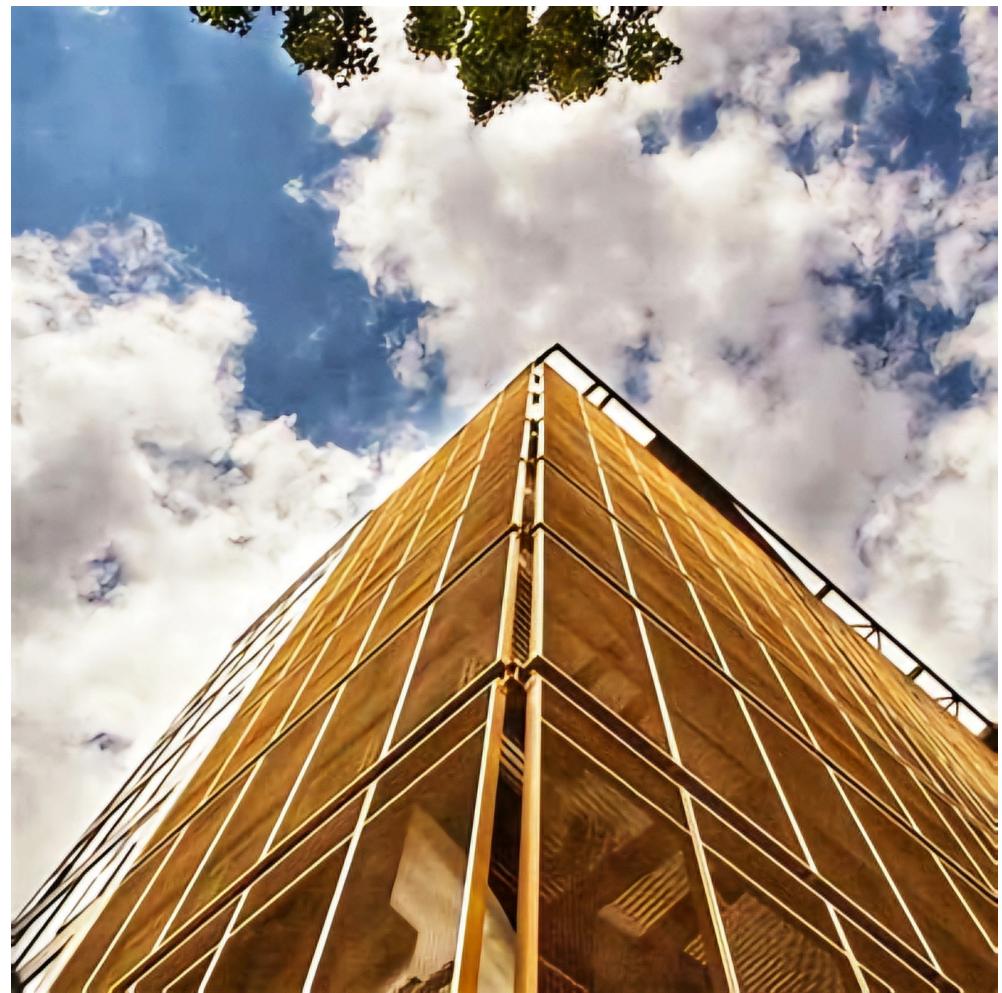


Amzei Square

CARACTERISTICS

- **AREA:** Amzei Square
- **Usable surface:** 522 sqm
- **Built surface:** 7199 sqm
- **Parking places:** 50
- **Floor:** Et.5
- **Construction year:** 2018
- **Maximum height:** 2S+P+7E+E.tehnic



Layout

Built area: 7,199 sqm

1st Floor: 255 sqm (available starting with July 2026)

5th Floor: 522 sqm (available starting with April 2026)

Rental prices:

21 Euro/sqm/month + VAT - office spaces;

10 Euro/sqm/month + VAT - terrace;

Maintenance:

4.5 Euro/ sqm/ month + VAT

150 Euro/sqm/month + VAT/ parking place

FINISHES/EQUIPMENT

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

DESCRIPTION

Office spaces for rent situated in Amzei Square at only a few minutes distance from Romana Square, benefiting of great visibility, a good pedestrian and car traffic, easy access to all means of transportation and to all the important point of interest in the city.

Facilities:

modern design, perfectly integrated in a historical area;

Ground floor usable height: 3.20 m;

Usable height per floor: 3.15 m;

2 elevators, video surveillance system 24H/24, fire prevention with 24H/24 monitoring system, sprinkler system and fire extinguishing with its own water reserve;

50 parking places;

BMS control for all the systems: HVAC, electricity, security, fire prevention;

2 sanitary groups and 2 kitchenette per each floor;

advanced metering for the consumption of electricity and water, including for each tenant.

partitioning possibility;

large terraces, reception;

top terrace with panoramic views of the city;

reception;

safety generator;

transformer (transformation post)

the parking is equipped with charging infrastructure for electrical vehicles.

21 EUR sqm + VAT

0.01 ETHEREUM sqm + VAT