

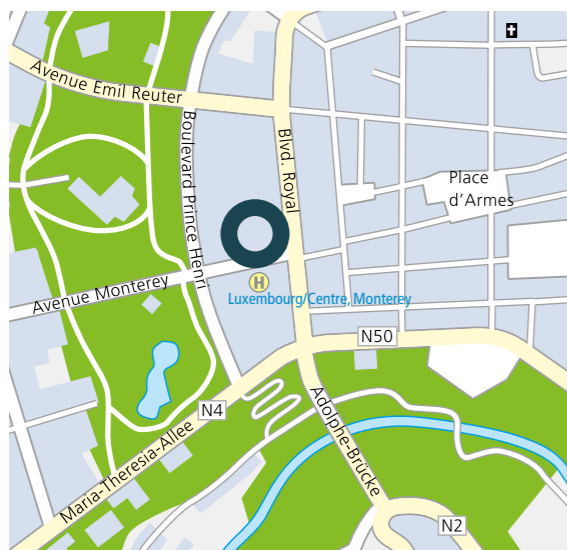
Royal Monterey.

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



Facts.

- Year built: 2009.
- Upscale 10-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 Boulevard Royal and Boulevard Prince Henri.
- Ideal location in downtown Luxemburg.
- Very well connected to local public transport and private transport.
- In the immediate vicinity of banks and financial institutions.
- Hamilius and Royal bus stops very close by.
- Kirchberg airport about 5–15 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
Parking (ratio 1:115)	49 spaces
Archives	1.107 sqm

standard floor.



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This document is not contractual.