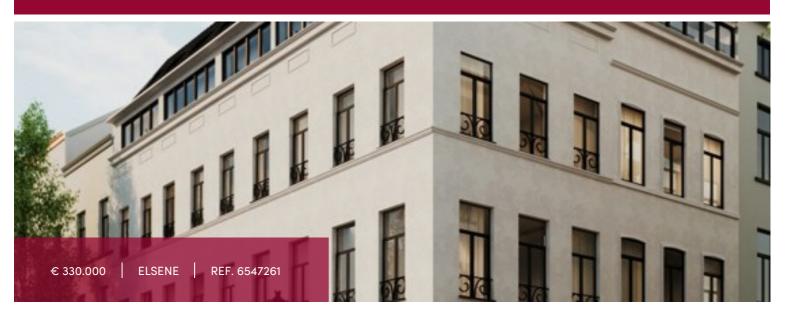


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Luxembourg/Flagey district, "EUROCROWN" Project - NEW COMMERCIAL OR OFFICE SPACE in a completely renovated building (attractive tax terms)

🧿 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 98 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%).



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Characteristics

GENERAL

Туре	commercial
Price	€ 330.000
Floors	4
Construction year	2025
Facades	2
Heating (type)	individual
Neighborhood	central
Elevator	~

City	Elsene
Living surface	98 m²
Available	bij oplevering
State	new
Kitchen (type)	not fitted
Heating	underfloor heating partially
Neighborhood	commercial environment
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 Not announced	Flood prone area not located in flood area

FINANCIAL



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