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# Ciolpani

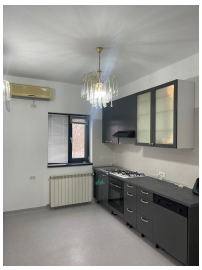
## CARACTERISTICS

- **AREA**: Ciolpani
- **Built surface**: 450 sqm
- **Maximum height**: P+1









## Layout

Building 1 (C1) – Medical Analysis Laboratory

Constructed in 2018

DSP-accredited medical laboratory with certified operational flow

Laboratory services:

Hematology

Microbiology

Biochemistry

Immunology

Ground Floor – Fully Equipped Laboratory

Patient waiting area

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Blood/sample collection room

Sample reception room

Sterilization room

Microbiology laboratory

Biochemistry & immunology laboratory

Staff restroom with shower

Patient restroom

First Floor

Office area

Head of laboratory office

Archive

Storage room

Waiting area

This floor may also be repurposed for medical offices, administrative spaces, or consulting rooms

Building 2 (C2) – Pharmacy & Flexible Use Spaces

Constructed in 2020

Ground floor: fully operational pharmacy

First floor:

3 rooms

2 bathrooms

Suitable for medical offices, administrative use, or residential apartment

**Included Medical Equipment**

IKA VORTEX 2

EP LINE 1.1 – Serum protein electrophoresis system

OPTIKA Microscopes – 2 units

PERSONAL LAB – Automatic analyzer

SPOTCHEM EZ SP-4430

Densitometer

LCD Partner Balances

ASALAIR Biohazard Cabinet Atlantic – Class II Type A2

Portable pH meter

HEMIX-5

iSED ESR Analyzer

Autoclave

## DESCRIPTION



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Currently, Ciolpani has no other private medical service providers apart from this modern medical facility, strategically located near the Town Hall, family medicine practices, high school, and extended-hours kindergarten.
As a result, local residents are forced to travel dozens of kilometers for basic laboratory tests or specialized medical consultations, highlighting a clear and unmet demand for local healthcare services.
Given its proximity to DN1 national road, fast access to Bucharest via the A0 motorway, and the availability of fully equipped medical spaces, the development of a community-based medical clinic (including pharmacy, medical laboratory, and outpatient offices) represents a strong and sustainable business opportunity.
Property Overview
Total built area: 450 sqm
Building layout: Ground floor + 1 floor + terrace roof
Possibility of vertical expansion, according to approved PUD & PUZ
The property consists of two separate buildings:
Building 1 (C1)
Building 2 (C2)
The buildings can be operated as a single medical unit or independently
Medical-grade flooring: granite and Tarkett linoleum
Operational history: 5 years – active until present

| 750,000 EUR | 10.44 BITCOIN | 345.73 ETHEREUM |
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