



€ 135.000 | ELSENE | REF. 7335925



LIVING SURFACE

32 m<sup>2</sup>

## Luxembourg/Flagey district, “EUROCROWN” Project - NEW COMMERCIAL OR OFFICE SPACE in a completely renovated building (attractive tax terms)

 **Rue du Trône 176, 1050 Elsenne**

Benefit from an excellent location, between Place Luxembourg and the lively Place Flagey district, with the new project “EUROCROWN”. This retail or office space of 32 SQM, CASCO delivered, is located on the first floor of a completely renovated building. One of the 3 spaces offered has already found a buyer!

South facing, well lit, busy central business district.

This is a very successful project (including 10 new apartments on 4 floors), combining contemporary architecture with the latest construction techniques, in line with the 2025 energy standards.

NO parking in the building. No HORECA authorization.


Sale subject to registration fees (12.5%).

# Characteristics

## GENERAL

|                   |            |                |                              |
|-------------------|------------|----------------|------------------------------|
| Type              | commercial | City           | Elsene                       |
| Price             | € 135.000  | Living surface | 32 m²                        |
| Floors            | 4          | Available      | bij oplevering               |
| Construction year | 2025       | State          | New                          |
| Facades           | 2          | Kitchen (type) | not fitted                   |
| Heating (type)    | individual | Heating        | underfloor heating partially |
| Neighborhood      | central    | Neighborhood   | commercial environment       |
| Elevator          | ✓          | Double glass   | ✓                            |

## MANDATORY INFO

|                    |               |  |                           |
|--------------------|---------------|--|---------------------------|
| Building permit    | Not announced | Summons and recovery claim   | Not announced             |
| Urban destination  | Not announced | Pre-emption right  | Not announced             |
| Subdivision permit | Not announced |  Flood prone area | not located in flood area |

## FINANCIAL

