



**Opportunity in Timisoara-Romania**

**Immediately on Profit for sale**

**LOGISTIC BUILDING TIMISOARA**

SWISS  
LONDON  
FLORIDA  
MIAMI  
SERBIA  
ROMANIA  
REP. MOLDOVA

**adessopartners<sup>®</sup>**

INTEGRATED SERVICES IN REAL ESTATE

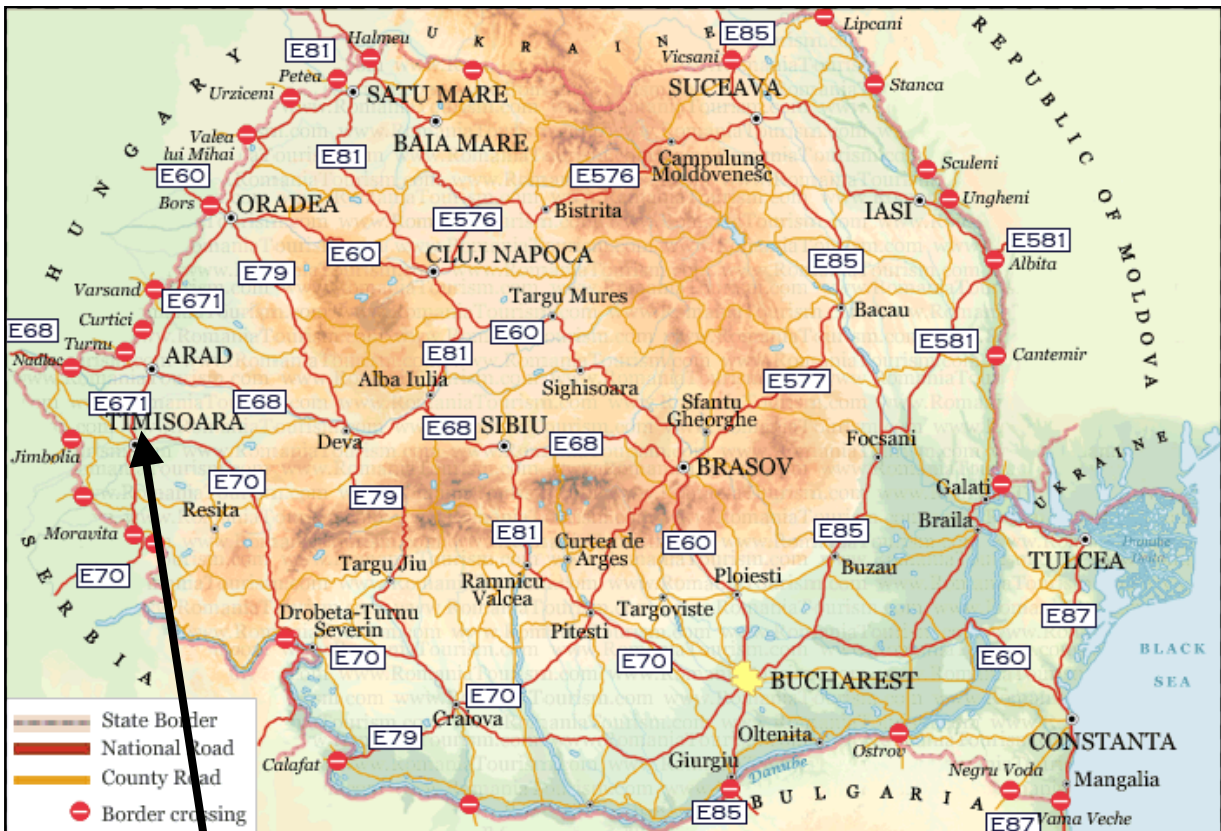
## Index

- 1- cover
- 2- index
- 3- Romania localization
- 4- Timisoara localization
- 5- Description
- 6- Plan
- 7- Photo
- 8- cover



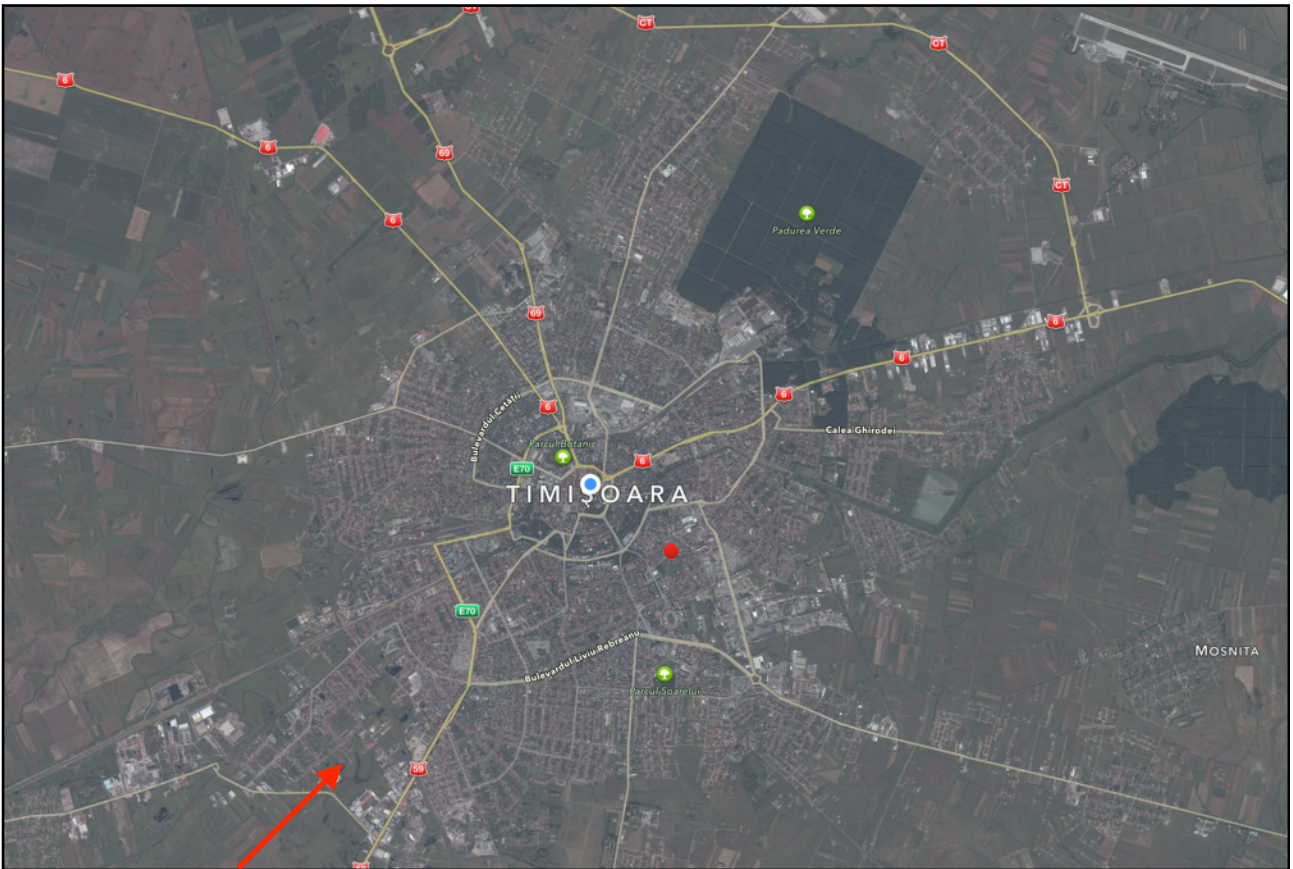
ROMANIA POSITION

MAP OF ROMANIA



LOGISTIC BUILDING TIMISOARA









Logistic Warehouse

## DESCRIPTION

### Location

Location 0 km from Timisoara  
All utilities

### Construction

Land 3.600 m<sup>2</sup> net  
Built 1.000 m<sup>2</sup> warehouse free  
260 m<sup>2</sup> office P+1E  
Private Parking and direct access from National road

### Lease

Contract Lease 3 y +...  
no. 6 month notice check out  
42.000 euro/y rent + IVA  
Request Price Sale 440.000 euro +Vat (reverse-charge)  
Yield 9.2 %/y net local tax

Fees Agency 3%

**PLAN DE SITUATIE**  
- dupa dezmembrare -  
scara 1:2000

**PLAN DE APLICARE A LEGII 18/1991**  
scara 1:20000

**PLAN DE INCADRARE IN ZONA**  
scara 1:20000

DRUMUL DE ACCES CU L. 4.0r  
ESTE DRUM DE INCINTA

**A. SITUATIA INAINTE DE DEZMEMBRARE**

Nr. C.F.	Nr. cad.	Descriere imobil	Supr. (mp)	Proprietar tabular
4943 Freidorf	Cc 1366/1/4	Curti constructii in intravilan extins in str. Ovidiu Cotrus	15000	S.C. TOP SIDE CONSTRUCTION S.R.L. - cumparare nr.15116/2005, unificare

**B. SITUATIA DUPA DEZMEMBRARE**

Nr. C.F.	Nr. cad.	Descriere imobil	Supr. (mp)	Proprietar tabular
4943 Freidorf	Cc 1366/1/4/a	Teren pentru drum in intravilan extins	767	S.C. TOP SIDE CONSTRUCTION S.R.L. - cumparare nr.15116/2005, unificare
	Cc 1366/1/4/b	Teren pentru drum in intravilan extins	148	
	Cc 1366/1/4/c	Curti constructii in intravilan extins in str. Ovidiu Cotrus	3203	
	Cc 1366/1/4/d	Curti constructii in intravilan extins in str. Ovidiu Cotrus	2325	
	Cc 1366/1/4/e	Curti constructii in intravilan extins in str. Ovidiu Cotrus	1563	
	Cc 1366/1/4/f	Curti constructii in intravilan extins in str. Ovidiu Cotrus	6830	
	Cc 1366/1/4/g	Teren pentru drum in intravilan extins	164	

**FLORPLAN**  
clasa II seria B nr.396  
str.C Brediceanu nr.13/A apt.1 tel.497610

Denumire proiect:  
Documentatie de dezmembrare parcela, mun. Timisoara, Jud. Timis

Beneficiarul lucrarii:  
S.C. TOP SIDE CONSTRUCTION S.R.L.

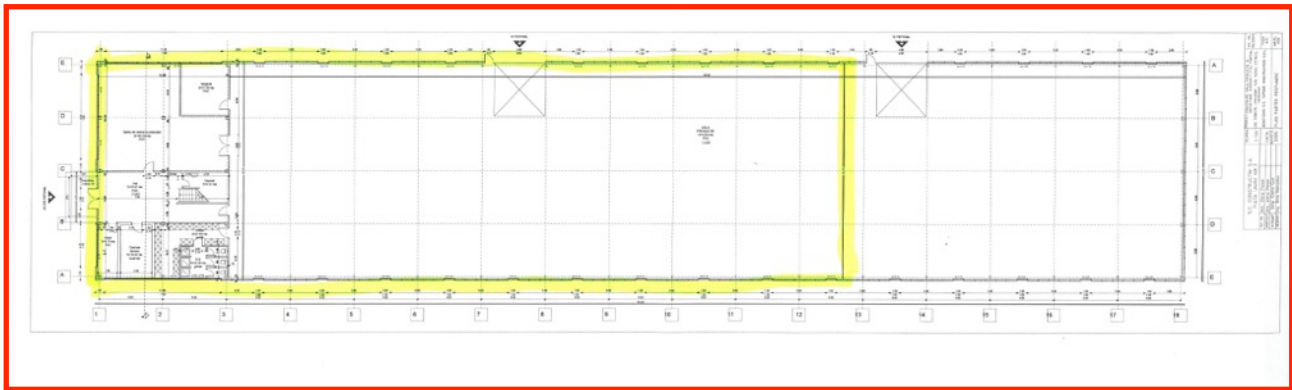
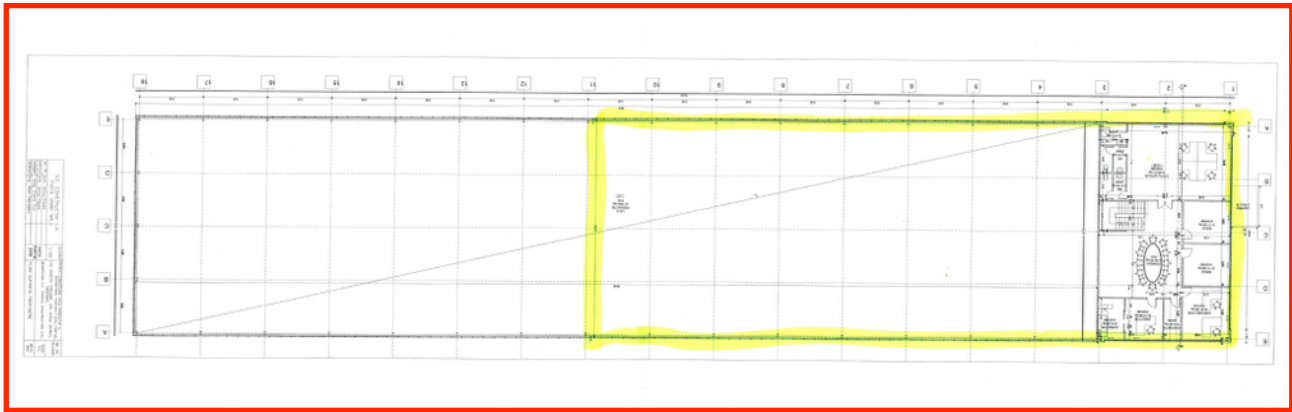
Sof proiect	Ing. Florescu Ioan	Scara	1:2000	Nr. proiect	2/2006
Intocmit	Ing. Szvics Szilvia	Scara	1:20000 <td>Faza</td> <td></td>	Faza	
Desenat	Ing. Szvics Szilvia	Scara	1:20000 <td>Plan de situatie</td> <td></td>	Plan de situatie	
Verificat	Ing. Florescu Ioan	Data	Jan.2006 <td>Plan de aplicare a Legii 18/1991</td> <td></td>	Plan de aplicare a Legii 18/1991	
				Plan de incadrare in zona	Planosa nr. 2

OCPI TIMIS INREGISTRAT Nr. 498/2004/2006

CERTIFICATUL DE URBANIZARE ANEXA

A.N.C.P.I. OFICIUL DE CADASTRU SI PUBLICITATE IMOBILIARA TIMIS

Ing. GABRIELA T...







LUGANO - Swiss - CH  
Via Pioda, 6  
Tel.: +41 (0)912207373 / Fax: +41 (0)912204711  
[office@adessopartners.com](mailto:office@adessopartners.com)