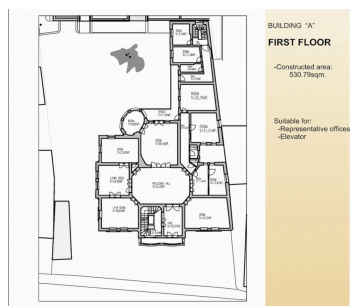
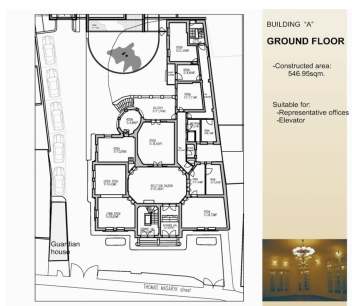
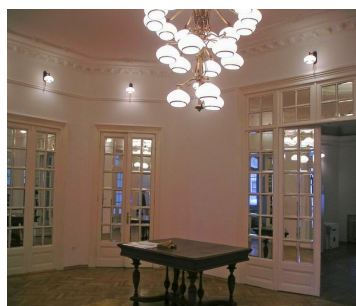
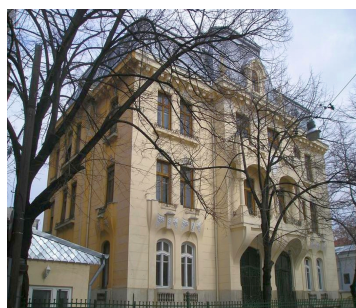


# Sales House / Villa - 52 rooms - Rosetti



## Offer details:

- ID: 17378
- Usable area: 2200 mp
- Gross built area: 2590 mp
- Total Land Area: 2354 mp
- Number of rooms: 52
- Furnished: No
- Unfurnished: Yes
- Furnished/Unfurnished: Yes
- Locality/Sector: Sector 1
- Zone: Rosetti
- Year of construction: 1927
- Foot print area: 535
- Investment category: Yes
- Sale price: **3 500 000 EURO**
- Price/ mp: **12 EURO**

## Offer details

Company: Perfect Casa



Phones: 021/2245520, 021/2245536

Fax: 021/2245537

E-mail: [office@perfectcasa.ro](mailto:office@perfectcasa.ro)

Website: [www.perfectcasa.ro](http://www.perfectcasa.ro)

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**PERFECT CASA OFFERS FOR SALE Â A BUILDING WITH 52 ROOMS (DB + GF + 2 + ATTIC), ROSETTI AREA**

Free Land: 1818 sqm

Destination: residential, office

Built in the early twentieth century, between the years 1911 and 1927, the building is included in category B of the monuments of national heritage. There is a way of preserving the building, which will be applied in case of rental property, respecting the wishes of the tenant partitioning, and restrictions on buildings monumental condition, according to the law.

**COMPRISING:**

Area of each level:

Basement: 487.62 sqm;

Ground Floor: 546.95 sqm.;

Floor 1: 530.79 sqm;

Floor 2 :530.79 sqm;

Attic: 494.09 sqm.

The footprint of the property measuring 535.25 m and 780.57 m forecourt is in case another destination will be given to the free space left available for construction.

Besides the impressive building in size and historical value, for a total lot section of land ownership was obtained a PUZ and are working towards obtaining a building permit for construction of a building for residential of a 2B + GF +5 structure. The new building will offer 18 luxury apartments and 40 underground parking spaces, with a total built area of 5242 square meters and a footprint of 727.90 square meters.

**FINISHING:** parquet, marble, lamps, radiators

**FEATURES:** fireplace, staircase

The property is available for sale at a price of 4,000,000 Euro + VAT including currently existing property and building approvals for new construction.

The property is offered also for rent with the price of 12 euro / sqm