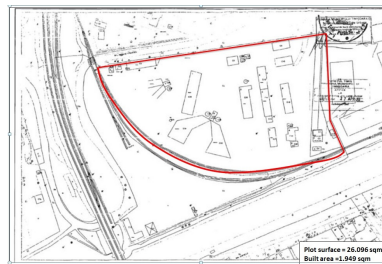


Timisoara

Land for Sale

### CARACTERISTICS

- ▶ **AREA:** Timisoara
- ▶ **Built surface:** 1949 sqm
- ▶ **Land Surface:** 26096 sqm
- ▶ **End-use:** Rezidential



### DESCRIPTION

The subject property is located in the south west side of Timisoara, in industrial area Solventul, on Nicolae Titulescu street, on the left side in the direction from downtown., approximately 3 km away from city center.

Nearby vicinities include former industrial platform of Solventul. However most industrial activities in the area have been relocated. Property has a direct view to Bega canal; area across the canal is residential (villas)

Approx. 700m away from limits of residential area

The access to the property is made directly from Nicolae Titulescu, - asphalted street with one lane circulating track on each direction. Street opening is 256 linear meters

For industrial purposes, plot benefits to connection to railway

Several administrative and industrial constructions built in 1970 are present on the property

On the location there are also erected a concrete platform area of 19,461 sqm, a railway of 560 square meters, concrete fencing with a length of 370 m and two underground fuel tanks with a capacity of 45 cubic meters.

The constructions have concrete foundations, the walls are of brick. Exterior finishes include plaster trowel and simple painting with lime.

The exterior carpentry is from metal and wood with simple glass. The roof is from tile or metal plate.