor parking spaces in basement -1 and 3 outdoor parking spaces. This is a low-consumption building with an EPC BB rating. Contact@hd33.lu Alban Huyghé : +352 661 705 033 Dino Backes: +352 661 333 370

## ENERGY PASS

### Energy performance



## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 1351m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449

📞 284 825 086

✉ contact@hd33.lu

🌐 <https://www.hd33.lu/en/detail-812>