REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT29461
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Militari

CARACTERISTICS

- **AREA**: Militari
- **Usable surface**: 28500 sqm
- **Land Surface**: 28500 sqm









DESCRIPTION

Land plot for sale situated in Iuliu Maniu Boulevard having 2 frontages: one to Iuliu Maniu Boulevard of 25 m and another one to Militari Residence of 78 m;
Location: The property is situated in western side of Bucharest, with easy access to all main road in the area;
Urbanism information:
Destination: according with the 6th District PUZ Coordinator the building is situated in M2 area - a mixt area situated outside the borders of the protected area, with building with continuous or discontinuous mode and maximum height set up at GF+14F.
Maximum POT =60% with the possibility to cover the courtyard for 75% with buildings with maximum 2 levels (8m) for commercial activities and concert halls.
For that kind of activities must be followed the beneficiary's specific rules and regulations.
Maximum CUT = 3 sqm/ ADC/ sqm of land.
On a part from the land plot area are 4 buildings:
a 3 * hotel - 23 rooms and 3 apartments with a total unfolded area of 1,825 sqm;
3 warehouses: total unfolded area of 4,960 sqm;
1st warehouse: area -1,160 sqm
2nd warehouse: area - 1,600 sqm
3rd warehouse: storage area - 2,000 sqm
office area: 200 sqm
Utilities: Electricity 220/380 - 250 KWA;
Water (from a deep shaft- 180 m);
Sewerage;
Gas;

255 EUR sqm **0.13 ETHEREUM sqm**

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Phone: 021.232.90.12, 021.232.90.88 /// E-mail: office@regatta.ro

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep