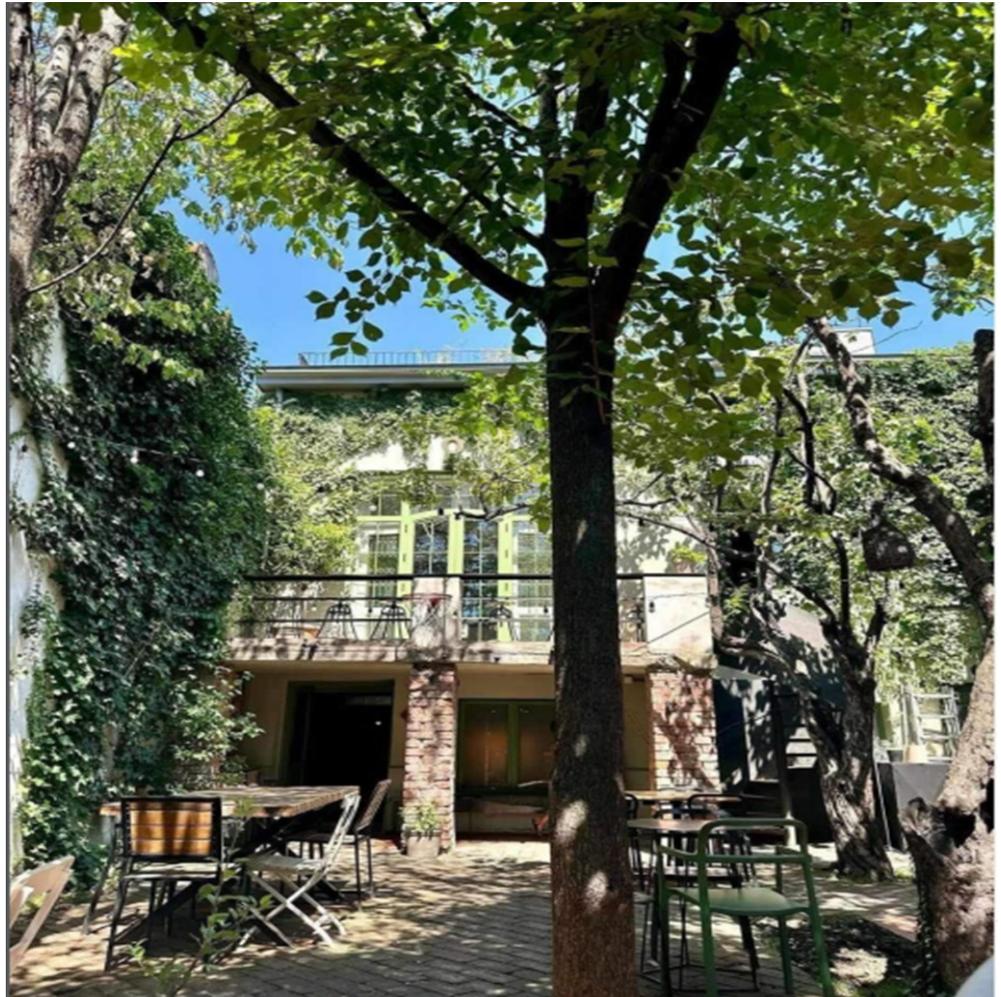


Downtown

Commercial Spaces

**CARACTERISTICS**

- ▶ **AREA:** Downtown
- ▶ **Built surface:** 367.24 sqm
- ▶ **No. of Bathrooms:** 5
- ▶ **Construction year:** 1908
- ▶ **Maximum height:** D+P+M



**Layout**

**Total usable area:** 367.24 sqm

- Basement usable area: 88.91 sqm
- Ground floor usable area: 134.53 sqm
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## DESCRIPTION

### Turnkey Business for Sale: Restaurant + Building in the Ultracentral Area – Armenian Quarter, Bucharest

The restaurant is located in the Old Town area of Bucharest, more precisely in the former Armenian Quarter, in a villa built in 1908, renovated and modernized in 2016.

The restaurant has a capacity of 90 seats and is fully equipped and fitted out, featuring a professional kitchen located on the ground floor and basement, a centralized air recirculation system, and a hood for smoke extraction.

On the ground floor there is the main dining hall with a skylight, bar, and a central table, followed by another dining area with tables and direct access to the kitchen, two private rooms, and two restrooms.

Continuing from the ground floor, there is a terrace and an inner courtyard which operates as a terrace during the summer.

There is also the possibility of using the front courtyard of the house as an additional terrace.

In the basement there is a bar with tables, a kitchen, and two restrooms.

The design recreates an industrial-style atmosphere.

The attic includes an office space and an open-space area where events can be organized.

A major highlight is the generous terrace.

The restaurant's interior design takes into account the architectural elements, design, and history of the house. As such, you will find three splendid ceramic tile stoves, original doors, metal fittings, sinks, and samples of historical wall finishes.

Installed electrical power: **85 kW**

**1,400,000 EUR**

**24.43 BITCOIN**

**813.12 ETHEREUM**