



Villa in Bucharest, 9 rooms, production space



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 414,656.93

Locatie

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

Excellence Through Experience!

We are pleased to offer for sale a special property located in Roșu (Chiajna), just **1 minute by car** from Sector 6 of Bucharest, with **dual access** to two paved streets. The property features a **production hall with 4-meter height** plus a **warehouse/auxiliary spaces** on the ground floor, and **office areas on the upper floors and an open-space attic**.

The villa is situated next to the Technological High School and Chiajna Police Station, in a high-traffic area with enhanced security. A public transport (STB) station is located right next to the property. There is fast access to the **Lacul Morii promenade**.

Over time, the property has been rented for various economic activities (such as marble processing) and is suitable for **industrial use** or **office space** due to its versatile layout (the ground floor and attic are open-space).

The building was constructed in **2008** from BCA (aerated concrete) and **partially renovated in 2024**. It has a **usable area of 297.59 sqm**, **land area of 935 sqm**, and a **footprint of 145.6 sqm**.

Layout:



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Ground floor: 73 sqm production hall, warehouse, garage, and bathroom

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First floor: hallway, 5 rooms, and bathroom

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Attic: 73 sqm open space + 20 sqm room and bathroom

The courtyard includes **additional annexes** that can be used for storage or demolished as needed. The front courtyard is **paved with concrete** and offers **ample parking**, while the backyard features a **green area** perfect for barbecues and relaxation.

Utilities and Features:

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Public water network + private well at 20m

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Natural gas connection

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380V three-phase electricity

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Sewage system

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Internet

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Private gas boiler

Flexible viewing schedule, including evenings or weekends (by prior appointment) — we have the



property keys. All documents are ready for sale.

The property is available for **€375,000, no VAT applicable.**

We offer **free consultancy for obtaining mortgage financing.**

Partial payment and installment options are accepted.

Buy with us and get free furniture transport within Bucharest and Ilfov!

Offer listed by **Top Estate Team** (www.tet.ro).

Gebouwd: 2008

Algemeen

Slaapkamers: 9
Badkamers: 3
Afgewerkte vierkante meter: 297.59 m²
Lot Afmeting: 935 m²

Building details

Aantal verdiepingen: 12

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/MGPD-T13846/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 20048

