

## Cotroceni

### CHARACTERISTICS

- ▶ **AREA:** Cotroceni
- ▶ **Usable surface:** 40000 sqm
- ▶ **Parking places:** Da
- ▶ **Floor:** Etaj 2, Etaj 7
- ▶ **Maximum height:** 2S+P+10E



### Layout

Available area:

2nd Floor: 1,242 sqm + 15 sqm terrace;

2nd floor: 1,480 sqm + 48 sqm terrace;

7th Floor: 1,100 sqm + 17 sqm terrace;

Total usable area phase 1: ~ 40.000 sqm

Rental prices:

16 € /sqm/month + VAT

7 € /sqm/month + VAT (terrace)

Maintenance: 3.5 € /sqm/month + VAT

### FINISHES/EQUIPMENT

- ▶ **Others:** Video Surveillance , Security, Fire Protection, AC, Elevator, Internet and Voice Connection , Storage rooms, Administrare, Garage, Sandstone, Faience, Insulated Windows

### DESCRIPTION

The project in Cotroceni is situated at only 10 minutes distance from Cotroceni Palace and Botanical Garden. The subway station "Academia Militara" which is under construction is situated at only a few minutes distance.

Additional details:

The exceptional location allows easy access to all the important point of interest in the city and to all means of transportation.

Facilities:

proiect cu certificare LEED PLATINUM  
4-pipe fan coil HVAC system;  
BMS;  
access control and security staff available 24H;  
PC and phone network;  
glazed panel with U factor;  
raised floor;  
false ceiling with mounted diffusers;  
3 m usable height;  
9 elevators;  
453 parking places  
cafeteria, restaurant, interior courtyard with green alleys,  
sprinkler system and smoke detectors;  
car charging sockets;  
biking tracks;  
terraces and green area;  
locker room and showers;

16 EUR sqm + VAT