

OFFICE BUILDING AND WAREHOUSE, CAMPINA CITY

MIXED USE

Romania, Prahova, Campina 105600

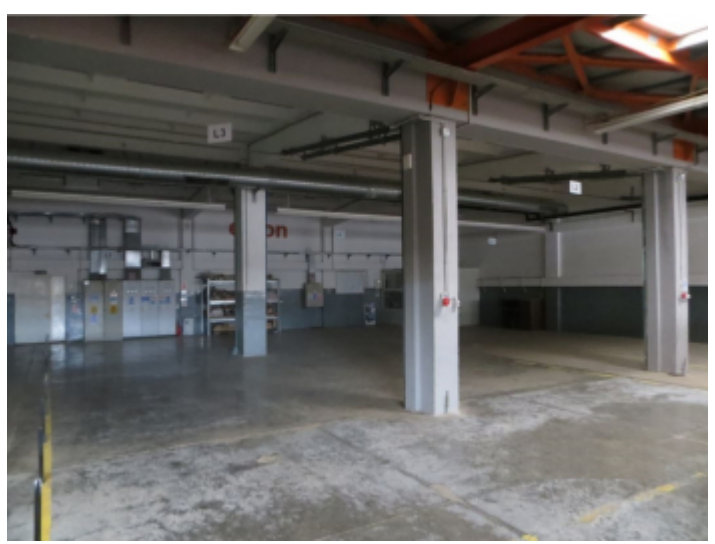
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Proprietatea este situata in partea sudica a municipiului Campina, aproape de raul Doftana, o veche zona industriala a orasului, care o data cu trecerea anilor si cresterea populatiei a capatat un important accent comercial si de servicii, drept dovada stand dezvoltarea in zona a proiectelor comerciale Kaufland si Lidl. Zona beneficiaza de acces facil la principalele cai de circulatie de tranziteaza zona si asigura accesul atat catre zona centrala a orasului, cat si catre DN1, principala artera de circulatie ce face legatura cu municipiului Ploiesti si capitala Bucuresti. Proprietatea este mixta, o cladire de birouri, in suprafata de 1.475 mp si un spatiu de productie (hala), cu acces direct din zona de birouri, de 1.326 mp, la care se adauga si 22348 mp de teren. Spatiul de birouri este dispus pe trei niveluri, iar la ultimul exista si un apartament, cu spatiu de zi, birou si dormitor, zona de gatit, baie si terasa. Constructiile sunt in stare foarte buna si beneficiaza de finisaje moderne, precum si de acces la toate utilitatile!



The property is in the southern part of Campina, near the Doftana River, in an old industrial area of the city, which over the years and population growth has gained an important commercial and service emphasis, as evidenced by the development of commercial projects in the

area, Kaufland and Lidl and the interest shown by some companies in the development of shopping centers / showrooms and storage spaces. The area benefits from easy access to the main traffic routes that transit the area and ensures access both to the central area of the city and to DN1, the main traffic artery that connects Ploiesti and the capital Bucharest. The total area of land, of 22.348 sqm, is composed of 4 different plots of land, and has a street access of about 120 meters at Lunca Street and Nicolae Balcescu Boulevard.



Office building: 1.475,87 sqm (usable) - 1844,84 sqm (built), as it follows:

GF: 454,11 sqm (usable) – 567,64 sqm (built)

F1: 495,54 sqm (usable) – 619,43 sqm (built)

F2: 410,95 sqm (usable) – 513,69 sqm (built)

F3: 115,26 sqm (usable) – 144,08 sqm (built)

Production hall: 1326 sqm (usable) – 1473 sqm(built), with additional lunch room and workers locker rooms: footprint of 43 sqm;

PROPERTY DETAILS

- Building size: 2 801 sqm
- Total land size: 22 348 sqm

UTILIZATION POSSIBILITIES

- Industrial facility
- Office space

PLOT TYPE AND ZONING DETAILS

- Commercial Building

SALE PRICE:

1 150 830 EUR