

# A VENDRE



## Shop

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- Additional costs : 2200.00 €
  - Surface : 573 m²
  - Availability : immediately
  - Reference : 2743673
  - Year of constr. : 1975
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**Price :**  
**3.700.000 euros**

**Surface :**  
**573 m2**

**Commercial space for sale in Luxembourg-Dommeldange.**

Located in Luxembourg-City, specifically the area of Dommeldange, we offer a ground floor office for sale at the iconic 'Terraces of Europe'. Designed by the celebrated architect Neufert there's a total of 235 residential units in this apartment block, offering a high amount of footfall to surrounding businesses. Also within the vicinity, is the exclusive Hilton hotel.

**Available space = 500m2**

**Private south facing terraces (only accessible by this office) = 66m2**

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This commercial space is accessible directly from the street/pavement without having to first enter the apartment block. The space is laid out as follows:

- 1 large open space
- 9 air-conditioned individual offices with access to the south facing terraces
- Archives
- Air-conditioned IT room
- 2 toilets
- 1 kitchenette

An additional 62m<sup>2</sup> conference room, belonging to the co-ownership of the building, can be rented via a long-term lease if required.

Free access to the 20m long swimming pool located within this fantastic building.

Possibility to rent several parking spaces long-term.

Bus stop in front of the building and paid parking spaces available. The use of the swimming pool in the building is included.

Located on the edge of the city of Luxembourg, easily accessible from all major motorways. Easy access to the airport, only 10 minutes drive away.

"Following the accession of Denmark, Ireland and the United Kingdom to the European Community, the strong demand for housing led to a German company being requested, in 1973, to present a project for the construction of residential buildings." The Terraces of Europe are a stand-alone reference with Luxembourg.

Notice to Investors: Rental yield of 4.21% per annum.

Available immediately

Monthly advance on charges: â,-2'200

For more information, please contact B. Engel - 691 65 35 09