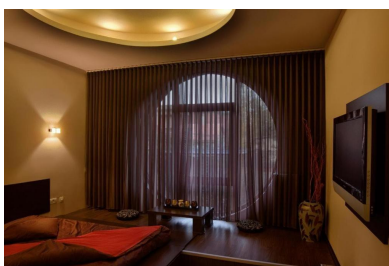


## Timisoara

### CARACTERISTICS

- ▶ **AREA:** Timisoara
- ▶ **Built surface:** 1990.27 sqm
- ▶ **Land Surface:** 4372 sqm
- ▶ **Maximum height:** D+P+2E+M



### Layout

#### Property description:

The property is located in Timisoara, on Aristide Demetriade street and has 2 street fronts, one of 75 meters and the other of 38 meters, with a total of 1990.27 square meters built and a land area of 4.372 meters.

The main building has a built surface of 907.27 square meters, height regime

B+GF+2F+A, hosting a reception, a restaurant, a professional kitchen and a 13-rooms hotel with their own bathrooms. The flooring is made out of solid wood, gas central heating, luxury finishes, marble staircase, double-glazed windows and doors, kitchen, laundry room, Finnish sauna, dressing room, two offices and ISU (Emergency Situations Inspectorate) authorization.

The second building has 231 square meters, height regime B+GF and hosts a reception, a restaurant, seven rooms and three bathrooms, luxury finishes. The annexes of 291 square meters house a vulcanization with a garage, an office, car service, terraces, bbq, pizza oven and two other unfurnished hotel villas of 341 square meters.

Total built surface on Aristide Demetriade street: 1.418,27 square meters

Land plot on Aristide Demetriade street: 3.000 square meters

On the other street there is a building of 231 square meters, B+GF, which includes two luxury apartments for hotel accommodation, annexes with a fitted tire repair shop and two small villas with unfinished rooms, of 341 square meters.

Over the years, all the spaces have gone through different stages of modernization. Access can be made from both streets - if desired - and there is enough land for the construction of a hotel/house block in the backyard.

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## DESCRIPTION

Located on the Bega river, Timisoara is the biggest city in Banat. Between 1848 and 1860 Timisoara was the capital of the Serbian Voivodeship and today is the capital of the Western development region.

According to World Bank data, Timisoara is the city with the highest economic growth in EU, being an important industrial, commercial, medical, cultural and educational point, hosting the headquarters of many national companies, and was the European Capital of Culture in 2023.

### Location:

Close to the city center, 850 m away from ISHO, 2 km away from Iulius Town, the biggest retail center in Eastern Europe and 1 km away from East Railway Station

With easy access to other regions of the country (Crisana, Transylvania, Oltenia, Muntenia etc.), through a network of county, national, European roads and highways in full development.

Located in the proximity of Iulius Mall and close to the historic center of the city, the building and the land plot can continue to host hotel services, offering high standards of quality, or can be converted to a mixed-use functionality, considering the accelerated development of the area.

The building has five floors with renovated rooms and modern design.

The hotel has twenty spacious rooms including single, double, matrimonial rooms and two villas with apartments.

It features a restaurant, bar, terrace, conference room, sauna and courtyard parking.

The units are equipped with a gas central heating system, water and sewage network, three-phase electric power, CATV, minibar, etc.

4,200,000 EUR

45.44 BITCOIN

1,585.73 ETHEREUM