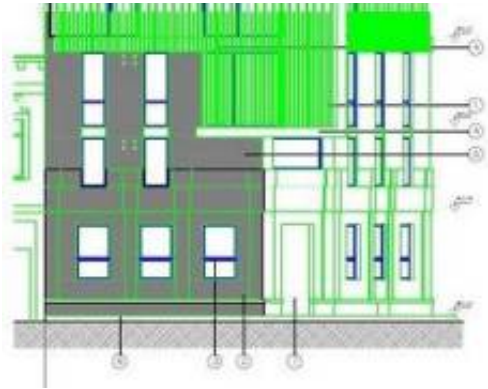




## Commercial space for sale in Bucuresti, Piata Victoriei area



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,547,169.63

### Locatie

Aanbevolen Auto Onderdelen:	Romania
Staat/Regio/Pronvincie:	Bucuresti
Geplaatst:	21-05-2025
Omschrijving:	Located in Bucuresti.

**\*\*Excellence through experience!\*\***

We present for sale a building with a constructed area of 1,000 sqm and a plot of 160 sqm located in the Piata Victoriei / Calea Grivitei area.

- **\*\*Frontage:\*\*** 20 meters
- **\*\*Floor Area Ratio (CUT):\*\*** 43.1
- **\*\*Land Occupation (POT):\*\*** 2.47

### **\*\*Layout:\*\***

- **\*\*Basement:\*\*** 100 sqm
- **\*\*Ground floor:\*\*** 160 sqm, featuring commercial spaces.
- **\*\*First floor:\*\*** usable area 151 sqm, constructed area 176 sqm, composed of 3 apartments.
- **\*\*Second floor:\*\*** 155 sqm usable, 179 sqm constructed, composed of 3 apartments.
- **\*\*Third floor:\*\*** 136 sqm usable, 156 sqm constructed, composed of 2 apartments.
- **\*\*Fourth floor:\*\*** 95.6 sqm usable, 111 sqm constructed, consisting of 1 penthouse.

The building is sold unfinished, in a shell (raw) state.



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## **\*\*Location:\*\***

Piața Victoriei is one of the most important areas in Bucharest, located in Sector 1. The square is named after the 1989 Revolution, which led to the fall of the communist regime in Romania.

The Piața Victoriei area is known for its historical and modern buildings, such as Victoria Palace (Government headquarters) and Palatul Telefoanelor (The Telephone Palace). It is also home to several cultural institutions, including the National Museum of Art and the National Museum of Romanian History.

## **\*\*Transportation:\*\***

The transportation network is highly developed in this area, with Piața Victoriei serving as one of the city's major transport hubs. Several metro stations, buses, and trams are available, offering quick and easy access to other parts of the city. There are also multiple taxi stands and an underground parking lot, ensuring convenient access to private transport.

## **\*\*Education and Professional Training:\*\***

The Piața Victoriei area is known for high-quality education. It is home to several educational institutions, including the National University of Arts, as well as various professional training centers.

## **\*\*Medical Services:\*\***

The area boasts several hospitals and private clinics that provide high-quality medical care, ensuring residents and visitors have access to top-notch healthcare services.

## **\*\*Green Spaces:\*\***

Piața Victoriei is also renowned for its green spaces, with nearby Kiseleff Park and Herastrau Park offering recreational areas and opportunities for outdoor activities. This makes the area ideal for those who enjoy spending time outdoors and engaging in leisure activities.

Gebouwd: 2022

## **Algemeen**

Slaapkamers: 10  
Badkamers: 4  
Afgewerkte vierkante meter: 800 m<sup>2</sup>

## **Building details**

Aantal verdiepingen: 4

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/MGPD-T11798/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T11798/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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## Contact information

IMLIX ID:

16275

