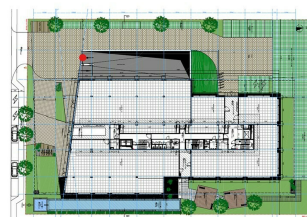




Plan RDC

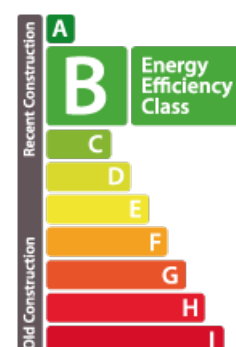


DESCRIPTION OF THE PROPERTY

HD33 Real Estate offers you this superb office development to be built in Windhof on a 4,344 m² plot. Very well located, close to freeways and all amenities. The office building comprises a first floor, 4 upper floors and 3 basement levels. Total gross floor area is 13,867 m², gross floor area above ground: 6,816 m². The first floor is free and still available for sale at a price of €9,426,052.00 excluding 17% VAT. The net surface area of the first floor is 1,350.64 m² (gross floor area: 1,624 m²). This represents a price of €5,550/m² excluding 17% VAT. It offers maximum flexibility and can be divided into 5 zones. The total sale price of €9,426,052.00 excluding VAT also includes 46 indoor parking spaces in basement -1 and 3 outdoor parking spaces. This is a low-consumption building with an EPC BB rating. Contact@hd33.lu Alban Huyghé : +352 661 705 033 Dino Backes: +352 661 333 370

ENERGY PASS

Energy performance



SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : -
Area : 1351m²
Number of bathrooms : -
Equipped kitchen : Non

✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**

📞 **284 825 086**

✉ **contact@hd33.lu**

🌐 **<https://www.hd33.lamano.lu/en/detail-812>**