



Dear All,

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We are sure to provide professional information and services related to Real Estate opportunities in Europe and not only.

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Present an exclusivity :

***JL CALDERON 50—BUCHAREST Downtown***



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INTEGRATED SERVICES IN REAL ESTATE

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**Historical building to renovate**

*Located a few meters from “Universitate Square”, in the very center of the Capital City, Historical Building to be renovated renovate with private parking, possibilty underground private parking.*

**ROMANIA**



**BUCHAREST**

**Capital City**

**2,3 mln urbans inhab.**

**3,4 mln metrop. inhab.**

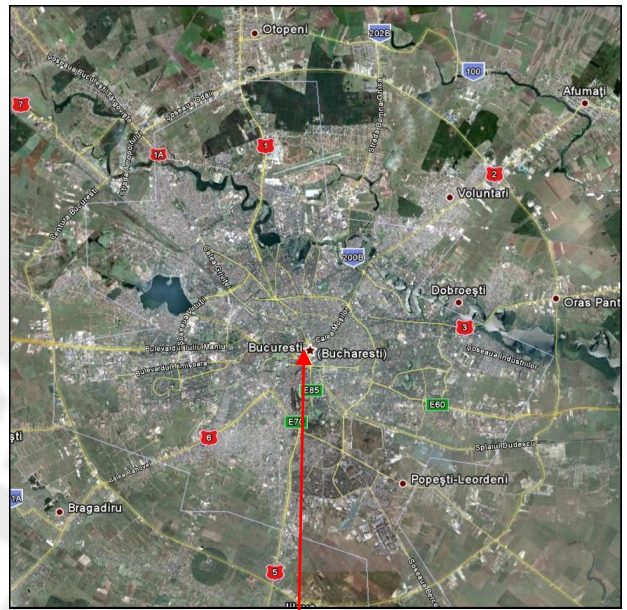
**63% PIL of the State**

**Investment  
in the heart  
of Bucarest  
Downtown**



# HISTORIC BUILDING RESTORATION WORK OF TWO YEARS AND HALF MAXIMUM

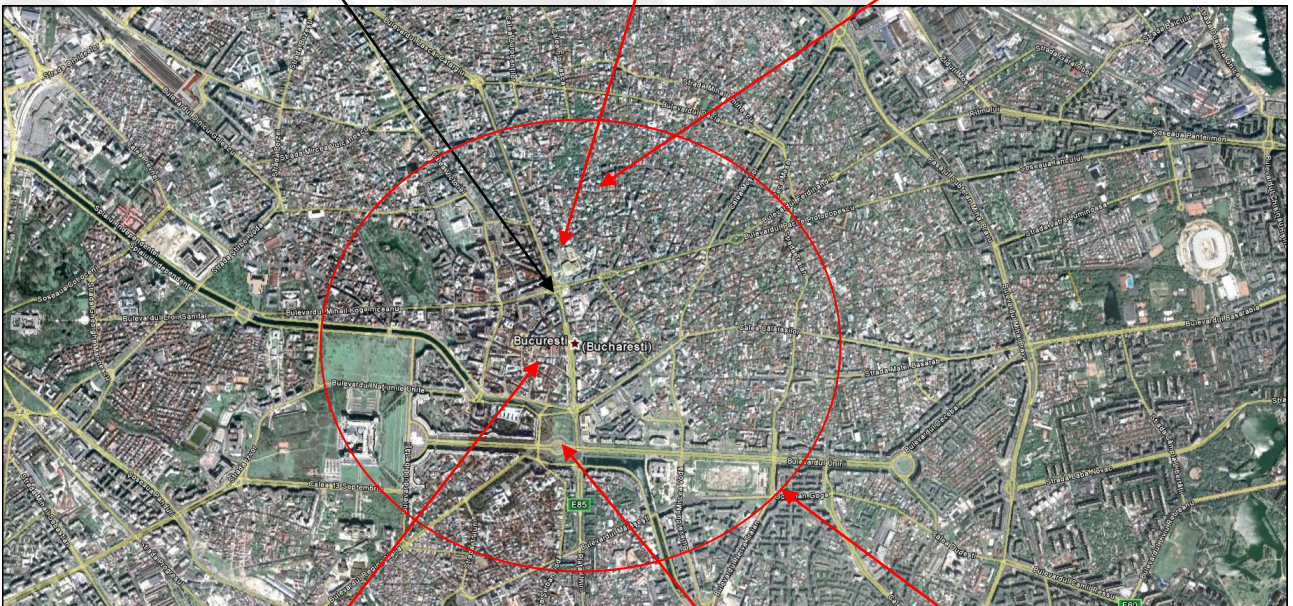
The historical building is located in Str. JL Calderon no.50, Bucuresti – sector 2.



**PLATA UNIVERSITATE**

**INTERCONTINENTAL**

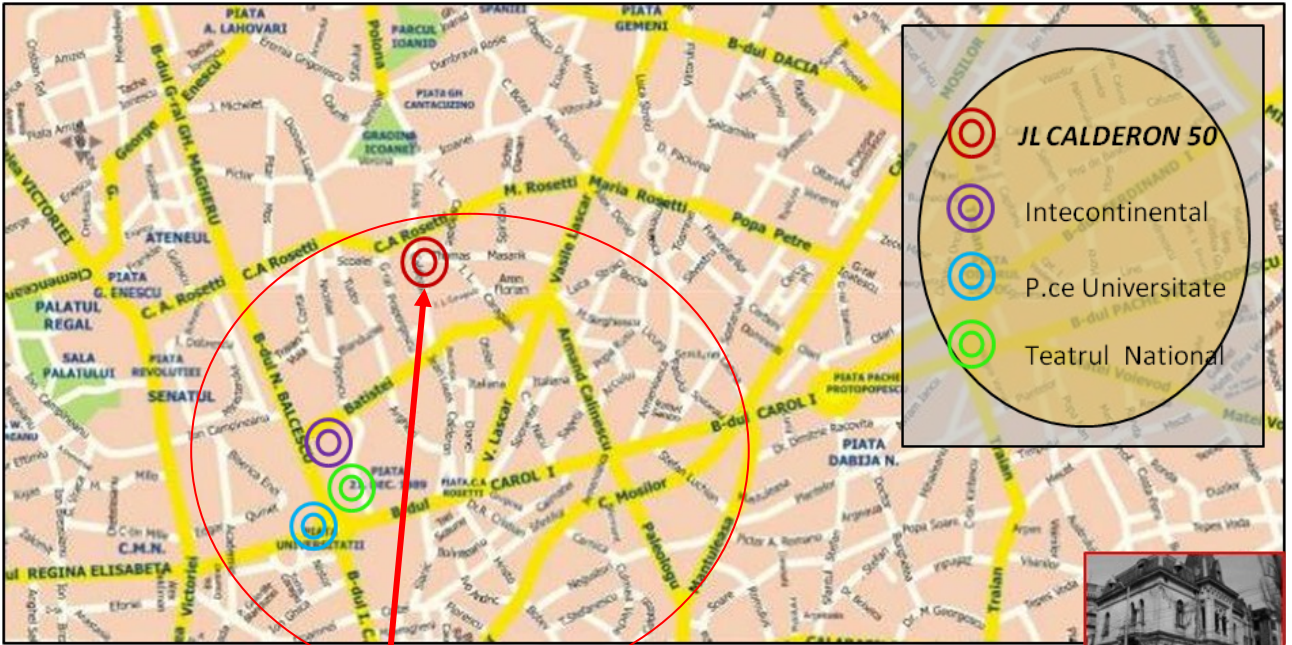
**JL CALDERON 50**



**LIPSCANI**

**PLATA UNIRI**

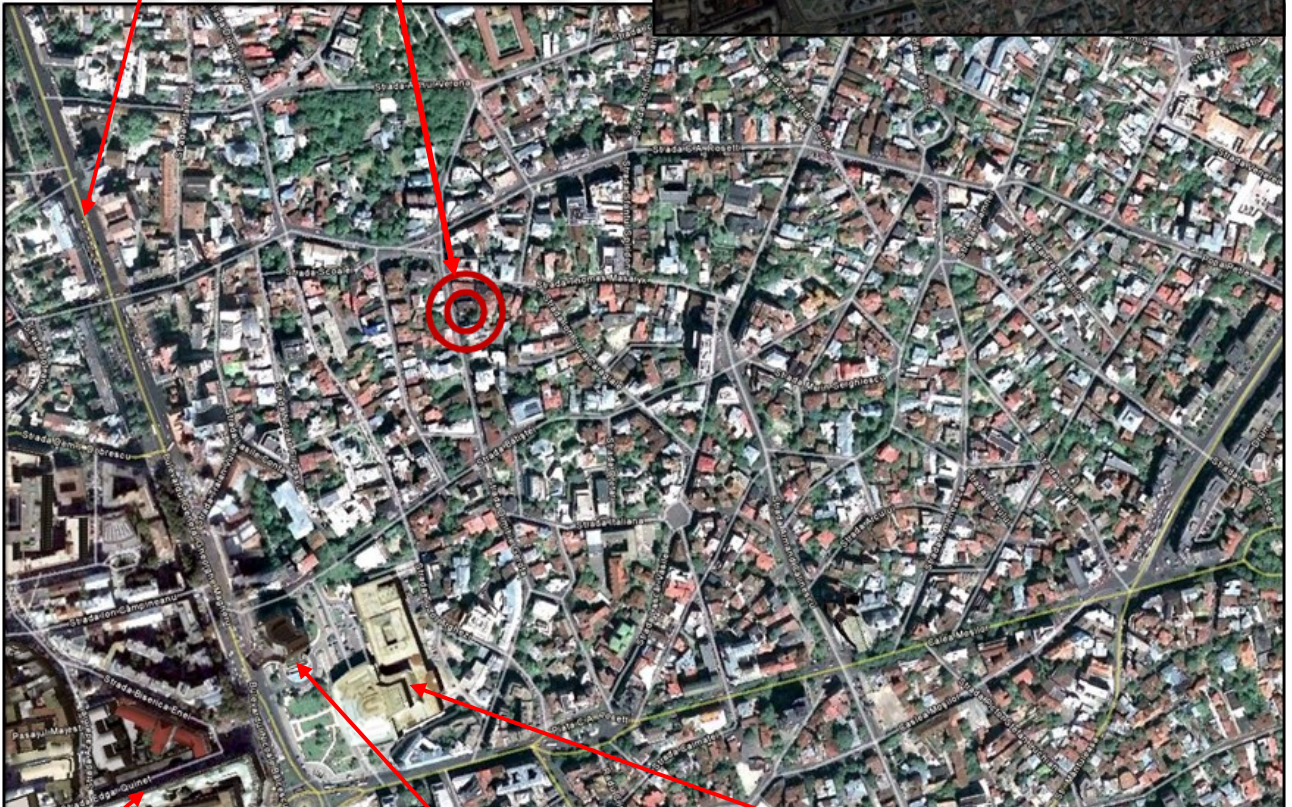
**BUCHAREST  
Downtown**



BUCHAREST  
Downtown

JL. CALDERON 50

blv. nicolae balcescu



universitate

intercontinental hotel

teatrul national

The historical building is located in Str. JL Calderon no.50, Bucuresti – sector 2.

**NEW PROJECT**

**HISTORICAL BUILDING**

BASEMENT	215 m <sup>2</sup>	} TOT ~ 700 m <sup>2</sup>
FIRST FLOOR	~ 233 m <sup>2</sup>	
SECOND FLOOR	~233 m <sup>2</sup>	
THIRD FLOOR	~233 m <sup>2</sup>	

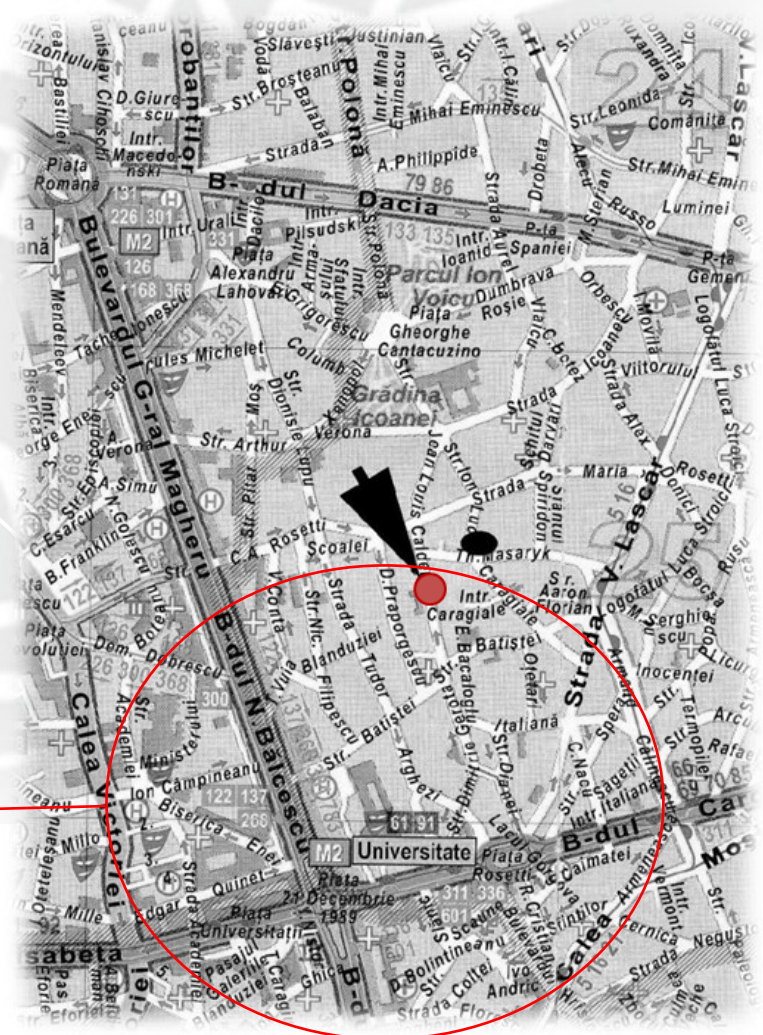
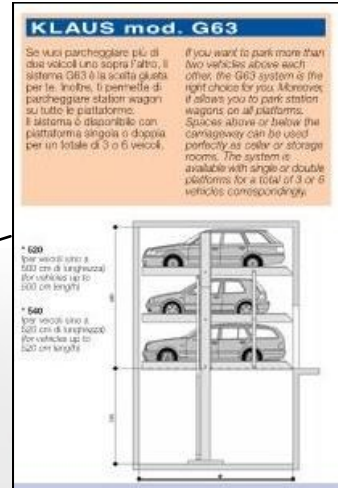
**TOT ~915 m<sup>2</sup>**

**NEW BUILDING**

DEMISOL	} BOX	6-10 vehicles stack parker
FLOOR		
MEZZANINE		
4 FLOOR		
<b>TOT</b>		<b>480 m<sup>2</sup></b>

**TOT DEVELOPMENT 1395 m<sup>2</sup>**

**PUD APPROVED  
DTAC 07.2013**

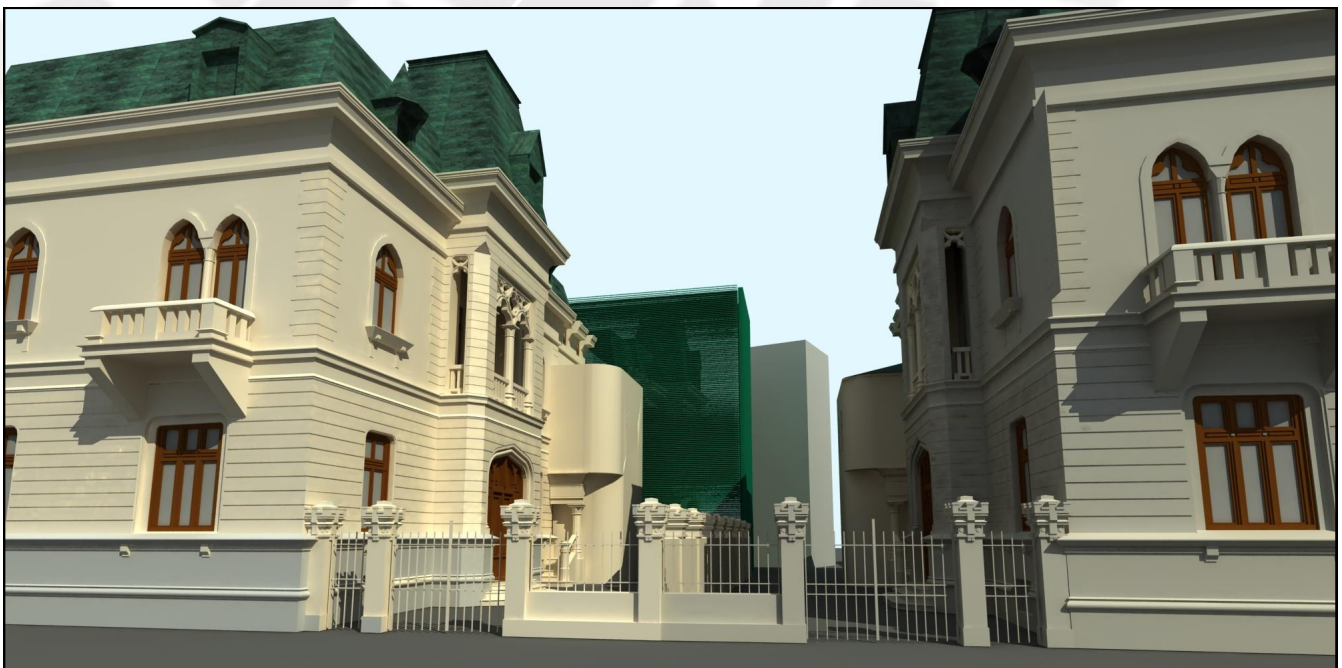
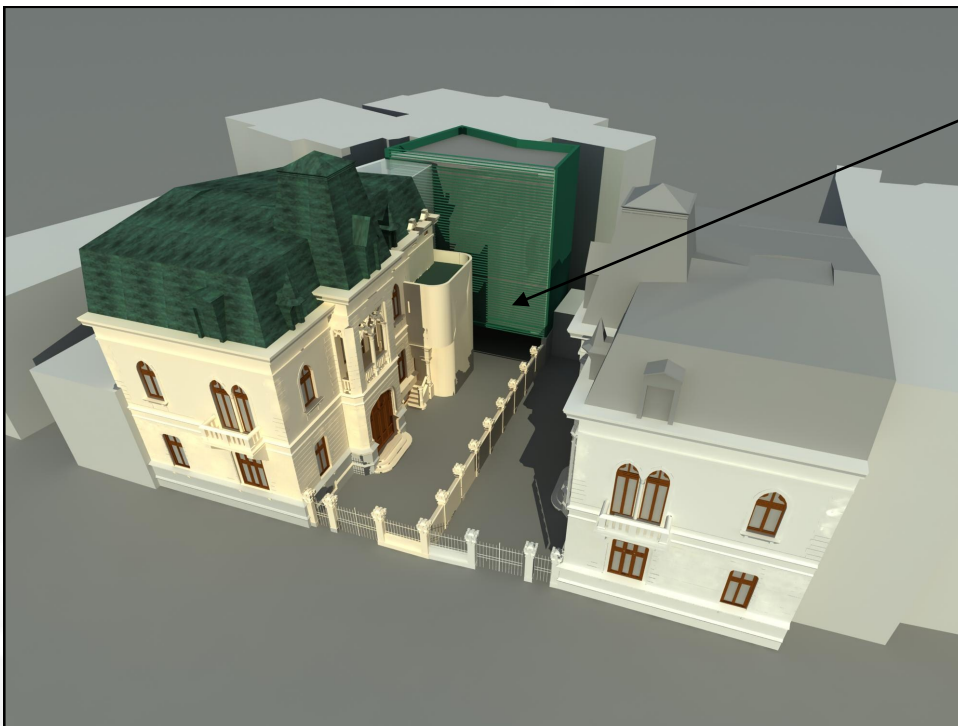


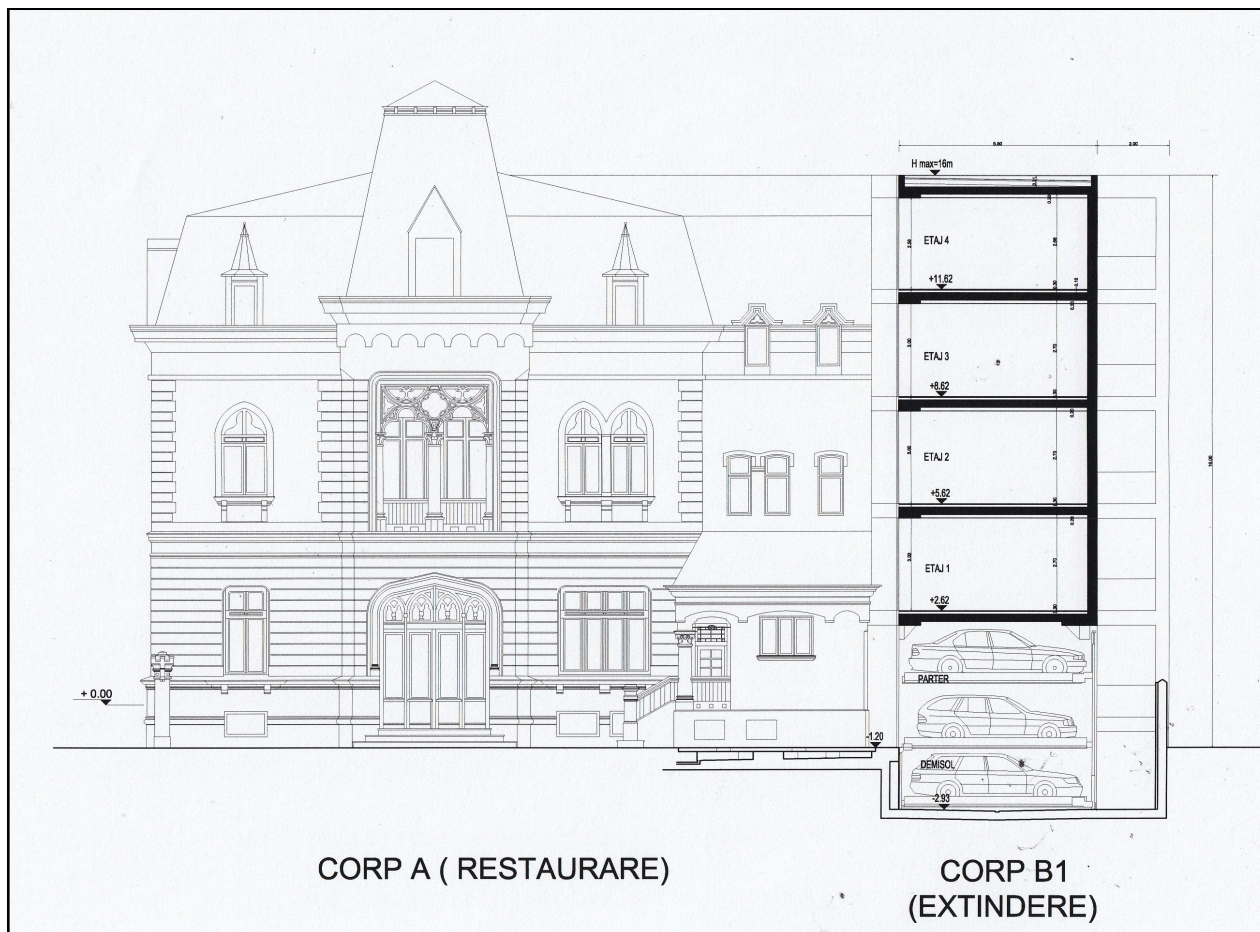
BUCHAREST  
Downtown

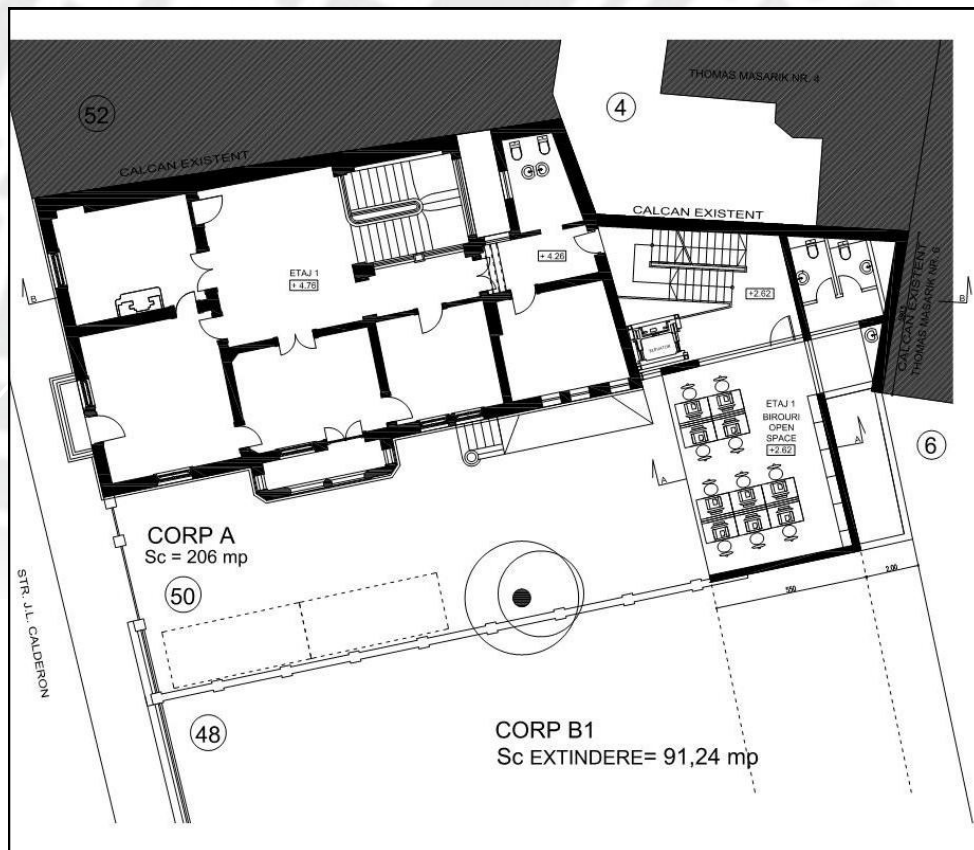
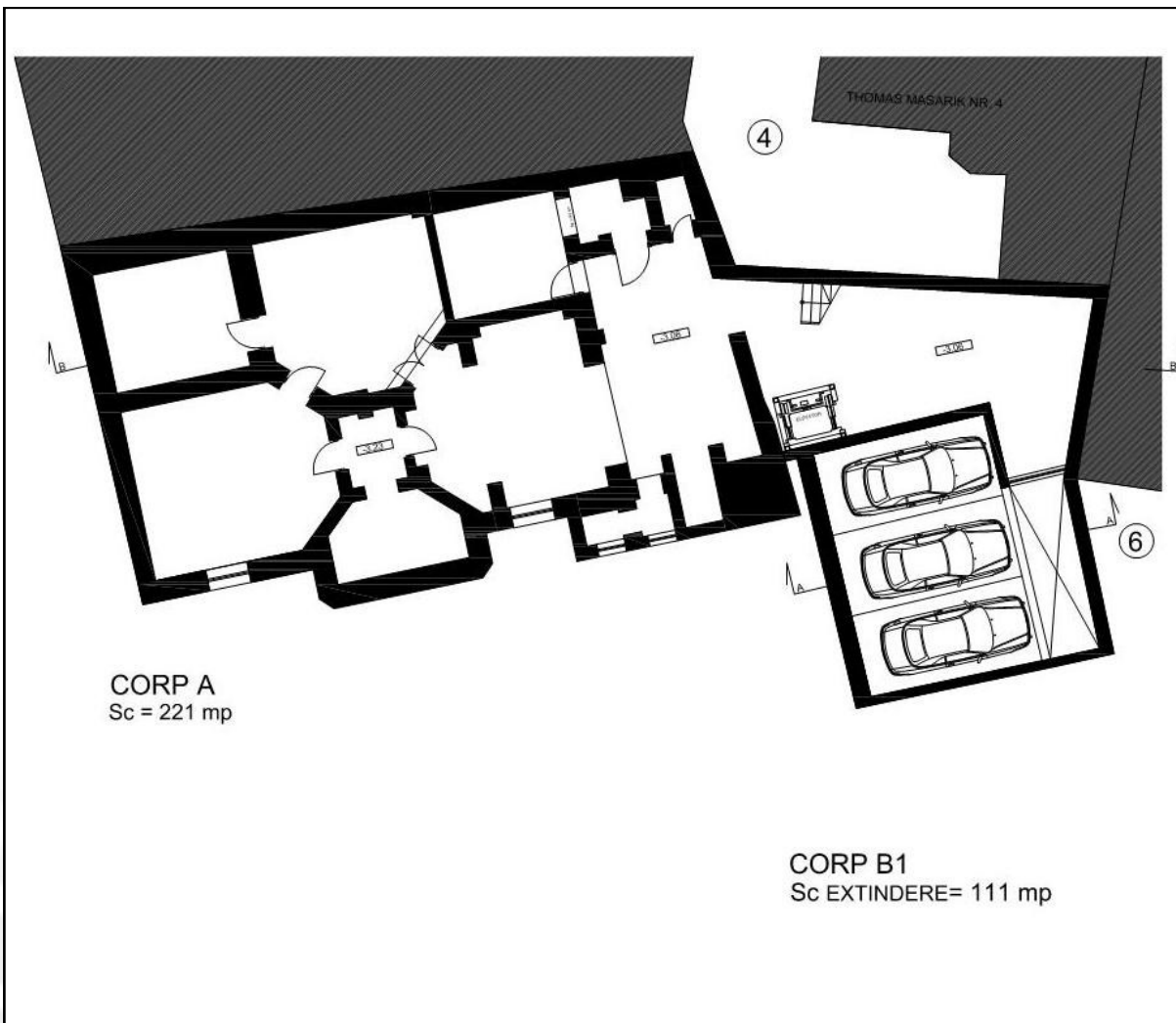




**MULTILEVEL- PKG**







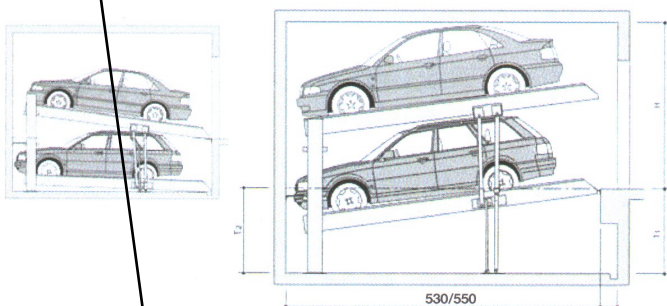
**VEHICLES STACK PARKER**



**KLAUS mod. 2042**

Il modello 2042 presenta una inclinazione delle due piattaforme di 7,5° (13%) con facilità d'accesso ai veicoli e necessità di fossa ridotta. Il sistema è disponibile con piattaforma singola o doppia per un totale di 2 o 4 veicoli.

*The two platforms of the 2042 model have a 7,5° (13%) inclination, thus allowing easy access for the vehicles and a shallower pit. The system is available with single or double platforms for a total of 2 or 4 vehicles correspondingly.*



530 (per veicoli sino a 500 cm di lunghezza)  
(for vehicles up to 500 cm length)

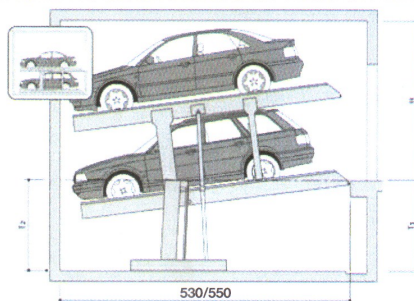
550 (per veicoli sino a 520 cm di lunghezza)  
(for vehicles up to 520 cm length)

mod.	H	T1	T2
<b>KLAUS 2042-155 Compact</b>	295	155	≥ 140
<b>KLAUS 2042-155 Standard</b>	310	155	≥ 140

**KLAUS mod. G82**

Uno speciale sistema di elevazione permette un accesso orizzontale alla piattaforma superiore e un accesso leggermente inclinato su quella superiore. Le due piattaforme possono essere sia singole che doppie per poter parcheggiare due o quattro veicoli in modo indipendente.

*A lifting construction especially designed for this system allows horizontal access to the upper platform, the lower one being only slightly inclined during access. All versions are available with single or double platforms. The lower platform's inclination permits using a sloped area for the garage, which especially helps complying with local ambit construction regulations.*



530 (per veicoli sino a 500 cm di lung.)  
(for vehicles up to 500 cm length)

550 (per veicoli sino a 520 cm di lung.)  
(for vehicles up to 520 cm length)

mod.	H	T1	T2	mod.	H	T1	T2
<b>G82-185 Standard</b>	325	190	185	<b>G82-165 Compact</b>	310	170	165
<b>G82-165 Compact</b>	295	170	165	<b>G82-195 Exclusive</b>	335	200	195

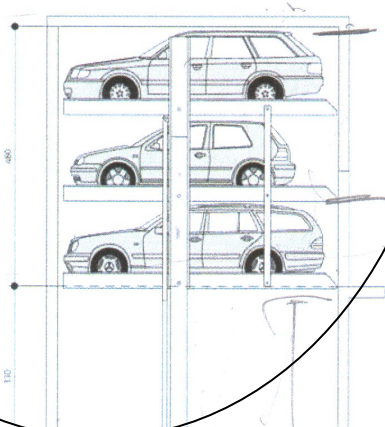
**KLAUS mod. G63**

Se vuoi parcheggiare più di due veicoli uno sopra l'altro, il sistema G63 è la scelta giusta per te. Inoltre, ti permette di parcheggiare station wagon su tutte le piattaforme. Il sistema è disponibile con piattaforma singola o doppia per un totale di 3 o 6 veicoli.

*If you want to park more than two vehicles above each other, the G63 system is the right choice for you. Moreover, it allows you to park station wagons on all platforms. Spaces above or below the carriageway can be used perfectly as cellar or storage rooms. The system is available with single or double platforms for a total of 3 or 6 vehicles correspondingly.*

\* 520 (per veicoli sino a 500 cm di lunghezza)  
(for vehicles up to 500 cm length)

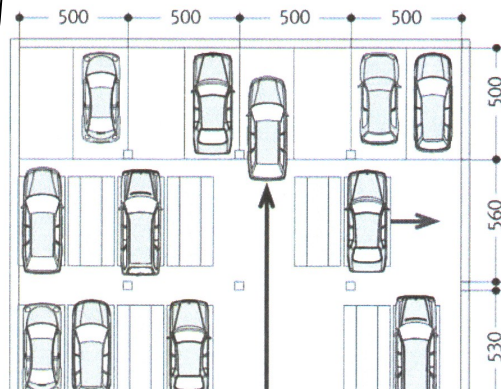
\* 540 (per veicoli sino a 520 cm di lunghezza)  
(for vehicles up to 520 cm length)



**KLAUS mod. PQ pallets**

Il sistema "pallet" ottimizza l'uso del tuo spazio. Può anche essere riadattato nei garage o parcheggi esistenti. Appena premuto un pulsante, un motore elettrico sposta i pallet longitudinalmente e trasversalmente, liberando lo spazio desiderato. Questi posti di parcheggio aggiuntivi possono essere creati su aree inusate e su carreggiate.

*The pallet system optimizes your use of space. It can also be retrofitted into existing garages and car parks. Just press a button, and an electric motor shifts the pallets longitudinally and transversely, liberating the desired space. That way additional parking places can be created on unused areas and carriageways.*





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