

## Dear All,

We are pleased to announce our presence, not new, in Real Estate Market, not only in Switzerland, but with the direct collaboration of Professionals Partners, who oversee the nations where they operate with permanent establishments.

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

Team Trust4Trust



Presents a distressed opportunity

## REGINA ELISABETA 33 Bucharest - ROMANIA



LUGANO
VERONA
CHISINAU
TIMISOARA
BUCHAREST
BEOGRAD



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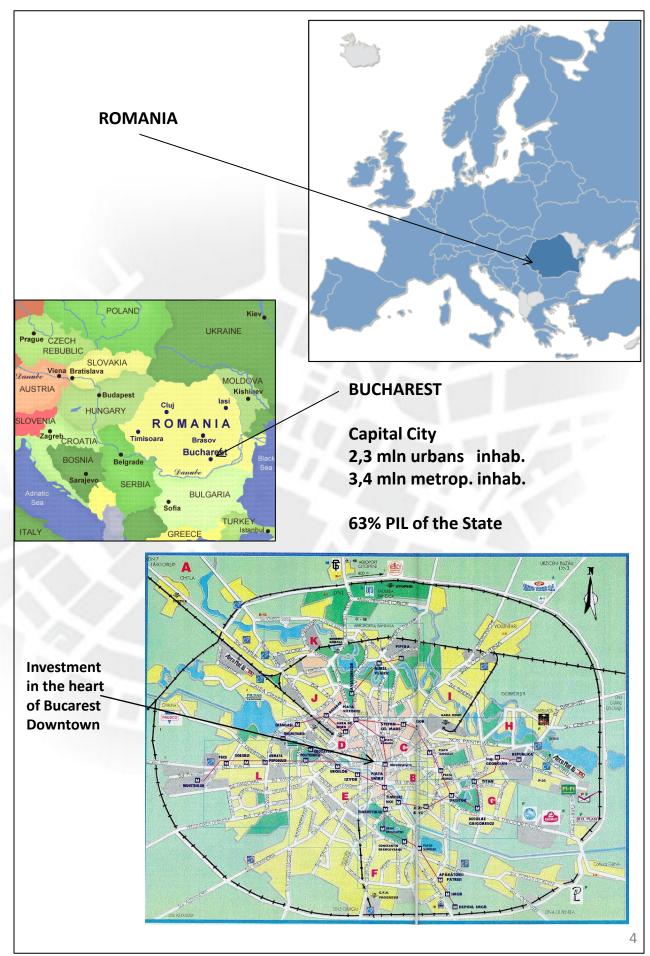












#### **Bucharest-ROMANIA**

Located a few meters from "Universitate Square", in the very center of the Capital City, Historical Building to be renovated renovate with wiew in "Blv. Regina Elisabeta"

#### **HISTORIC BUILDING**

The historical building is located in Blv. Regina Elisabeta no.33, Bucuresti – sector 5.

Height regime S + P + E1 + E2 + retrage\* h 19 mt.

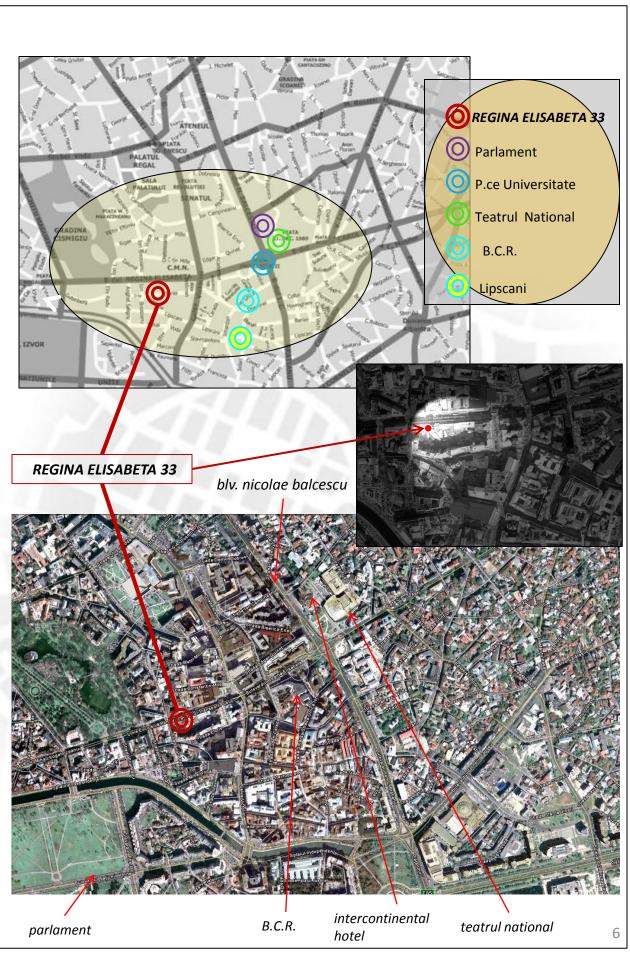
Total built 974.45/1 145.90 sqm (Cut 4) after restoration Ground surface ~229.18 sqm (Real) 215 sqm (Cadastral)

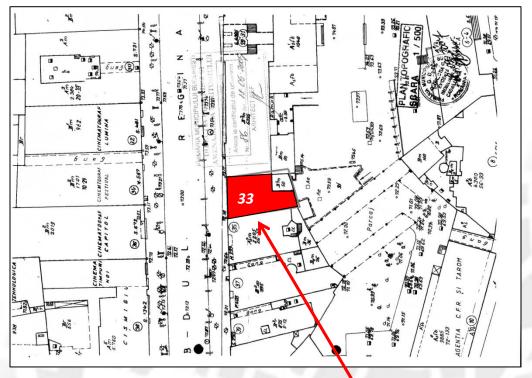
Built surface area ~183.34 sqm (Pot 80%)

CURRENTLY SITUATION		price/m	income/y
S	162.55 sqm - sqm net rent stock 145	5€/sqm	8.700€
Р	229.18 sqm – sqm net rent store 200	30€/sqm	72.000€
E1	194.24 sqm – sqm net rent office 174	11€/sqm	22.968€
E2	194.24 sqm – sqm net rent office 174	11€/sqm	22.968€
R	194.24 sqm – sqm net rent office 174	11€/sqm	22.968€
Total built	<b>974.45</b> sqm		149.604€ TOT

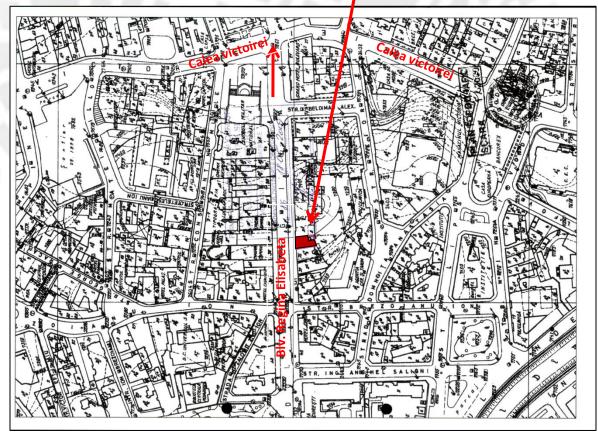
Request1.000.000€Acquisition share company no VAT0€Rennovate Costs (All)650.000€Tot1.650.000€Yield/y %9



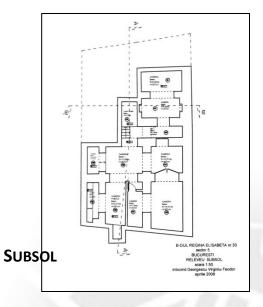


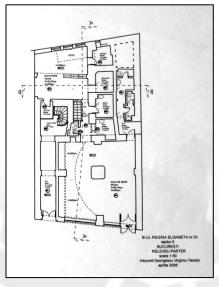


Regina Elisabeta 33

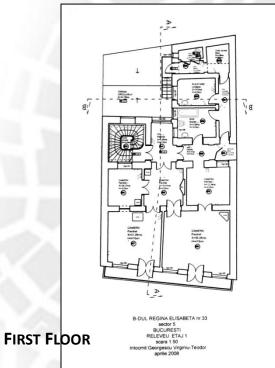


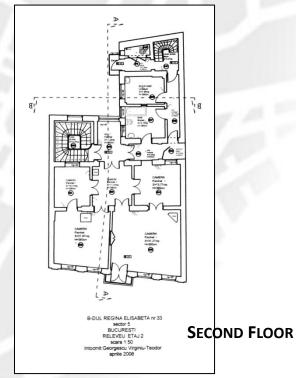
# PLAN- LEVEL

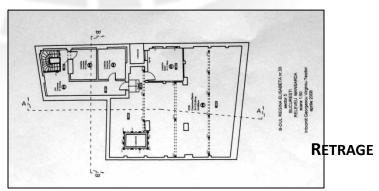


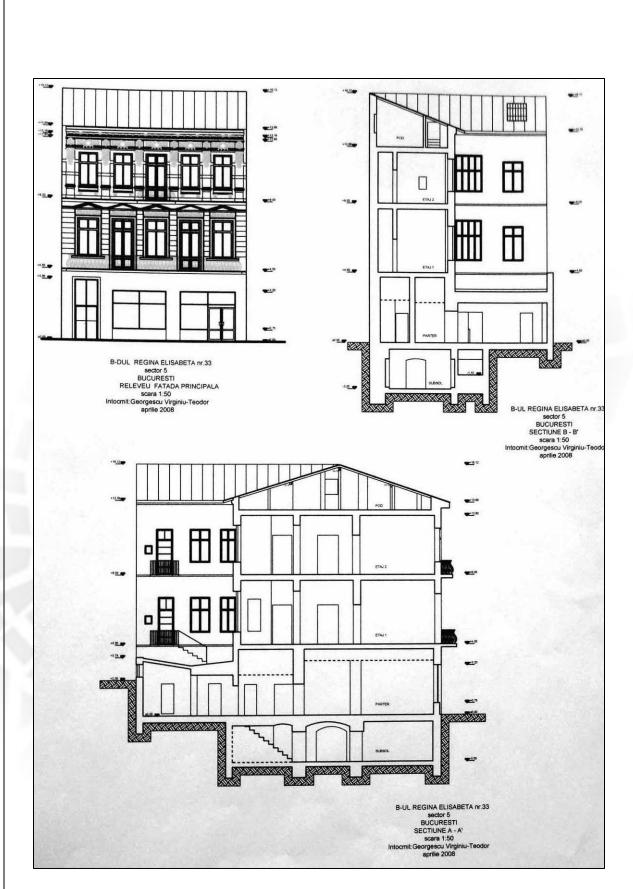


**FLOOR** 



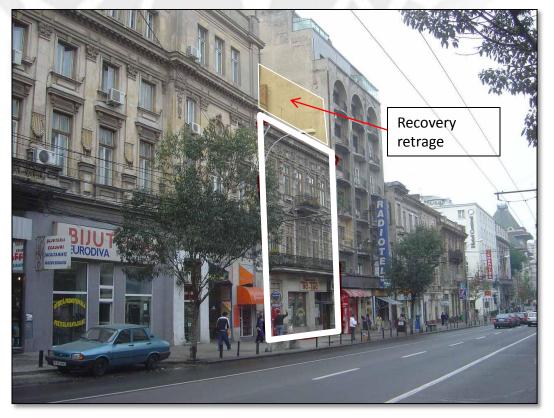






### **SECTIONS**





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