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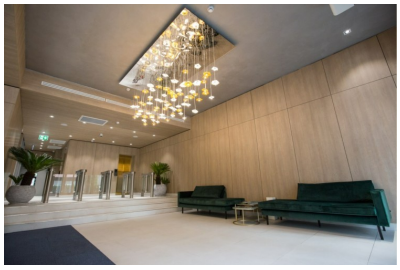
Mihai Eminescu

CARACTERISTICS

- **AREA**: Mihai Eminescu
- **Parking places**: 81
- **Floor**: Et. 4, Et. 5
- **Maximum height**: 2S+P+M+7E









Layout

Available area:

4th Floor: 500 sqm (200 sqm + 300 sqm)

5th Floor: 300 sqm

120 Euro/ place - parking places + VAT

Maintenance:4.2 Euro/sqm/month + VAT

FINISHES/EQUIPMENT

- **Others**: Video Surveillance , Alarm system, Fire Protection, Security, AC, Elevator, Internet and Voice Connection , Scara de serviciu, Insulated Windows , Faience, Sandstone, Parquet, Garage

DESCRIPTION

Office building for rent situated in a great central location, in Eminescu area, at only few minutes distance from Romana Square, benefiting of great visibility, pedestrian and car traffic and easy access to all means of transportation. Due to its location the building benefits of good access both to International Airport Otopeni and to all the important point of interest in the city.
Facilities:
modern design perfectly integrated in the historical area;
ground floor usable height: 4.20 m
usable height / floor: 3.15 m;
3 elevators, video surveillance system 24H/24, fire prevention and monitoring system 24H/24, sprinkler system and fire extinguishing with its own water reserve;
81 parking places;
safety generator;

large terraces;
ventilated facade;
parking places with charging infrastructure for electrical cars;
electricity and water management consumption
large terraces accessible from North office areas
increased interior comfort with HVAC, lighting and elevator efficient equipment
large terraces accessible from North office areas
controlled access for both people and vehicles and CCTV system
intelligent metering including individual metering for each tenant;

14 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