



€ 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 Elsene

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 m <sup>2</sup>
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	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

### FINANCIAL

