REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40473
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Otopeni

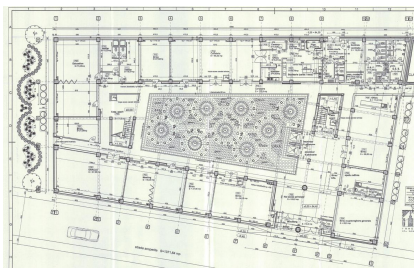
CARACTERISTICS

- **AREA**: Otopeni
- **Usable surface**: 13954 sqm
- **Land Surface**: 23229 sqm









DESCRIPTION

Theproperty offered for sale is located in Otopeni City, with facile access from Bucharest and close to the Henry Coanda International Airport. It is in a mixed commercial and residential area.
The property consists in 2 Office buildings, Data Center building, Warehouse, Parking lot and an additional plot of land:
Office building B1 – GF + 3 F = 5,089 sq. m;
Office building B2 – GF + 3 F = 4,943 sq. m;
Data Center building – GF + 3 F = 1,492 sq. m;
Warehouse – GF + 1F = 2,111 sq. m;
Technical building = 316 sq. m;
Parking lot = 8,595 sq. m;
Land = 14,634 sq. m;
TOTAL BUILDINGS SURFACE = 13,954 sq. m
TOTAL LAND SURFACE = 23,229 sq. m
B1 OFFICE BUILDING, ground floor and 3 upper floors
Building completion year: 2008
Size of the building: 5,089 sq. m
Typical floor layout: 1,450 sq. m

B2 OFFICE BUILDING, ground floor and 3 upper floors
Building completion year: 2008
Size of the building: 4,943 sq. m
Typical floor layout: 1,343 sq. m

DATA CENTER BUILDING, ground floor + 3 upper foors
Building completion year: 2008
Size of the building: 1,492 sq. m
Typical floor layout: 373 sq. m

WAREHOUSE with OFFICE SPACES, ground floor and partially 1 upper floor
Building completion year: 2008
Size of the building: 2,111 sq. m
Ground floor layout: 1,883 sq. m
1st floor layout: 207 sq. m

POWER CONNECTION
3 power station x 2.5 MW;
3 power generators x 1,000 kva;
The characteristics of the power connection offers the property and, especially, the Data Center, a major advantage over the similar facilities in Bucharest and around it.

GAS CONNECTION used for heating
3 heating station;
WATER
The property has his own deep wells and a waist water treatment plant and has Fire Safety Authorization.

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