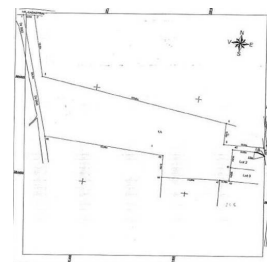
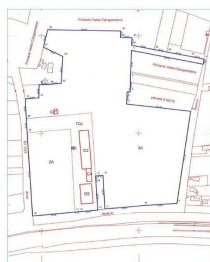


## Valea Calugareasca

### CARACTERISTICS

- ▶ **AREA:** Valea Calugareasca
- ▶ **Usable surface:** 140530 sqm
- ▶ **Built surface:** 2862 sqm
- ▶ **Land Surface:** 140530 sqm



### DESCRIPTION

Located in the immediate vicinity of a railway cargo loading station, with direct access to the railway – secondary line with a capacity of 52 wagons

The property is located 500 m away from the European/national road E85 (Ploiești-Buzau-Focsani-Bacau-Suceava)

8 km from A3 highway (București – Ploiești) and new highway A7 (Ploiesti-Suceava-Siret)

7 km from National Road DN1

12 km from Ploiești City

60 km from Bucharest

40 km from Henri Coanda International Airport

250 km from Constanța Black Sea Port (both road and railway).

Global names in manufacturing, logistics, storage, from various industries, developed business in Prahova County

Drumul Vinului – The Way of Wine includes famous wineries (58 km), mansions, monasteries, passes through Valea Calugareasca, within the famous Dealu Mare Wine Region

Valea Calugareasca, hosts since 1950 a Research and Development Center in wine business

Proximity to the famous wineries from Dealu Mare: Ceptura, La Certă, Casa Timis, Aurelia Visinescu, Gramofon, Rovit.

The buildings were built in 1980 and renovated in 2001 (C1, C2, C3, C4) and 2008 (C5).

#### C1 Building

Basic construction type: transformation post

Height regime: G

Areas:

built area footprint: 49 sqm.

developed built area: 49 sqm.

usable area: 40.65 sqm.

Constructive system: reinforced concrete foundations, concrete frame structure, with brick walls

Roof of metal trusses with tin sheathing

#### C2 Building

Base Building Type: Mechanical Workshop

Height regime: G+1F

Areas:

built area footprint: 1553 sqm.

built-up area: 1,679 sqm

usable area: 1,601 sqm

Constructive system: reinforced concrete foundations, Concrete frame structure, with brick walls

Roof of metal trusses with tin sheathing

Physical characteristics of the building: Average finishes. Concrete floors in the hall area and tiles in the office area. The carpentry in the hall area is metal, and that in the office area in PVC.

Installations and equipment: electrical, sanitary and heating installations.

### **C3 Building**

Basic construction type: pumping station

Height regime: G

Areas:

built area footprint: 18 sqm.

built-up area: 18 sqm.

usable area: 12 sqm.

Constructive system: reinforced concrete foundations, load-bearing structure with brick walls, frame-type roof with tin covers

Physical characteristics of the building: Concrete floors, no carpentry

Installations and equipment: electrical installations

### **C4 Building**

Basic construction type: heat treatment hall

Height regime: G

Areas:

built area footprint: 266 sqm

developed built area: 266 sqm

usable area: 253 sqm

Constructive system: reinforced concrete foundations, metal structure, with galvanized sheet metal closures, roof with metal trusses and with metal sheet coverings

Physical characteristics of the building: Average finishes. Concrete floors in the hall area, and tiled bathrooms. The carpentry in the hall area is metal.

Installations and equipment: electrical, sanitary installations.

### **C5 Building**

Basic building type: production department

Height regime: G

Areas: built area footprint: 976 sqm.

built-up area: 976 sqm

usable area: 930 sqm

Constructive system: reinforced concrete foundations, metal structure, with galvanized sheet metal closures, roof with metal trusses with metal sheet coverings.

Physical characteristics of the building: Average finishes. Concrete floors in the hall area, and tiled bathrooms. The carpentry in the hall area is metal.

The construction is equipped with a drawbridge. Installations and equipment: electrical, sanitary installations.

Legal aspects

The property (the land and the buildings) is located in the suburbs of Valea C?lug?reasc? commune.

### **Economic aspects**

The land falls under the construction yard use category. The destination established according to General Urban Plan and PATJ Prahova - approved documentation, is for mixed functions - agricultural, industrial and storage units.

### **Technical aspects**

The land has an area of 93,161 sqm.

Urban indicators: the percentage of land occupation in the area is 50%;

Land Usage Coefficient is 1.8. Hmax G+2F (Hcoat=12m).

Access is made directly from the county road DJ101F (asphalted), and two local roads.

Land clearance at DJ101F is approximately 240 m

The buildings were built in 1980 and renovated in 2001 (C1, C2, C3, C4) and 2008 (C5).

### **C1 Building**

Basic construction type: transformation post

Height regime: G

Areas:

built area footprint: 49 sqm.

developed built area: 49 sqm.

usable area: 40.65 sqm.

Constructive system: reinforced concrete foundations, concrete frame structure, with brick walls

Roof of metal trusses with tin sheathing

Economic aspects

The land falls under the construction yard use category. The destination established according to General Urban Plan and PATJ Prahova - approved documentation, is for mixed functions - agricultural, industrial and storage units.

#### Technical aspects

The land has an area of 47.369 mp.

Urban indicators: the percentage of land occupation in the area is 50%, and the Land Usage Coefficient is 1.8. Hmax G+2F (Hcoat=12m).

Access is made directly from the county road DJ101F (asphalted),

Land clearance at DJ101F is approximately 18 m.

#### Key advantages:

Industrial infrastructure –high-capacity utilities connections available on site - electricity (capacity 2 MWh – with the possibility of expansion up to 4 MWh), water and natural gas;

The railway point, in the immediate vicinity, has a functional loading ramp as well as the corresponding embankment. The existing infrastructure can handle up to 52 freight cars; The point can be concessioned.

Good connectivity via roads/highways and railways; Access to the new Ploiești – Buzău / Suceava A7 highway;

Located in an already heavily industrialized region with high demand for production, storage and logistics space;

Possibility of expansion in time;