REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40136
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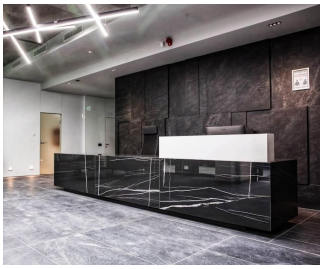
Amzei Square

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**

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