REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41459
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Jiului

CARACTERISTICS

- **AREA**: Jiului
- **Usable surface**: 400 sqm
- **No. of Rooms**: 10
- **No. of Bathrooms**: 8
- **Construction year**: 2003
- **Maximum height**: S+P+2E









FINISHES/EQUIPMENT

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

DESCRIPTION

The presented property is a villa completely renovated in 2025, located in the Jiului area, intended for commercial activities such as clinics or offices, featuring 3 parking spaces and street access. The villa has excellent access to public transportation: subway, bus, and tram.
This elegant villa, designated for commercial use, offers 400 sqm of usable space in a completely renovated “white box” structure, ready to be customized according to the desired activity. The property benefits from direct street access, excellent visibility, and a versatile layout, ideal for medical clinics, offices, premium workspaces, educational centers, or wellness facilities.
The villa is arranged over multiple levels and includes 10 generous, bright rooms thanks to the large windows. The 8 existing bathrooms are modernized, and there is the possibility of adding a 9th bathroom on the top floor, offering flexibility for various types of activities.
The property is equipped with underfloor heating, ensuring energy efficiency and increased thermal comfort throughout the year. The lower level features a spacious basement, perfect for storage, archives, or technical spaces.
Outside, the villa offers an inner courtyard and garden, ideal for relaxation areas, therapy zones, employee spaces, or for creating a

welcoming entrance for clients. Additionally, the 3 balconies offer extra space suitable for offices, break areas, or technical use. With a solid structure, new finishes, and an extremely adaptable configuration, this property represents an excellent opportunity for businesses looking for a representative, bright, and modern space in an easily accessible location.

Amenities/Facilities:

Underfloor heating
Storage basement
Inner courtyard and garden
Direct street access
Completely renovated “white box”
10 rooms, 8 bathrooms + option for an additional one, separate kitchen
Large windows, excellent natural light
Year of construction: 2003
Fully renovated in 2025

4,500 EUR	0.08 BITCOIN	2.91 ETHEREUM

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