



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## Turnkey business, Hotel with Restaurant in Bucharest

### معلومات الوكيل

ArKadia : اسم  
: اسم الشركة  
United Kingdom : بلد  
: هاتف  
Languages:  
Dutch, English, French,  
German, Italian, Polish,  
Portuguese, Romanian,  
Russian, Spanish,  
Swedish



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 3,452,284

Romania  
24/12/2024

موقع  
بلد:  
نشر:  
وصف:

Located in Bucuresti.

### Excellence Through Experience!

\*\*HOTEL \ RESTAURANT \ TERRACE\*\*

We are exclusively offering a turnkey business with excellent profits from day one, ready for a seamless takeover with a registered company, qualified staff, long-term contracts, and established events!

### Features

- Number of Rooms\*\*: 12
- Usable Area\*\*: 1,800 sqm
- Built Area\*\*: 2,100 sqm
- Courtyard Area\*\*: 1,920 sqm
- Number of Bathrooms\*\*: 14
- Terraces\*\*: 1
- Parking Spaces\*\*: 12
- Year Built\*\*: 2003
- Year Renovated\*\*: 2019
- Structure\*\*: Reinforced Concrete
- Height\*\*: Ground Floor + 1 Floor + Attic

### Description



Location\*\*: Drumul Taberei - Valea Oltului - Sector 6

PREMIUM STREETFRONT LOCATION WITH HIGH VISIBILITY, FOOT TRAFFIC, AND A LOYAL CLIENTELE BUILT OVER 21 YEARS OF EXPERIENCE!

IMPORTANT: FULL OPERATIONAL LICENSES, INCLUDING FIRE SAFETY PERMITS

- Building Height: Basement + Ground Floor + 1st Floor + Attic (~ 1,800 sqm)
  - Land Area\*\*: 1,920 sqm
  - Building Footprint: 700 sqm
  - Street Frontage: 30 m
- 2 Large Ballrooms\*\* with a total capacity of approximately 250-300 people
- 1 Outdoor Terrace\*\* adorned with climbing plants, flowers, and mature decorative thuja trees, capacity ~ 140 people
  - 12 Private Parking Spaces within a gated courtyard
  - 12 Fully Equipped Hotel Rooms / Apartments
- 2 Access Points\*\* (1 access to the private courtyard with parking + 1 access for supply deliveries at the rear of the property)
  - 1 High-Capacity Generator\*\* (powers the entire location for a full evening)
  - 1 Fully Equipped Professional Kitchen with top-quality appliances

Property Features:

- 1 Fully Furnished and Equipped Bar/Restaurant with modern design, customized Horeca furniture, and complete accessories
  - Large Glazed Windows\*\* for ample natural light
  - Modern Ventilation System with concealed ductwork
  - Advanced Fire Detection and Alarm System
- Ambient Lighting\*\* with chandeliers, LED wall fixtures, and adjustable light intensity
  - Restrooms\*\* for each hotel room, restaurant, and ballroom
- Recently Modernized Outdoor Terrace\*\* enclosed with transparent roller blinds + latest-generation pendulum heaters
  - Complete Video Surveillance System\*\* (interior and perimeter) with motion sensors
  - Decorative Outdoor Stone Fountain\*\*
  - Outdoor Grill\*\* for the terrace with large capacity
  - Concrete Fencing\*\* + Wrought Iron Gates
- Multiple Storage Areas\*\* with special rooms for perishable goods

Area Amenities:

- Prime Location\*\* with direct access from Valea Oltului Street
- Proximity to Valea Ialomiței Metro Station\*\*, tram lines, and nearby STB bus stops for easy access for staff/clients
- Newly Landscaped Area\*\* with street landscaping, natural grass, trees, and automated irrigation system
  - Nearby Supermarkets\*\* (Auchan, Kaufland, Lidl, Mega Image)
- Highly Visible Location\*\* with easy access to multiple transport options



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- Quick Access to Major Roads in Sector 6\*\* (NEW EXPRESS ROAD Valea Largă, Bd. Timișoara, Bd. Drumul Taberei, Prel. Ghencea)
  - Easy Access to Plaza Mall Romania + AFI Cotroceni\*\*
- Multiple Parks and Green Spaces Maintained by Sector 6 Municipality\*\*
  - Convenient Access to Metro Militari + Selgros\*\* (for supplies)
- Major Construction Materials Stores Nearby\*\* (Dedeman Ghencea, Dedeman Valea Cascadelor, Hornbach, Leroy Merlin, Arabesque, Valea Cascadelor)

## Specifications

### Utilities

- General Utilities: Electricity, Water, Sewage, Gas
- Heating System: Building Boiler, Convector Heaters
- Air Conditioning: Air Conditioning, Fan Coils

### Finishes

- Insulation: Exterior
- Walls: Washable Paint, Wallpaper
- Flooring: Parquet, Ceramic Tiles
- Condition: Finished
- Windows: PVC
- Lighting: Lamps, Spotlights, Wall Fixtures, Exterior Building Lighting

### Facilities

- Meters: Water Meters, Heat Meter, Gas Meter
- Property: Courtyard, Garden
- Electrical System: Individual Electrical Control, Generator

Sale Price: €3,450,000 (No VAT)

We offer free consultancy and facilitate quick mortgage approval with a very competitive interest rate and fixed installments for 5 years, with no hidden costs!

We provide permanent legal and financial consultancy!

2010

بنيت:

### مشترك

- 20 غرف نوم:
- 20 الحمامات:
- 1960 م تشطيب قدم مربع:
- 1920 م حجم كبير:
- 2 Floor Number:



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## Building details

2

عدد الطوابق:

## Lease terms

Date Available:

## معلومة اضافية

رابط الموقع:

[http://www.arkadia.com/MGPD-T12002/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T12002/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

16605

IMLIX ID:

