REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT34243
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Cotroceni

CARACTERISTICS

- **AREA**: Cotroceni
- **Usable surface**: 40000 sqm
- **Parking places**: Da
- **Floor**: Etaj 2, Etaj 7
- **Maximum height**: 2S+P+10E









Layout

Available area:

2nd Floor: 1,242 sqm + 15 sqm terrace;

2nd floor: 1,480 sqm + 48 sqm terrace;

7th Floor: 1,100 sqm + 17 sqm terrace;

Total usable area phase 1: ~ 40.000 sqm

Rental prices:

16 € /sqm/month + VAT

7 € /sqm/month + VAT (terrace)

Maintenance: 3.5 € /sqm/month + VAT

FINISHES/EQUIPMENT

- **Others**: Video Surveillance , Security, Fire Protection, AC, Elevator, Internet and Voice Connection , Storage rooms, Administrare, Garage, Sandstone, Faience, Insulated Windows

DESCRIPTION

The project in Cotroceni is situated at only 10 minutes distance from Cotroceni Palace and Botanical Garden. The subway station " Academia Militara" which is under construction is situated at only a few minutes distance.
Additional details:
The exceptional location allows easy access to all the important point of interest in the city and to all means of transportation.
Facilities:

proiect cu certificare LEED PLATINUM
4-pipe fan coil HVAC system;
BMS;
access control and security staff available 24H;
PC and phone network;
glazed panel with U factor;
raised floor;
false ceiling with mounted diffusers;
3 m usable height;
9 elevators;
453 parking places
cafeteria, restaurant, interior courtyard with green alleys,
sprinkler system and smoke detectors;
car charging sockets;
biking tracks;
terraces and green area;
locker room and showers;

16 EUR sqm + VAT **0.01 ETHEREUM sqm + VAT**

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