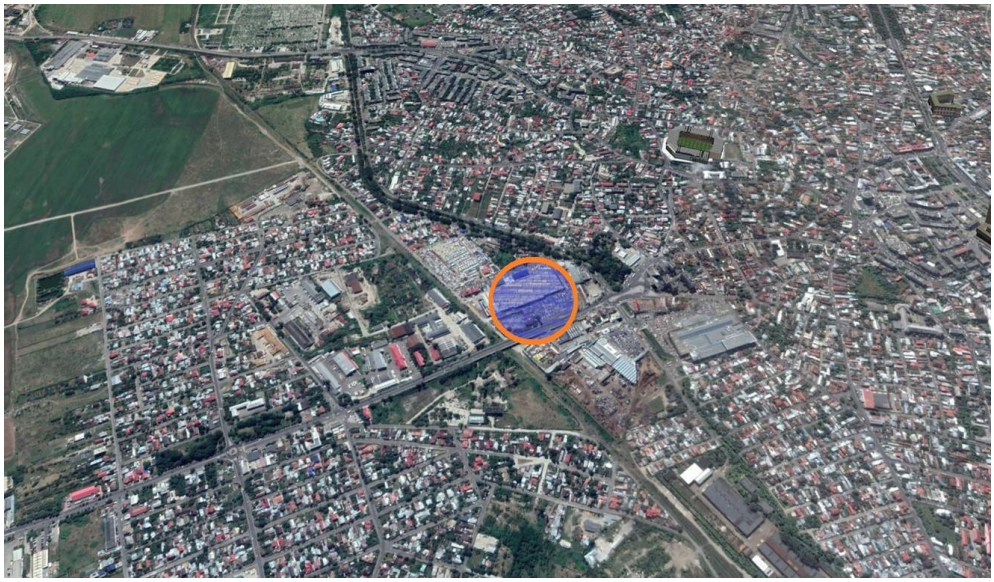
REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT32941
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Ploiesti | **Commercial Spaces**

CARACTERISTICS

- **AREA**: Ploiesti
- **Usable surface**: 3306 sqm
- **Land Surface**: 2600 sqm
- **Construction year**: 2008
- **Maximum height**: S+P+2









DESCRIPTION

Office/ Commercial building for sale, was built in 2008 and is situated in Ploiesti in eastern side of the city. In the immediate vicinity there are: Mall Afi Palace Ploiesti, Dedeman, Artsani.
The building is suitable for hypermarket, hospital/medical center, offices, showroom, casino, restaurant, commercial center etc.
Easy access due to the location next to the means of transportation (a station is at only 100 m distance from the building, for 4 buses).
Built in 2008
Total land plot: 2,600 sqm;
Total built area (B+GF+2): 3,306 sqm;
For the moment the building is rented as it follows:
Offices: 930 sqm
- Basement – 180 sqm
- Ground floor – 240 sqm
- 1 st Floor– 255 sqm
- 2nd Floor – 255 sqm

Showroom: 1.566 sqm
- Ground Floor – 485 sqm
- 1st Floor - 547 sqm
- 2nd Floor – 534 sqm

Commercial space: 865 sqm
Facilities:
B+GF+2F
- concrete platform for about 15 cars;
- spacial finishing: granite floor and marble, steel handrail, wooden carpentry;
- curtain walls and central skylight, which offers a lot of natural light;
- outside terraces;
- offices furnished and equipped;
- in the showroom each floor is “open-space”;

- the commercial space is open space but can be divided;
- toilets;
- electric doors at the main access, motion sensor;
- all utilities: electricity, water, gas, phone, fiber optical internet;
- air conditioning system
- Video monitoring system;
- Hydrants outside and inside;
- external sewage system for wastewater
- fire prevention system;
- burglar alarm system
- own transformer post of large capacity Energobit

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