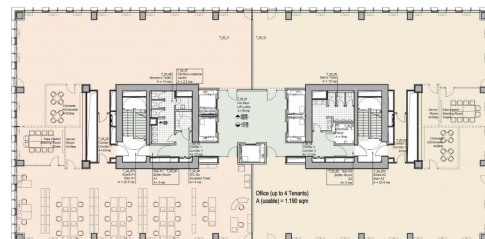
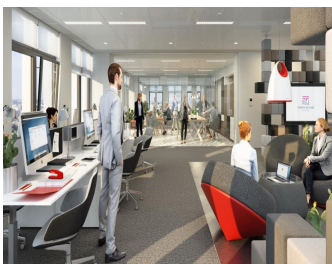
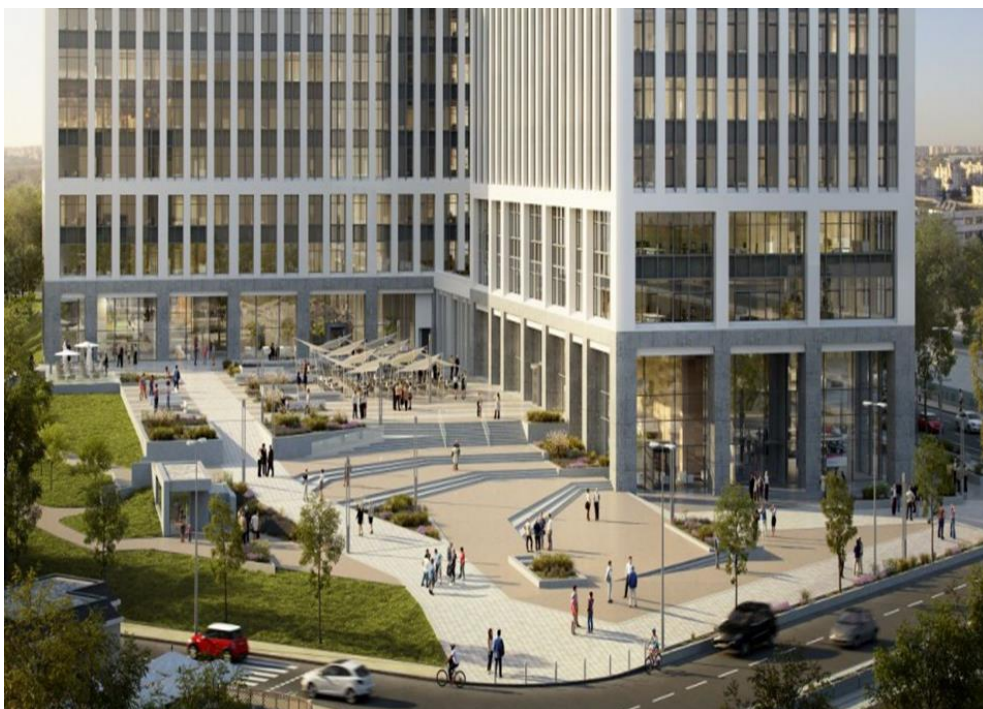


## Timpuri Noi

## Offices for Rent

### CARACTERISTICS

- ▶ **AREA:** Timpuri Noi
- ▶ **Usable surface:** 30000 sqm
- ▶ **Construction year:** 2017
- ▶ **Maximum height:** 2S+P+7E



### Layout

1st Phase:

A Building: 12.291 sqm

B Building: 17.269 sqm

Surface/ floor: 1,700 sqm

3 Buildings: 2B+GF+7F (50,000 sqm)

It will be developed in 2 phases.

Rental prices: 15 Euro/ sqm/month + VAT

Maintenance: 3.5 Euro/ sqm/month + VAT

### FINISHES/EQUIPMENT

- ▶ **Others:** Video Surveillance , Alarm system, Fire Protection, AC, Elevator, Internet and Voice Connection , TV Cable, Marmura, Sandstone, Faience, Insulated Windows

### DESCRIPTION

The office buildings are situated very close to Timpuri Noi Subway station and is a part from a very large project developed in that area. The location allows an easy access to Unirii Square and to many important road in Bucharest.

Additional information:

Office building benefiting of an easy access to all means of transportation and to all the important point of interest in the city.

Facilities:

- Good quality of finishes
- Lighted ornamental facade
- elevator with energy recovery capacity
- 2 power sources
- LED lighting
- fire fighting system
- HVAC system
- High power generator
- usable heights 3 - 4m/ level
- Green building

**15 EUR sqm + VAT**