REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42637
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Calea Victoriei

CARACTERISTICS

- **AREA**: Calea Victoriei
- **Built surface**: 3148 sqm
- **Maximum height**: S+P+6E+M









DESCRIPTION

The building is located in the center of the Bucharest, on the street right next to the Romanian Athenaeum having in the immediate vicinity many important landmark buildings such the Royal Palace, Radisson Hotel, Hilton Hotel or the Central University Library.
History:
The building was built by „Modern Construction Company", on a land plot located in the northern vicinity of the Romanian Athenaeum.
In this block, built in 1928-1930, it was the first headquarters of „Romanian Architects Society ".
It is a bearer of culture and cultural memory edifice.
On February 26, 1930, the Society of Romanian Architects inaugurated its place, on the first floor in the Block of the Modern Construction Company. It will be inaugurated in the presence of members, friends and representatives of professional associations, intellectuals, the event being marked by a photo published in the Magazine " Architecture ".
After the nationalization in 1949, the apartments are expropriated, confiscated and transferred to state ownership.
The property assessment identified famous names that owned apartments in the building in str. The diocese, such as Minister Constantin

Argetoianu and his daughter, Maria Ioana Elena Argetoianu, the National League of Women or the Society of Romanian Architects.
(source: Studiu istoric realizat de Birou Arhitectura Ruxandra Nemteanu)
Description:
The building has a building permit valid for consolidation, restoration, compartmentalization and wrapping restoration works.
Final height– B + GF + 6 F + A, the final surface after the compartmentation is going to be 3,148 sqm.
The property is located in an exceptional area, with direct view of the Romanian Athenaeum and the Royal Palace.
The area has recently experienced the largest development from a commercial point of view, being one of the most desired and visited areas in Bucharest.
The building can have a mixed, residential and commercial destination.
In order to restore the building and bring it to today's standards, funds can be accessed through PNNR, being classified at seismic risk grade 1.
***** The building has a valid restoration permit.**

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