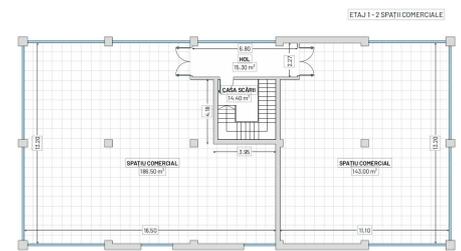
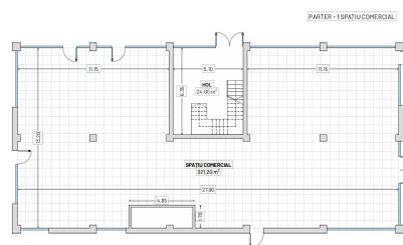
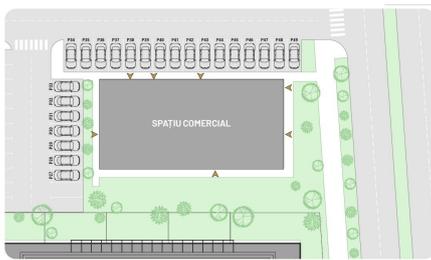


Timisoara Blvd

Commercial Spaces

CARACTERISTICS

- ▶ **AREA:** Timisoara Blvd
- ▶ **Usable surface:** 713 sqm
- ▶ **Land Surface:** 793 sqm
- ▶ **Parking places:** 23
- ▶ **Construction year:** 2022



Layout

PREMIUM COMMERCIAL BUILDING

Total usable area: 713 sqm

Land area: 793 sqm

23 dedicated parking spaces

DESCRIPTION

A commercial property is offered for sale, strategically located in the Bulevardul Timișoara area, in a high-traffic zone with excellent

visibility and accelerated urban development.

The building, completed in 2022, stands out through its contemporary design, fully glazed façade, and aluminum joinery, having been constructed to modern standards of efficiency and durability.

The property is fully leased to two anchor tenants—a supermarket and a fitness center—under firm 10-year lease agreements, providing stability and a constant income stream.

KEY FEATURES:

- New construction (2022) – reinforced concrete structure, premium finishes
- Aluminum joinery and large storefront facing the boulevard
- All utilities connected (water, sewage, electricity, internet)
- High-efficiency electric climate control system
- Direct access from the main boulevard and exceptional visibility
- Densely populated area with continuous residential development
- Complementary tenants (food retail & fitness) generating constant foot traffic

INVESTMENT HIGHLIGHTS:

- Firm 10-year lease agreements with gradual rent escalation
- Stable tenants with strong financial standing
- Modern construction (2022) – minimal maintenance requirements
- Aluminum joinery and fully glazed frontage – maximum visibility
- Excellent positioning on a main boulevard, with 23 parking spaces

1,600,000 EUR + VAT

24.84 BITCOIN + VAT

798.86 ETHEREUM + VAT