



€ 330.000 | IXELLES | REF. EUROCROWN-Commerce



LIVING SURFACE

93 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 Ixelles


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 93 SQM, CASCO delivered, is located on the first floor of a completely renovated building. 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	Business	City	Ixelles
Price	€ 330.000	Living surface	93 m <sup>2</sup>
Heating	Heat pump	Floors	4
Available	Free	Construction year	2026
Renovation year	2026	State	New
Facades	2	Double glazing	
Lift		Disabled access	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Movies	
Nursery		Secondary school	
Day care		Doctor	
Park		Supermarket	
Taxi		Metro	
Convention center		On main road	

## MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area Non-flood zone

## FINANCIAL

Price € 330.000
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