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THE REAL ESTATE COMPANY
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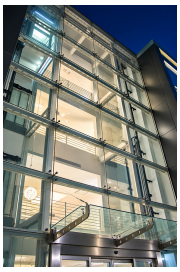
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A1 Highway | Offices for Sale

CARACTERISTICS

- **AREA**: A1 Highway
- **Usable surface**: 6298 sqm
- **Parking places**: 192
- **Maximum height**: P+3E









DESCRIPTION

CLASS A OFFICE BUILDING FOR SALE | 6,300 SQM | A1 BUSINESS PARK
The Class A office building offered for sale is located within A1 Business Park, a modern business park designed to accommodate corporate and operational activities.
The property offers a total area of approximately 6,300 sqm, comprising 6,000 sqm of office space and a 300 sqm lobby, arranged over ground floor and three upper floors (P+3).
The building is entirely privately owned and benefits from a functional layout, modern technical infrastructure and facilities designed to meet the requirements of companies seeking a representative headquarters, generous office space and full ownership of the entire property.
PROPERTY FEATURES AND FACILITIES
Total area: approximately 6,300 sqm;
Office space: 6,000 sqm;
Lobby: 300 sqm;
Layout: Ground Floor + 3 Upper Floors (P+3);
Class A office building;
Raised access floors;
Two panoramic elevators;
Four staircases;
192 parking spaces included in the property;
Full ownership of the entire building.
The building holds all required fire safety permits and approvals, including the ISU fire safety authorization and ALA approval.
FIRE SAFETY AND TECHNICAL INFRASTRUCTURE
The safety systems include:
Fire detection and alarm system;

Fire suppression system;
Four staircases providing vertical circulation and emergency access;
Two panoramic elevators.
INVESTMENT POTENTIAL AND OPPORTUNITY
Considering its size, layout and technical infrastructure, the property represents an attractive opportunity for companies looking to acquire their own headquarters, establish an operational centre or for investors seeking a substantial commercial real estate asset.
Its location within A1 Business Park – CTP, generous floor area and 192 dedicated parking spaces are significant advantages for corporate and operational activities.

2,700,000 EUR	48.94 BITCOIN	1,752.91 ETHEREUM

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