# OFFICE

## LUXEMBOURG

**REF. 9272**

## 1 750 000 €

160m² Surface (m²)



Located at 6 Avenue Marie-Thérèse, in the heart of one of Luxembourg City's most established addresses, your Unicorn Real Estate agency is offering this exclusive, characterful space, which occupies the entire first floor of an elegant and perfectly maintained building.

Currently fitted out as offices, the property appeals with its balanced volumes, rational layout, and high-quality renovation. The property has a gross surface area of approximately 180 m² and a net surface area of approximately 160 m², offering bright and functional workspaces.

Thanks to its layout and location, this property offers great flexibility of use, both for high-end professional activities and for conversion into residential accommodation, subject to the necessary authorizations.

Two private parking spaces in the first basement complete this rare property, located in the immediate vicinity of the city center, institutions, shops, and major transport links.

A confidential and sought-after property, aimed at a demanding clientele looking for a quality asset in the heart of the capital.

For more information or to arrange a viewing, please do not hesitate to contact us on +352 26 54 17 17.

https://www.unicorn.lu/en/detail-9272-vente-bureau-luxembourg

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