REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40661
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# Universitate

## CARACTERISTICS

- **AREA**: Universitate
- **Usable surface**: 515 sqm
- **Floor**: 1, 2
- **Maximum height**: D+P+2E+M







| Text | New building | Front building | Total |
|---|---|---|---|
| Ground Floor | 185 | 210 | 395 |
| 1. Floor | 256 | 208 | 464 |
| 2. Floor | 259 | 211 | 469 |
| 3. Floor: | | | |
| -Office | 212 | 39 | 250 |
| -Terrace | 36 | 100 | 135 |
| 4. Floor: | | | |
| -Apartment 1 | 81 | | 81 |
| -Apartment 2 | 142 | | 142 |
| -Terrace | 13 | | 13 |
| 5. Floor: | | | |
| -Terrace | 167 | | 167 |
| Basement: | | | |
| -Office | | 190 | 190 |
| -Parking | 296 | | 296 |
| -Bunker | | 65 | 65 |
| Grand total | 1.646 | 1.022 | 2.668 |

## Layout

1st Floor: 256 sqm

2nd Floor: 256 sqm

Maintenance open book: 4.5 Euro/ sqm/ month + VAT

## DESCRIPTION

The location is very near the city center – By foot around 10 minutes. In car less than 5 minutes dependent on traffic. You can arrive in city center by Metro - Universitate.
The final design offers modern class A+ offices, office apartments and terraces, comfort, and style.
A+ Office building in the center of  Bucharest
New property with style and charm
Central location
Modern offices
Underground parking
Open space areas
Office apartments

The building has nice big open space office rooms.
Separate offices and meeting rooms can be made according to tenants needs.
On top of the building, there are open terraces made to ensure the possibility of a break or a meeting in open air.
• The apartments are suitable for offices where more people need separate rooms.
• The terraces give a fantastic opportunity to have outdoor breaks or meetings.

**Luxury finishes**

The building has luxury finishes, the office spaces have coffered ceilings, 12-cm high raised flooring (marble at the ground floor) allowing for the installation of the sockets in any position. The access doors to the offices have cured glass panels and are equipped with an access control system.

**Heating and ventilation**

Each main area is equipped with individual power meters. The heating is based on a gas heating station. The air conditioning system is centralized via an outer chiller and remote-control fan coil units mounted in the false ceiling. The fresh air ventilation system is equipped with a pre-heating battery. The spare generator and the UPS installed on each floor add to the safety and energetic independence in the case of power failures.
The office apartments
The apartments on the last floor are fitted with equipped kitchens, Merbau solid wood flooring, central and under-floor heating.

**Technical facilities**

Elevators and underground parking
The building has video surveillance, monitored anti-burglary system, access control, fire system, telecommunication and PC infrastructure, facilities for people with disabilities, elevator, reception hall, outdoor lighting, security, and underground parking lot.

**11.50 EUR sqm** **0.01 ETHEREUM sqm**



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