REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41269
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# 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 | 61.67 BITCOIN | 2,123.14 ETHEREUM |
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*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep