

Actualizat pe data de 01.04.2026

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#4811

**Prime Real Estate
Opportunity: G+3
Building near Unirii
Square**

1.390.000 EUR



We present a rare corner property located in the immediate vicinity of Unirii Square. Whether you aim to develop a successful boutique hotel or a premium medical clinic, this G+3 (Ground + 3 floors) building offers the flexibility you need.

Property Layout:

- **Ground Floor:** 85 sqm commercial space with high visibility, street access, private restroom, and secondary entrance.
- **1st & 2nd Floors:** 6 independent studios (3 per floor), each equipped with private bathrooms and dedicated technical facilities.
- **3rd Floor:** Two 2-room apartments with the potential to be converted into a spacious 4-room penthouse.

Technical Specifications:

- **Built Area:** 589.62 sqm (11 rooms, 9 bathrooms).
- **Heating Autonomy:** 4 private heating units (one per floor) and dedicated boilers.
- **Easy Access:** Corner positioning, two vehicle entrances, and double pedestrian access (from the street and the private courtyard).
- **Amenities:** Video surveillance system, exterior thermal insulation, and modern finishes (PVC windows, parquet, floor tiles).

Price: 1,390,000 EUR

Availability: Immediate

Stare	Finalizat
Locatie	Unirii
Balcon	Da
Suprafata utila	460 m ²
Suprafata totala	590 m ²
Etaj	P+3E
Mobilat	Nu