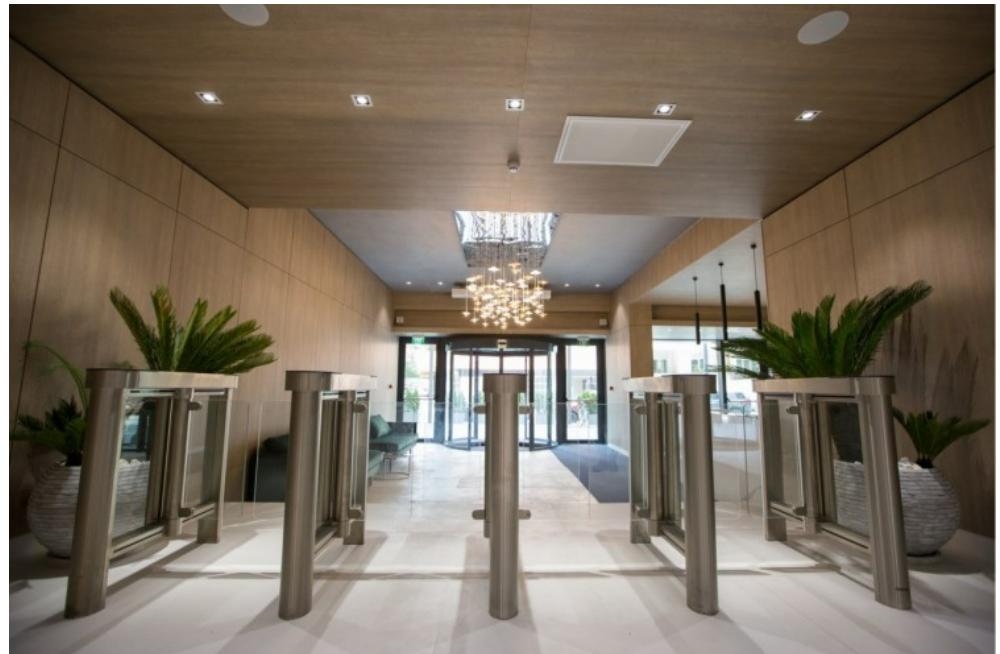


## Mihai Eminescu

### 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**