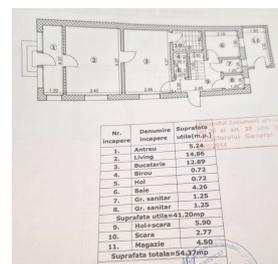
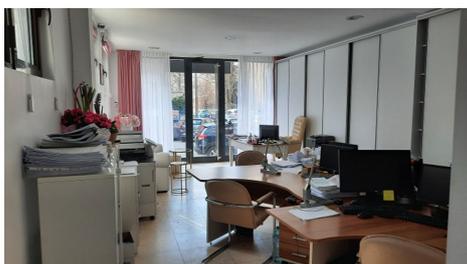


Herastrau

Offices for Sale

**CARACTERISTICS**

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



**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

Nr.	Denumire	Suprafata
1.	Incapere	5.24
2.	Litimg	14.88
3.	Sanctuarie	31.85
4.	Birou	0.73
5.	Hai	0.73
6.	Bale	4.25
7.	Gr. sanitar	1.25
8.	Gr. sanitar	1.25
Suprafata utila=41.25mp		
9.	Hai-scara	5.90
10.	Scara	2.77
11.	Magazin	4.90
Suprafata totala=54.37mp		

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

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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