REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

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Herastrau

Offices for Sale

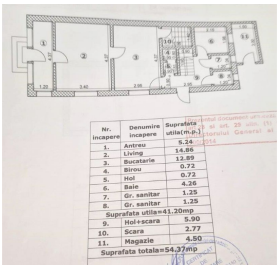
CARACTERISTICS

- **AREA**: Herastrau
- **Usable surface**: 195 sqm
- **Maximum height**: D+P+1E+M









Nr. incapere	Denumire incapere	Suprafata utila(m.p.)
1.	Antreu	5.14
2.	Living	14.86
3.	Bucatarie	13.89
4.	Birou	0.72
5.	Hol	0.72
6.	Baie	4.26
7.	Gr. sanitar	1.25
8.	Gr. sanitar	1.25
Suprafata utila=41.20mp		
9.	Hol+scara	5.90
10.	Scara	3.77
11.	Magazie	4.50
Suprafata totala=54.37mp		

Layout

Land plot: 99 sqm

Usable area: 194.19 sqm + 22.75 sqm terrace;

Semi-basement: 30 sqm

Ground floor: 54.37 sqm

1st Floor: 76 sqm

Attic: 33.82 sqm + terrace 22.75 sqm

DESCRIPTION

The building is situated in Northern side of Bucharest at only a few minutes distance from Herastrau Park.
Facilities:
Central heating system
Restroom on each floor except the basement
Building fully renovated and modernized in 2023
Open-space layout
On the top floor there is a wonderful 22 sqm terrace

The property is suitable for commercial activities, office use, medical clinic, etc.

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