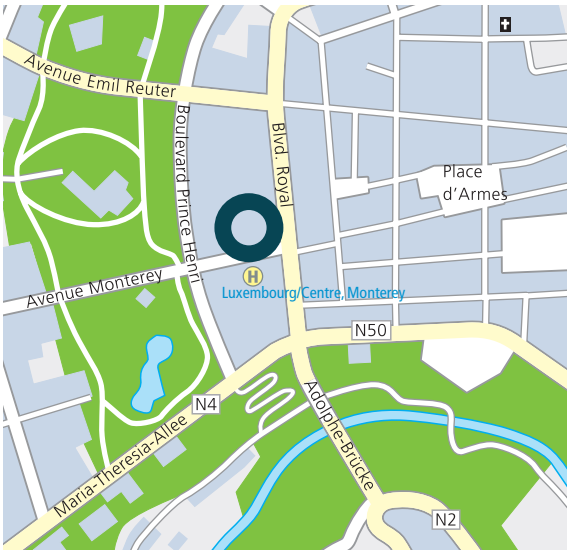


Royal Monterey.
26a, Boulevard Royal / 10,
Avenue Monterey. 2449 Luxembourg.



- Facts.
- Year built: 2009.
 - Upscale 9-storey office building.
 - Terraces on 4th, 6th and 8th floors.
 - Entrance to underground car park on Boulevard Royal.
 - Attractive lobbies.
 - Two addresses possible – on Boulevard Royal and Avenue Monterey.
 - Serviced by 2 passenger lifts.
 - Temperature controlled by cooling and heating ceilings.
 - Suspended ceiling with downlights in leased areas.
 - Office spaces fitted with carpeting on raised flooring.
 - Dividable into individual offices, group offices or open-plan offices.
 - 1 gas heating system.
 - 1 chilling group R 134.
 - 1 Ventilation group.



- Location.
- Right next to Place Hamilius and Boulevard Prince Henri.
 - Very good visibility due to the location on the corner of Avenue Monterey and Boulevard Royal.
 - Ideal location in downtown Luxembourg.
 - Very well connected to local public transport and private transport.
 - In the immediate vicinity of banks and financial institutions.
 - Hamilius bus and tram stops very close by.
 - Airport approx. 10 - 15 minutes away by car.
 - Extensive dining options very close by.
 - Exclusive shopping facilities very close by.

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Rental Space.

Floor	Total
8th	457 sqm
7th	538 sqm
6th	539 sqm
5th	691 sqm
4th	690 sqm
3rd	734 sqm
2nd	734 sqm
1st	723 sqm
Ground Floor	506 sqm
Total office space	5.612 sqm
Rental Space: Parking (ratio 1:119)	47 spaces
Archives	1.107 sqm

standard floor.



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This document is not contractual.