



HYGGE

📍 35 Avenue Monterey L-2163 Luxembourg

HYGGE

[/'hue - gah /] • **Danish**

a quality of cosiness and comfortable
conviviality that engenders a feeling
of contentment or well-being

GET IN MY HYGGE



Central location & mobility

- Enjoy proximity with the premium business avenue which is Boulevard Royal (1 min walk)
- Easy journey to the office thanks to a direct access to the tram and many bus lines (Hamilius stop), as well as Monterey and Hamilius public parkings



Neighbouring services & commodities

- There is no better location than the city center for all types of services. Good food, cafes, shops and many more!



Gardens & terraces

- Besides the fact that the building has a garden, 1 terrace on the 4th floor and 2 terraces on the top floor, put on your running shoes, or bring a picnic blanket to enjoy the city park

SEND ME YOUR LOCATION

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A strategic location in the heart of Luxembourg City.

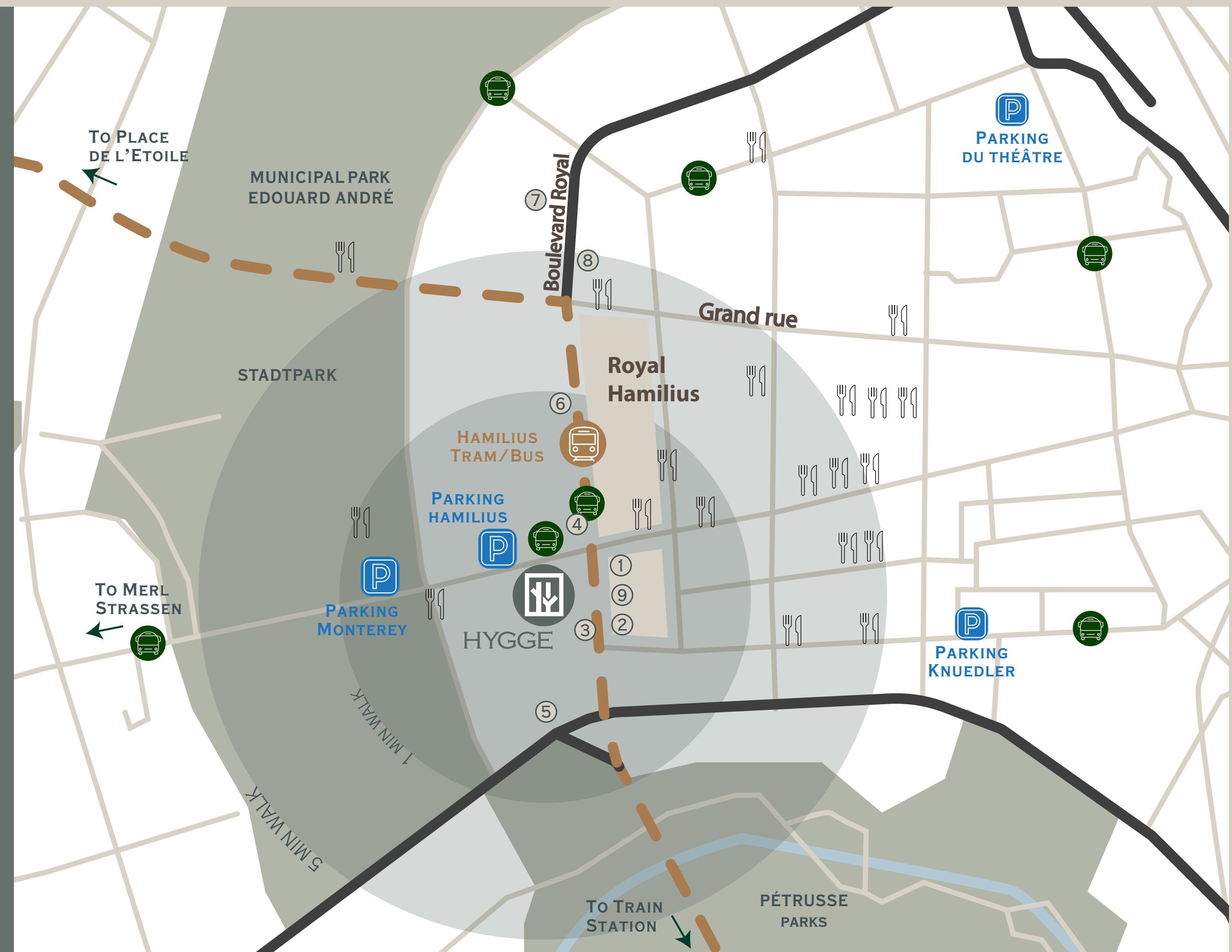
Home to prestigious tenants such as EQT, Oakley Capital Holding or Société Générale, the CBD is the most central point of Luxembourg.

A true crossroads of economic life, this district responds to all current challenges and offer you the best quality environment.

Proximity to the tram station, car parkings, restaurants, shops and public parks, will give you all the comfort you need.

- | | |
|--------------------------------------|------------------------|
| ① BGL BNP Paribas | ⑥ Société Générale |
| ② Bank of China | ⑦ Banque de Luxembourg |
| ③ Banque Raiffeisen | ⑧ Quintet Private Bank |
| ④ Banque Internationale à Luxembourg | ⑨ Spaces |
| ⑤ ICBC | |

-  Bus stop
  Tram stop
  Tram line





Floor	Type	Surface
6	Offices + 2 terraces	126.78 m ²
5	Offices	185.03 m ² (leased)
4	Offices	185.05 m ² (leased)
3	Offices	291.49 m ²
2	Offices	291.41 m ²
1	Offices	291.77 m ²
0	Offices + private garden	239.61 m ² 28.24 m ²
-1 to -3	Archives	104.27m ²
-1 to -3	Parkings	15 u.

INSIDE HYGGE



HYGGGE



Air conditioning



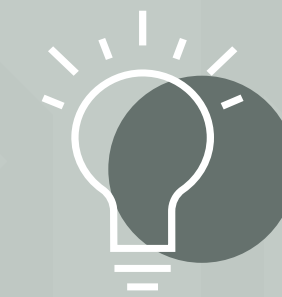
IT room on each floor



Flexible partitioning



Reversible ceilings



LED lamping



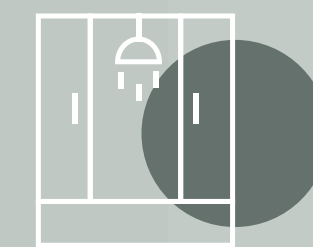
BREEAM



Private Garden



Terraces



Shower



Bike shed



WAITING FOR YOU
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