



## Commercial space for sale in Constanta, Grivitei area



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 2,233,318.78

### Standort

Land:	Rumänien
Staat/Region/Provinz:	Constanta
Stadt:	Konstanza
Veröffentlicht:	21.05.2025
Beschreibung:	Located in Constanta.

### Excellence Through Experience!

We don't sell franchises; we sell properties!  
... and we do it on 5 continents!

Top Estate Team Constanta offers for sale a versatile commercial space, a building with a basement, ground floor, and three upper floors, with approval for an extension and construction of a fourth floor.

The property is located in a prime central area of Constanta.

### General Description:

The commercial space for sale is situated in a well-rated area, with easy access to public transport and the main points of interest in Constanta. Due to its layout, with exits on two streets, the building offers multiple usage possibilities, being ideal for medical clinics, laboratories, offices, kindergartens, after-school programs, and has the potential to be divided into 10 residential apartments plus a fourth floor.

### Property Overview - Commercial Space for Sale in the Grivitei Area, B-dul Stefan Cel Mare, Constanta.

Total Built Area: 1320 sqm



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Usable Area: 1153 sqm

Land: 363 sqm

Frontage: 18 m

Number of Rooms: 36 offices, 12 restrooms, 2 commercial spaces, 10 offices, 10 corridors.

## Technical Features:

Structure: The construction is made of reinforced concrete, with a solid foundation featuring columns and beams enclosed with lightweight concrete blocks, ensuring enhanced stability and seismic durability according to the technical expertise.

Year of Construction: 2000

Roof: Flat, allowing for the possibility of constructing the fourth floor and outdoor arrangements or various uses.

Heating: Central heating system and gas installation throughout the building.

Interiors: The walls are painted with washable paint, and the floors are fitted with laminate, tiles, carpet, and concrete, adjustable according to the desired purpose.

Central Location: The positioning in the Grivitei area ensures exposure and accessibility, as it is a continuously developing area.

This property represents an excellent opportunity for investors or for those looking to develop a residential or commercial project in the heart of Constanta, taking advantage of the benefits of a modern and versatile building. For more information or to schedule a viewing, please contact us.

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Insurance services

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**Internal ID: TET0019941**

Gebaut: 2000

## Allgemein

Schlafzimmer: 36

Badezimmer: 12

Fertige m<sup>2</sup>: 1153 m<sup>2</sup>

Grundstücksgröße: 363 m<sup>2</sup>

## Gebäudedetails

Anzahl Etagen: 3

## Mietbedingungen



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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Verfügbar ab:

## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/MGPD-T12409/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T12409/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 19941

