

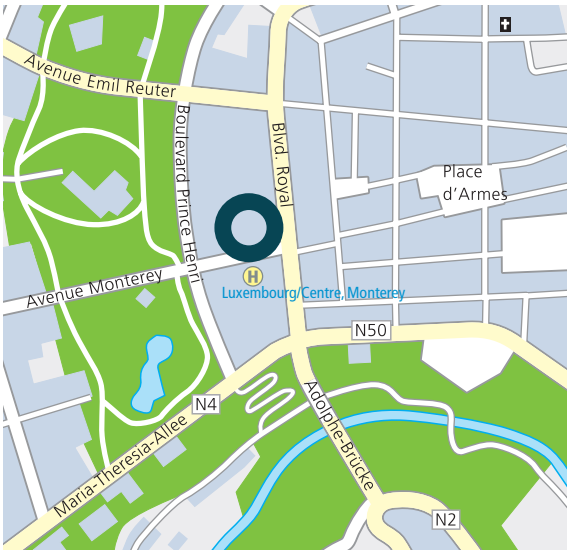
Royal Monterey.  
26a, Boulevard Royal / 10,  
Avenue Monterey. 2449 Luxembourg.





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          |
| <b>Total office space</b>           | <b>5.612 sqm</b> |
| Rental Space: Parking (ratio 1:119) | 47 spaces        |
| Archives                            | 1.107 sqm        |

standard floor.



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