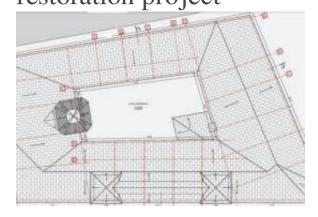
## IMLIX Vastgoedmarkt https://www.imlix.com/nl/



61-room hotel in Bucharest Old Town, with approved restoration project



## 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 3,449,185.85

#### Locatie

Aanbevolen Auto Onderdelen: Romania Staat/Regio/Pronvincie: Bucuresti Geplaatst: 18-06-2025

Omschrijving:

Located in Bucuresti.

61-room hotel in Bucharest Old Town, with approved restoration project

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

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- 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

Gebouwd: 1884

Algemeen

Slaapkamers: 36 Badkamers: 36

Afgewerkte vierkante meter: 2180 m<sup>2</sup> Lot Afmeting: 1000 m<sup>2</sup>

**Building details** 

Aantal verdiepingen: 2

#### Lease terms

Date Available:

#### Additionele informatie

Website URL: http://www.arkadia.com/MGPD-T14123/?utm\_cam

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

**IMLIX.COM** 

**Contact information** 

IMLIX ID: 20322

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