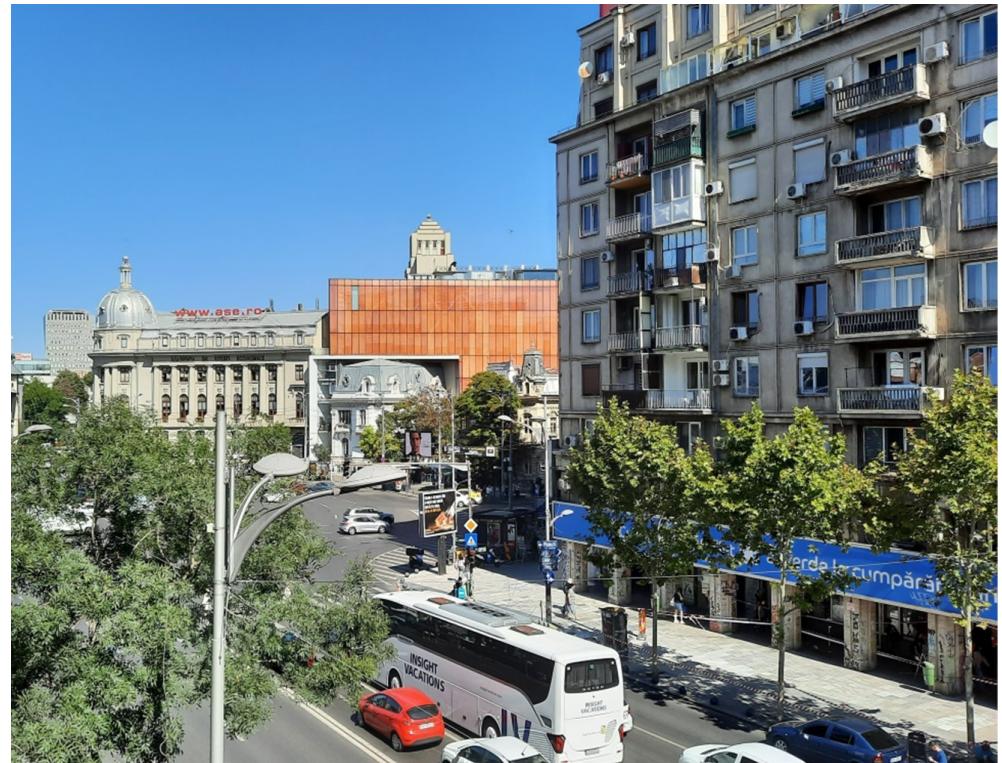


Romana Square

Commercial Spaces

CARACTERISTICS

- **AREA:** Romana Square
- **Usable surface:** 994.39 sqm
- **Built surface:** 1345.87 sqm
- **Land Surface:** 343 sqm
- **Maximum height:** S+P+2E+M



FINISHES/EQUIPMENT

- **Others:** AC, Faience, Insulated Windows , Sandstone, Parquet

DESCRIPTION

Commercial Property Located in Pia?a Roman?, Built in 1915

Description:

The building is structured as: basement + ground floor + 2 upper floors + attic.

On the ground floor, there are two commercial spaces with usable areas of 70.95 sqm and 101.61 sqm, as well as the main building entrance.

2 staircases

Shared inner courtyard

The upper floors are currently used for office or niche commercial activities.

The attic is an open-space layout and can be used either as office space or residential.

The commercial spaces on the ground floor and first floor are currently rented.

The second floor and the attic are currently vacant.

The property allows for any type of usage: commercial, office, or residential.

Total built area: 1,345.87 sqm

Total usable area: 994.39 sqm

Usable area – basement: 173.96 sqm

Usable area – ground floor: 192.76 sqm

Usable area – 1st floor: 202.46 sqm

Usable area – 2nd floor: 202.91 sqm

Usable area – attic: 266.86 sqm

Land area: 343 sqm

4,300,000 EUR

65.67 BITCOIN

2,236.11 ETHEREUM