

supereal.



Lux.-Belair

office
500 m²
9.900 €

For rent by Supereal. Rare Opportunity – Flexible 500 sqm office space in Luxembourg-Belair!

Discover this unique space for rent, set back from Route d'Arlon, ready to be shaped according to your vision in a rare and privileged setting, offering calm and privacy.

With no overlooking neighbors and complete discretion, this fully open 400 sqm space, which has previously accommodated up to 80 people, offers total flexibility in layout: offices, workshop, creative studio, coworking... everything is possible! A fully equipped professional kitchen is already in place, ideal for daily use or for hosting events.

Also included are ten outdoor parking spaces and access to a garden that can be arranged as needed. An indoor garage is also available for rent.

The property is located at 251 Route d'Arlon in Luxembourg, a strategic location at the crossroads of residential neighborhoods and major business hubs. The area is highly sought-after by companies looking for a high-quality professional environment, with immediate proximity to the city center, the A6 motorway, and major thoroughfares. The site is also very well served by public transport, with several bus stops within walking distance (direct lines to the city center, train station, and business districts). An ideal location combining accessibility, comfort, and strong professional presence.

If you need any further information or an estimate of your property, don't hesitate to contact our great team! Supereal. smart real estate services.

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À louer par Supereal. Opportunité rare – Bureau modulable de 500 m² à Luxembourg-Belair !

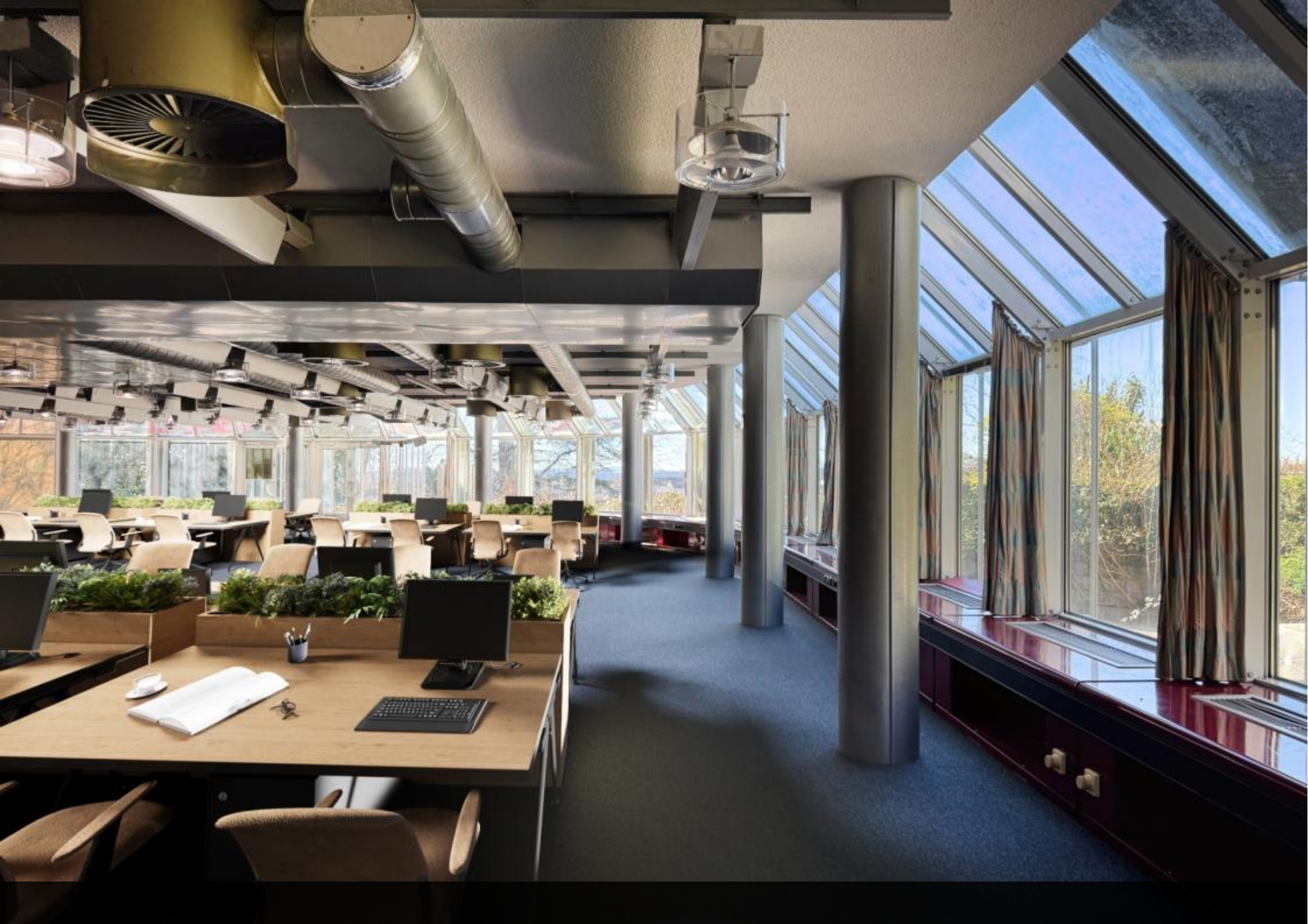
Découvrez ce lieu unique à louer, en retrait de la route d'Arlon, à façonner selon votre vision, dans un cadre rare et privilégié, offrant calme et confidentialité.

Sans vis-à-vis, pour une confidentialité totale, cet espace de 500 m² entièrement ouvert et ayant accueilli jusqu'à 80 personnes, offre une liberté totale d'aménagement : bureaux, atelier, studio créatif, coworking... tout est possible ! Une cuisine professionnelle est déjà en place, idéale pour un usage quotidien ou pour accueillir des événements.

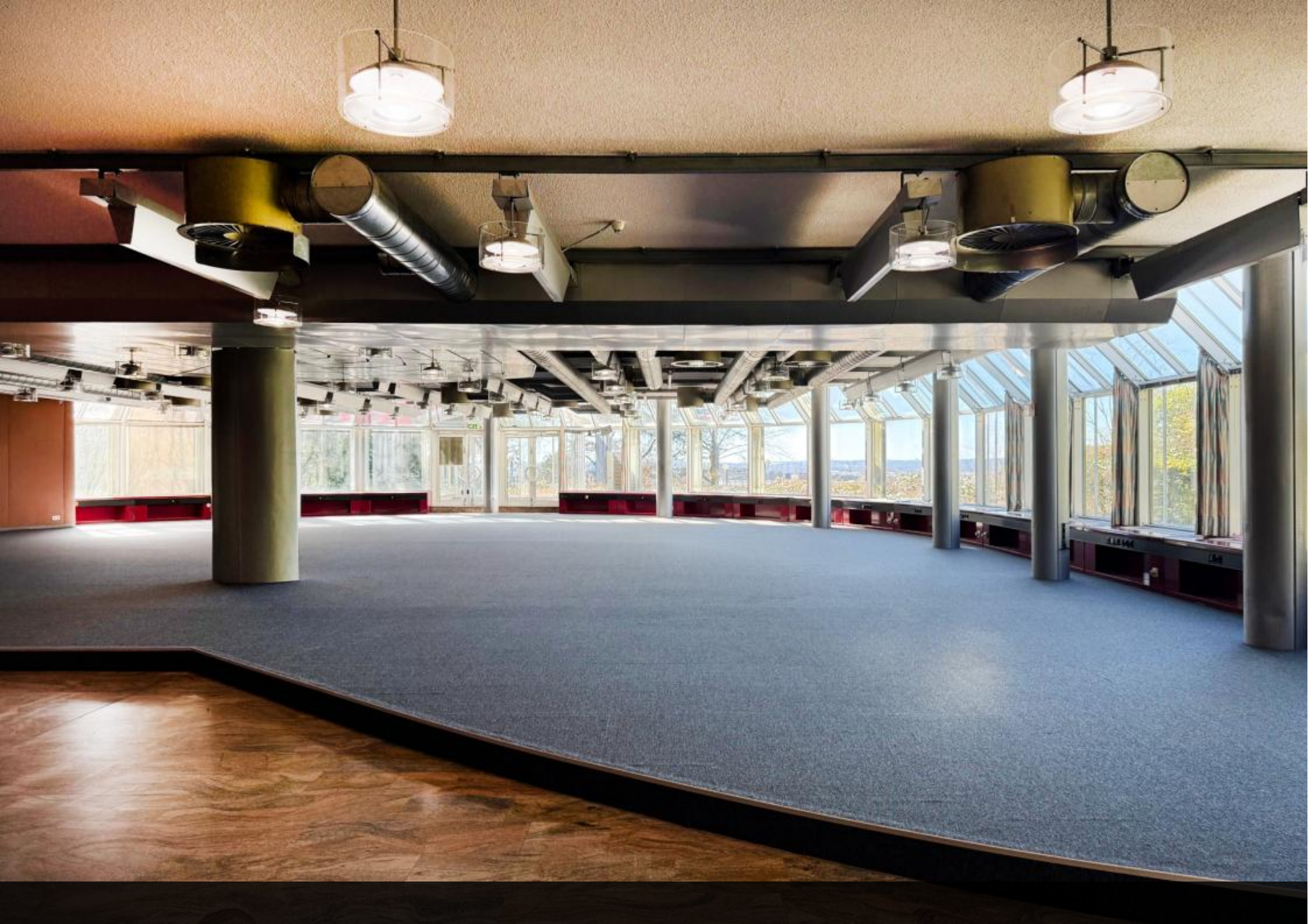
À disposition également, dix emplacements de stationnements extérieur, un accès à un jardin à aménager au besoin. Possibilité de louer un garage intérieur.

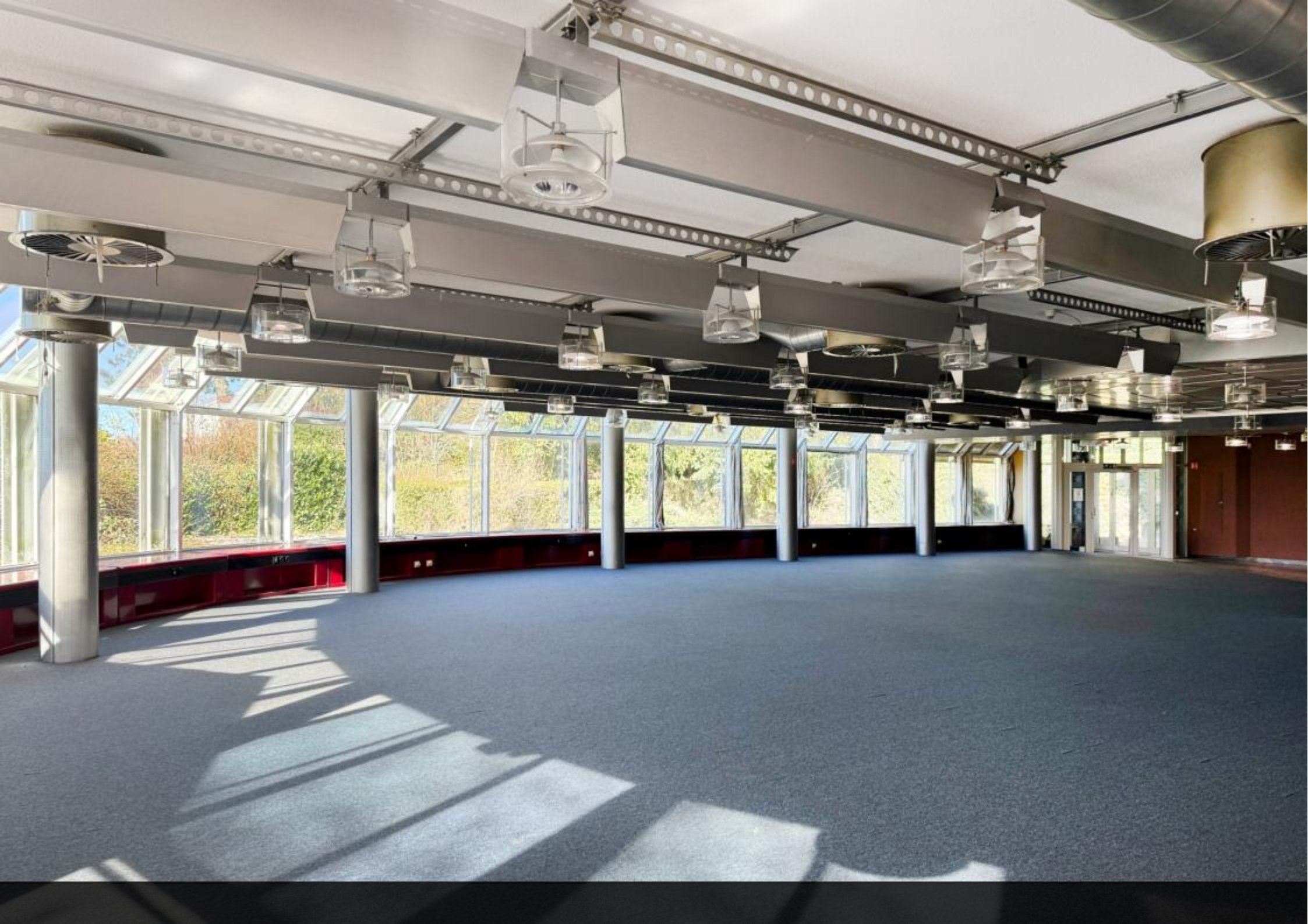
Il se trouve au 251 route d'Arlon à Luxembourg, une localisation stratégique à la croisée des quartiers résidentiels et des axes professionnels de la capitale. La zone est particulièrement prisée par les entreprises recherchant un environnement professionnel de qualité, à proximité immédiate du centre-ville, de























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