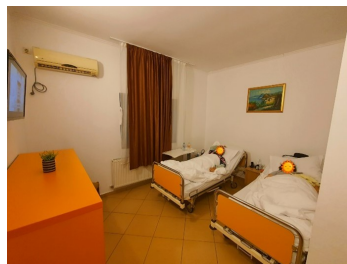
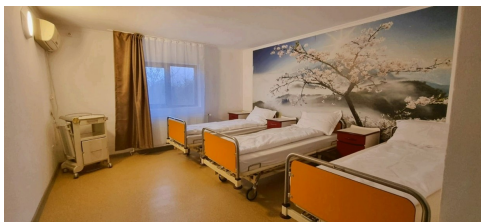


Popesti Leordeni

CHARACTERISTICS

- ▶ **AREA:** Popesti Leordeni
- ▶ **Built surface:** 1000 sqm
- ▶ **Maximum height:** S+P+1E+M



DESCRIPTION

Senior Residential Care Center – Commercial Property – Popesti Leordeni

The property is located in Popesti Leordeni, just a few minutes away from public transportation.

The building consists of a basement, ground floor, first floor, and attic level (B + GF + 1F + A), with a total built area of approximately 1,000 sqm.

It is equipped with an intelligent fire detection and alarm system in compliance with fire safety regulations, indoor fire hydrants, and a private outdoor hydrant fitted with a water meter.

Outdoor facilities include:

Covered wooden terrace of approximately 100 sqm;

Paved walkways covering approximately 200 sqm;

Landscaped green area with lawn of approximately 200 sqm.

The property benefits from access to two paved streets and is connected to all utilities:

High-capacity mains water supply;

Natural gas;

Sewer system;

70 kW three-phase electricity;

50 kW diesel backup generator with automatic operation;

Private water well.

The facility is licensed for 42 residents, with the possibility of adding 8 additional places on the ground floor.

Ground Floor

Dining hall – approx. 100 sqm;

Medical office – approx. 20 sqm;
Fully equipped professional kitchen – 25 sqm;
Kitchen annex/storage area – 19 sqm;
Technical room – 10 sqm, equipped with a 50 kW heating system, 200-liter hot water tank, and automatic pumps with temperature sensors;
Office – 10 sqm;
Entrance hall – 25 sqm;
Residents' bathroom;
Visitors' restroom – 10 sqm;
Physiotherapy room;
2 rooms with 4 beds each, without private bathrooms;
1 room with 2 beds and a private bathroom.

First Floor

4 rooms with 4 beds each, all with private bathrooms;
5 rooms with 2 beds each, all with private bathrooms;
2 single-bed reserve rooms, each with a private bathroom;
Spacious hallway approximately 25 m long and 1.3 m wide.
The floor is served by a modern electric stairlift with remote control, providing access between the ground floor and the first floor.

Additional features include:

5 balconies on the front façade of the first floor (approximately 2 sqm each);
9 sqm terrace;
2 emergency exit staircases, one centrally located and one positioned at the end of the building.

Second Floor

5 rooms, including 3 double-occupancy rooms with private bathrooms;
2 single-bed reserve rooms, each with a private bathroom;
Hallway approximately 20 m long and 1.4 m wide;
Staff changing room – 8 sqm;
Staff bathroom – 8 sqm.

This property is ideally suited for medical activities, a senior residential care center, private clinic, rehabilitation and recovery facility, or other similar healthcare-related uses.

2,500,000 EUR

47.66 BITCOIN

1,813.60 ETHEREUM