

supereal.



Bonnevoie

office

110 m²

795.000 €

For sale by Supereal. Transformable apartment into a versatile office space in the heart of Bonnevoie!

This spacious 110 sqm apartment offers exceptional potential as a versatile office space. Currently configured with 2 bedrooms, a living room, and a kitchen, this apartment can be easily transformed into a modern office environment accommodating up to 3 separate workspaces.

Situated on the 4th floor, the apartment's entrance is particularly well-suited to serve as a welcoming waiting area for clients and visitors. Furthermore it features a bathroom with toilet, a storage/laundry room, a separate toilet as well as a cellar in the basement.

In summary, this property possesses tremendous potential as an office space, boasting a prime location and flexibility in room allocation, making it an ideal choice for businesses seeking an adaptable and professional workspace.

For an additional 60.000€ an indoor parking space is also available.

Available immediately.

Bonnevoie has a new look, thanks to its proximity to Cloche d'Or and the city centre, its amenities, bars and restaurants as well as its excellent access to the public transportation including the Tram and the train station. This building is actually located next to the new "Brooklyn" project, which aims to share space between different functionalities that add up and complement each other : 120 housing units, ± 5,000 sqm of offices and ± 500 sqm of shops will see the light of day by 2025. We can indeed speak of a new rise for Luxembourg city.

Fees are paid by the seller. Please contact our fantastic staff if you require any additional information or a property estimate! Supereal. smart real estate.

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À vendre par Supereal. Appartement transformable en un espace de bureau au coeur de Bonnevoie !

Bénéficiant d'un emplacement idéal, ce spacieux appartement de 110 m² offre un potentiel exceptionnel en tant qu'espace de bureau polyvalent. Actuellement configuré avec 2 chambres, un salon et une cuisine, il pourra accueillir jusqu'à 3 espaces de travail séparés.

Situé au 4^{ème} étage, l'entrée de l'appartement est parfaitement adaptée pour servir de salle d'attente. De plus, il dispose d'une salle de bain avec WC, d'un débarras/buanderie, d'un WC séparé ainsi que d'une cave en sous-sol.























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