

## Bureau à louer 260.00 m² 3 chambre(s) Luxembourg-Belair

# 4 200 € / Month







#### DESCRIPTION

\*\*\*RENTED\*\*\*Direct Contact: +352 691 744 110 – Sylvain LEMOINEBehind a discreet fa?ade, in one of the capital's most sought-after districts, a rare opportunity opens up for flexible and refined professional use. Spread across three levels and served by a private elevator, this townhouse offers a work environment that is both structured, bright, and inspiring.Perfect for any company looking for a distinctive setting, this space combines the intimacy of a house with the volumes and features expected of a professional address.It is composed as follows:1st floor:Entrance hallCentral hallwayLarge 28 m? room (ideal for executive office or meeting room) with ensuite bathroom and toiletSeparate WCShower room (ideal for staff or client use)16 m? office with access to a 12.5 m? south-facing terrace10 m? office2nd floor:Separate kitchen with adjoining laundry roomVestiaire and guest WCOpen space of 50 m? (ideal for flex office workstations, conference area, or team collaboration)3rd...

### **DETAILS DU BIEN**

Nombre de chambre(s): 3 Parking(s): Surface: 260.00 m<sup>2</sup> Parking collectif: -

Terrain : 
Balcon : 
Terrasse : oui

Année de construction : 
Disponibilité : imm?diate

Nombre d'étage : 3

Jardin : **oui** Etage : Garage(s) : Parking(s) souterrain(s) : 
Etage : Rénové : **non**Meublé : **non** 

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https://www.remaxforum.lu/