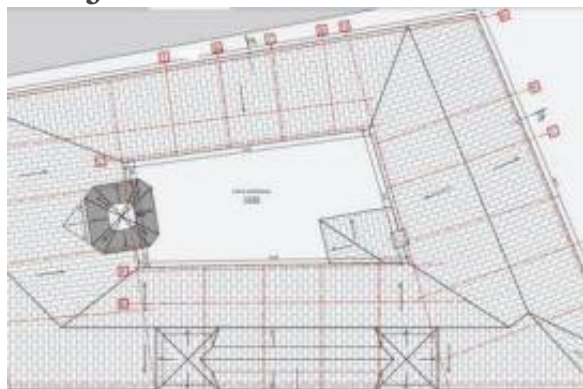




## Building for Sale in Bucharest Old Town, with Hotel Project - 61 Functional



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 3,402,178.41

### Τοποθεσία

Χώρα:	Romania
Δημοσιεύθηκε:	18/06/2025
Περιγραφή:	Located in Bucuresti.

Building for Sale in Bucharest Old Town – Hotel Project with 61 Rooms

Total built area: 2,723 sqm  
Footprint area: 883 sqm  
Height regime: Basement + Ground Floor + 2 Floors + Attic

Number of rooms: 61  
Number of bathrooms: 70

## History and Unique Location

The property is strategically located in the heart of Bucharest, in a highly pedestrian and historically rich area.

## Architecture and Layout

The building, with its irregular shape and inner courtyard, remains largely unchanged since its completion at the end of the 19th century. It retains original elements – facades, woodwork, interior staircase – while



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integrating modern restoration solutions.

## Key Features

- Heritage building with historical and architectural value
- Approved plans for a 4-star hotel, including:
  - - Standard Rooms, Superior Rooms, and Apartments
  - - Reception, multifunctional hall, fitness room
  - - Elegant restaurant + fully equipable kitchen
  - - Ground-floor commercial spaces
- Bright inner courtyard
- Multiple technical and storage rooms

## BASEMENT

- Technical room / central heating system
- Rooms for HVAC / electrical equipment
- Storage rooms for restaurant or housekeeping
- Changing rooms and restrooms for staff
- Laundry / drying room (in some hotel projects)

## GROUND FLOOR

- Main reception
- Lobby / waiting area
- Bar / lounge
- Restaurant (with access to the courtyard)
- Professional kitchen
- Restrooms
- 3 street-facing commercial spaces
- Technical and storage rooms

## FLOORS 1 AND 2

- 17 Standard Rooms
- 6 Superior Rooms
- Rooms evenly distributed across the two floors
- Access via staircase + elevator
- Service and technical areas for staff

## ATTIC (Converted Loft)

- 3 Apartments
- High ceilings with exposed wooden beams



- Additional relaxation space (lounge or coworking area)
- Skylights and dormer windows

## INNER COURTYARD

Bright space, connected to the restaurant

Surface area: 300 sqm

Possible layout: terrace, green zone, decorative elements

## Ideal For

- Hospitality investors
- Boutique hotel projects or international hotel chains
- Mixed-use real estate development (hotel + retail + horeca)

## Easy Access

Public transport: Piata Unirii and Universitate metro stations, tram, bus

Pedestrian access from Bucharest's main tourist areas

Κατασκευάστηκε: 1884

### Κοινά

Κρεβατοκάμαρες: 36

Μπάνια: 36

Τελειωμένα τετραγωνικά 2180 τ.μ

πόδια:

Μέγεθος αυλής: 1000 τ.μ

### Building details

Αριθμός ορόφων: 2

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/MGPD-T14123/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T14123/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 20322



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