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THE REAL ESTATE COMPANY
SINCE 1993

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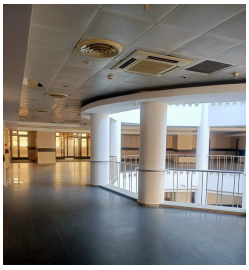
Ploiesti

CARACTERISTICS

- **AREA**: Ploiesti
- **Usable surface**: 6338 sqm
- **Land Surface**: 1127 sqm
- **Construction year**: 1997
- **Maximum height**: S+D+P+6E









Layout

Basement and semi-basement (1,722 sqm):

Storage spaces, wastewater pumping station, thermal point (connected to the city's public heating network), thermal, water, and sewage lines, electrical panel room, garage, and air-raid shelter.

Ground floor (765 sqm):

Reception, lobby with 2 elevators, office spaces, technical rooms, hallways, staircases, monitoring room, restrooms.

1st Floor (760 sqm):

Office spaces, hallways, meeting rooms, restrooms, technical rooms, internal staircase.

2nd Floor (791 sqm):

Office spaces, hallways, meeting rooms, restrooms, technical rooms, internal staircase.

3rd Floor (641 sqm):

Amphitheater, office spaces, hallways,
meeting rooms, restrooms, technical rooms,
internal staircase.

4th Floor (570 sqm):

Office spaces, restrooms, elevator lobby,
internal staircase.

5th Floor (561 sqm):

Office spaces, restrooms, elevator lobby,
internal staircase.

6th Floor (528 sqm):

Office spaces, restrooms, elevator lobby,
internal staircase.

DESCRIPTION

Exceptional Opportunity – Multifunctional Commercial Space for Rent
Prime central location in Ploie?ti with outstanding commercial visibility.
Suggested uses: shopping center, medical clinic, fitness center, casino, office spaces, or residential units.
The building can be customized and partitioned according to specific needs and is available for rent either in full or by individual floors.
Key Technical Data:
Year of completion and commissioning: 1997
Building footprint: 1,002 sqm
Total land area: 1,127 sqm (leased under a 99-year concession agreement)
Total underground built area: 2,053 sqm
Net underground usable area: 1,640 sqm
Net aboveground usable area: 4,699 sqm
Total net usable area: 6,338 sqm
Maximum building height: 27.65 m
Interior ceiling heights:
Ground floor: 3.75 m
1st floor: 3.35 m
Floors 2 to 5: 3.60 m
6th floor: 2.75 m
Installed electrical power: 610 kW (single and three-phase) with extension possibility
Own backup generator: 200 kVA
Connected to Ploie?ti’s central heating network
Own water management system
Private parking: 25 spaces
24/7 surveillance and security

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