

## 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**

**0.08 ETHEREUM sqm**