



## Turnkey business, Hotel with Restaurant in Bucharest



### Agent Info

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

### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 3,058,022.01 |

### Locatie

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

Excellence Through Experience!

**\*\*HOTEL \ RESTAURANT \ TERRACE\*\***

We are exclusively offering a turnkey business with excellent profits from day one, ready for a seamless takeover with a registered company, qualified staff, long-term contracts, and established events!

### Features

- Number of Rooms\*\*: 12
- Usable Area\*\*: 1,800 sqm
- Built Area\*\*: 2,100 sqm
- Courtyard Area\*\*: 1,920 sqm
- Number of Bathrooms\*\*: 14
- Terraces\*\*: 1
- Parking Spaces\*\*: 12
- Year Built\*\*: 2003
- Year Renovated\*\*: 2019
- Structure\*\*: Reinforced Concrete
- Height\*\*: Ground Floor + 1 Floor + Attic



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## Description

Location\*\*: Drumul Taberei - Valea Oltului - Sector 6

PREMIUM STREETFRONT LOCATION WITH HIGH VISIBILITY, FOOT TRAFFIC, AND A LOYAL CLIENTELE BUILT OVER 21 YEARS OF EXPERIENCE!

IMPORTANT: FULL OPERATIONAL LICENSES, INCLUDING FIRE SAFETY PERMITS

- Building Height: Basement + Ground Floor + 1st Floor + Attic (~ 1,800 sqm)
- Land Area\*\*: 1,920 sqm
- Building Footprint: 700 sqm
- Street Frontage: 30 m
- 2 Large Ballrooms\*\* with a total capacity of approximately 250-300 people
- 1 Outdoor Terrace\*\* adorned with climbing plants, flowers, and mature decorative thuja trees, capacity ~ 140 people
- 12 Private Parking Spaces within a gated courtyard
- 12 Fully Equipped Hotel Rooms / Apartments
- 2 Access Points\*\* (1 access to the private courtyard with parking + 1 access for supply deliveries at the rear of the property)
- 1 High-Capacity Generator\*\* (powers the entire location for a full evening)
- 1 Fully Equipped Professional Kitchen with top-quality appliances

## Property Features:

- 1 Fully Furnished and Equipped Bar/Restaurant with modern design, customized Horeca furniture, and complete accessories
- Large Glazed Windows\*\* for ample natural light
- Modern Ventilation System with concealed ductwork
- Advanced Fire Detection and Alarm System
- Ambient Lighting\*\* with chandeliers, LED wall fixtures, and adjustable light intensity
- Restrooms\*\* for each hotel room, restaurant, and ballroom
- Recently Modernized Outdoor Terrace\*\* enclosed with transparent roller blinds + latest-generation pendulum heaters
- Complete Video Surveillance System\*\* (interior and perimeter) with motion sensors
- Decorative Outdoor Stone Fountain\*\*
- Outdoor Grill\*\* for the terrace with large capacity
- Concrete Fencing\*\* + Wrought Iron Gates
- Multiple Storage Areas\*\* with special rooms for perishable goods

## Area Amenities:

- Prime Location\*\* with direct access from Valea Oltului Street
- Proximity to Valea Ialomiței Metro Station\*\*, tram lines, and nearby STB bus stops for easy access for staff/clients
- Newly Landscaped Area\*\* with street landscaping, natural grass, trees, and automated irrigation system
- Nearby Supermarkets\*\* (Auchan, Kaufland, Lidl, Mega Image)



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- Highly Visible Location\*\* with easy access to multiple transport options
  - Quick Access to Major Roads in Sector 6\*\* (NEW EXPRESS ROAD Valea Largă, Bd. Timișoara, Bd. Drumul Taberei, Prel. Ghencea)
  - Easy Access to Plaza Mall Romania + AFI Cotroceni\*\*
  - Multiple Parks and Green Spaces Maintained by Sector 6 Municipality\*\*
  - Convenient Access to Metro Militari + Selgros\*\* (for supplies)
  - Major Construction Materials Stores Nearby\*\* (Dedeman Ghencea, Dedeman Valea Cascadelor, Hornbach, Leroy Merlin, Arabesque, Valea Cascadelor)

## Specifications

### Utilities

- General Utilities: Electricity, Water, Sewage, Gas
- Heating System: Building Boiler, Convector Heaters
- Air Conditioning: Air Conditioning, Fan Coils

### Finishes

- Insulation: Exterior
- Walls: Washable Paint, Wallpaper
- Flooring: Parquet, Ceramic Tiles
- Condition: Finished
- Windows: PVC
- Lighting: Lamps, Spotlights, Wall Fixtures, Exterior Building Lighting

### Facilities

- Meters: Water Meters, Heat Meter, Gas Meter
- Property: Courtyard, Garden
- Electrical System: Individual Electrical Control, Generator

Sale Price: €3,450,000 (No VAT)

We offer free consultancy and facilitate quick mortgage approval with a very competitive interest rate and fixed installments for 5 years, with no hidden costs!

We provide permanent legal and financial consultancy!

Gebouwd: 2010

## Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 20                  |
| Badkamers:                  | 20                  |
| Afgewerkte vierkante meter: | 1960 m <sup>2</sup> |
| Lot Afmeting:               | 1920 m <sup>2</sup> |



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Floor Number: 2

## **Building details**

Aantal verdiepingen: 2

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/MGPD-T13972/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T13972/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 20162

