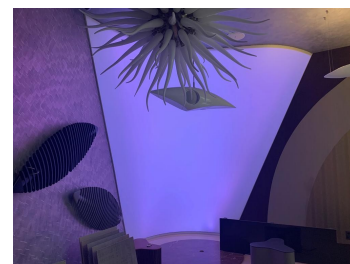
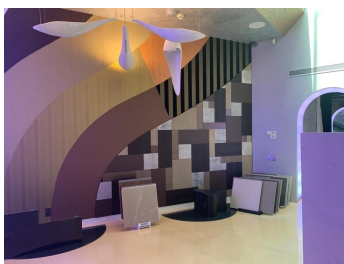
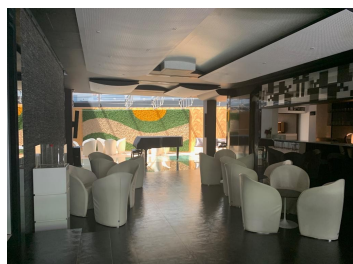


Dorobanti-Capitale

Offices for Sale

**CHARACTERISTICS**

- ▶ **AREA:** Dorobanti-Capitale
- ▶ **Usable surface:** 646 sqm
- ▶ **Maximum height:** S+P+3E



**Layout**

Surfaces:

The building is disposed on: B+GF+3F

Total usable area: 646 sqm

Basement: 165.45 sqm

Ground floor: 167.42 sqm

1st Floor: 112.50 sqm

2nd Floor: 114.16 sqm

3rd Floor: 87.03 sqm

**FINISHES/EQUIPMENT**

- ▶ **Others:** Video Surveillance , Fire Protection, AC, Elevator, Internet and Voice Connection , Insulated Windows , Faience

**DESCRIPTION**

The building is situated in the Bucharest`s heart between Victoriei Square and Dorobanti, offering an exceptional access to all the

important areas in the town. Design and execution supervision: Giugiaro Architecture, building and project signed Giugiaro. Unique facade, presented in the Giugiaro portfolio, exhibited at international fairs of architectural design with modern finishing and amenities, using an exquisite and unique concept, architecture and design.

**BUILDING`S FACILITIES:**

open space and flexible areas;

the basement and the ground floor offers large spaces for entertainment and showroom;

the building has a professional bar serving the events inside;

terrace on the top floor;

2 wash rooms on each floor;

automated electric fireplaces with remote control;

elevator from the basement to the 3rd floor;

PC and phone network and wiring;

smoke/ fire detectors;

optical fiber;

HVAC – optimal air conditioning system;

underfloor heating at the basement and ground floor;

1st, 2nd, 3rd Floor: fan coil underfloor heating system;

custom lighting system, light intensity, color;

video wall system with retractable projector and screen hidden in the ceiling;

high-performance Bose audio system for basement and ground floor (including bathrooms);

exterior and terrace sound architecture system with granite speakers and Carrara marble;

the best quality electrically operated blinds on all windows;

surveillance and burglary system for the whole building;