# IMLIX Immobilienmarkt https://www.imlix.com/de/



## 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,

Kussian, Span

Swedish

## Anzeigen-Details

Immobilie für: Kaufen

Preis: EUR 1,790,000

#### **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, afterschool 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.

#### **Benefit from TET services:**

International offers in over 15 countries (Cyprus, Greece, Montenegro, the United Kingdom, Dubai) Insurance services

Authorized ANEVAR appraisals Property Management services Over 15 years by your side!

Internal ID: TET0019941

Gebaut: 2000

Allgemein

Schlafzimmer: 36
Badezimmer: 12
Fertige m²: 1153 m²
Grundstücksgröße: 363 m²

Gebäudedetails

Anzahl Etagen: 3

### Mietbedingungen

#### **IMLIX Immobilienmarkt**



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Verfügbar ab:

## Zusätzliche Informationen

URL der Website: http://www.arkadia.com/MGPD-T12409/?utm\_cam

paign=multicast&utm\_medium=web&utm\_source=

IMLIX.COM

## Kontaktinformation

IMLIX ID: 19941

