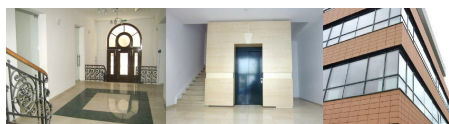


## Universitate

### CARACTERISTICS

- ▶ **AREA:** Universitate
- ▶ **Usable surface:** 515 sqm
- ▶ **Floor:** 1, 2
- ▶ **Maximum height:** D+P+2E+M



Text	New building	Front building	Total
Ground Floor	185	210	395
1. Floor	256	208	464
2. Floor	259	211	469
3. Floor:			
-Office	212	39	250
-Terrace	36	100	135
4. Floor:			
-Apartment 1	81		81
-Apartment 2	142		142
-Terrace	13		13
5. Floor:			
-Terrace	167		167
Basement:			
-Office		190	190
-Parking	296		296
-Bunker		65	65
<b>Grand total</b>	<b>1.646</b>	<b>1.022</b>	<b>2.668</b>

### Layout

1st Floor: 256 sqm

2nd Floor: 256 sqm

Maintenance open book: 4.5 Euro/ sqm/  
month + VAT

### DESCRIPTION

In the ultra-central area of Bucharest, this historical building has recently been consolidated, renovated, and converted from an old house into a new and modern office building by attaching a new structure behind the original building.

The location is very near the city center – By foot around 10 minutes. In car less than 5 minutes dependent on traffic. You can arrive in city center by Metro - Universitate.

The final design offers modern class A+ offices, office apartments and terraces, comfort, and style. The result is a remarkable combination between old and new using modern materials and techniques.

A+ Office building in the center of Bucharest

New and old property with style and charm

Completely renovated

Central location

Modern offices  
Underground parking  
Open space areas  
Office apartments

The new building has nice big open space office rooms.

Separate offices and meeting rooms can be made according to tenants needs.

In the beautiful, renovated front building the areas are divided in smaller rooms with wide connections between them.

Nice historic details as the fireplace are kept as decoration.

On top of each building, there are open terraces made to ensure the possibility of a break or a meeting in open air.

The Front- and the New building are both connected to the stairs and elevator section.

- This means that it is easy to combine areas on same floor in the two buildings.
- Basement, Ground floor and first Floor in the Front building are connected via internal stairs. But they can be divided if needed.
- The apartments are suitable for offices where more people need separate rooms.
- The terraces give a fantastic opportunity to have outdoor breaks or meetings.

#### **Luxury finishes**

The building has luxury finishes, the office spaces have coffered ceilings, 12-cm high raised flooring (marble at the ground floor) allowing for the installation of the sockets in any position. The access doors to the offices have cured glass panels and are equipped with an access control system.

#### **Heating and ventilation**

Each main area is equipped with individual power meters. The heating is based on a gas heating station. The air conditioning system is centralized via an outer chiller and remote-control fan coil units mounted in the false ceiling. The fresh air ventilation system is equipped with a pre-heating battery. The spare generator and the UPS installed on each floor add to the safety and energetic independence in the case of power failures.

The office apartments

The apartments on the last floor are fitted with equipped kitchens, Merbau solid wood flooring, central and under-floor heating.

#### **Technical facilities**

Elevators and underground parking

The building has video surveillance, monitored anti-burglary system, access control, fire system, telecommunication and PC infrastructure, facilities for people with disabilities, elevator, reception hall, outdoor lighting, security, and underground parking lot.

11.50 EUR sqm