INVESTMENT PROPERTY

LUXEMBOURG

REF. 7105

SOLD

5 bedrooms
601.71m² Surface (m²)



In a protected part of the city, in the heart of Luxembourg-Centre's pedestrian zone on Rue Beaumont, your Unicorn real estate agency offers for sale an exceptional mixed-use building suitable for retail, office and residential use.

Rising over 4 levels, this elegant residence with a net surface area of 601.71m2 and undeniable cachet is ideal for investment.

On the first floor, a shop. Rising over 3 usable levels of 295m2, it dazzles with its top-of-the-range finishes housing the most prestigious brands. And with good reason, since it has been completely renovated, despite its restored period marvels, it offers its tenant the opportunity to showcase his products and welcome his customers in total discretion.

On the second and third floors, two apartments of 107.38m2 and 127.68m2. They comprise a living room, a fully-equipped, top-of-the-range kitchen, 2 bedrooms each with private bath/shower, dressing room, courtesy toilet and private laundry room.

In the attic, a 62.53m2 apartment comprising a living room, a top-of-the-range, fully-equipped kitchen, a beautiful bedroom with mezzanine, an office area, dressing room, courtesy toilet, private laundry room, and a magnificent 17m2 terrace.

Summary of floor space:
Commercial premises: 315M².
1st floor: 2-bedroom apartment: 110.6 M² (110 sq. ft.)
2nd floor: 2-bedroom apartment: 128 M² (128 sq.ft.)
Attic: 1-bedroom apartment: 86.14m2

For more information or to arrange a viewing, please contact us today on +352 26 54 17 17.

https://www.unicorn.lu/en/detail-7105-vente-immeuble-de-rapport-luxembourg

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