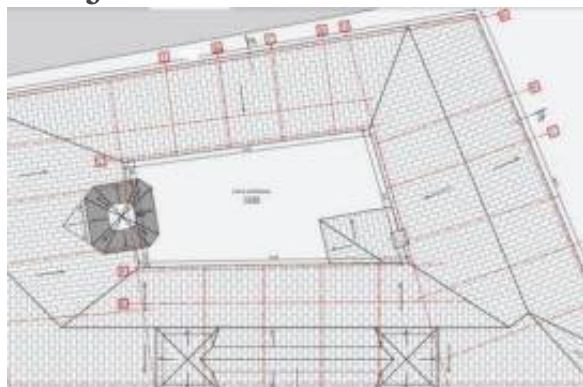




Building for Sale in Bucharest Old Town, with Hotel Project - 61 Functional



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 2,934,225

Location

Country: Romania
Posted: Jun 18, 2025
Description:
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



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

Built: 1884

Common

Bedrooms: 36

Bathrooms: 36

Finished sq. ft.: 2180 sq m

Lot Size: 1000 sq m

Building details

Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: 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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