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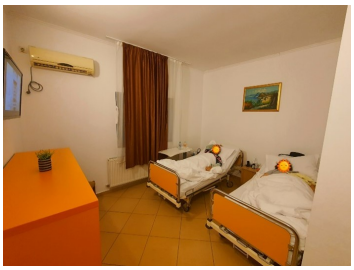
Popesti Leordeni

CARACTERISTICS

- **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	34.80 BITCOIN	1,152.44 ETHEREUM

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