



Invest in a  
mixed,  
multifunctional  
real estate  
opportunity

Commercial  
area



## FORMER TOBACCO INDUSTRIALIZATION FACTORY MAY BECOME A MODERN MULTIFUNCTIONAL REAL ESTATE PROJECT

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The property related to the renowned former tobacco industrialization factory in Bucharest is looking for an investor.

Located in the Central-West of the Capital, area that has become a new pole for the residential and office segment in Bucharest, after the already well-known Piața Victoriei, Barbu Văcărescu-Floreasca and Pipera, the real estate hereby presented represents a highly rated mixed, multifunctional project development opportunity.

The value of the real estate results from the surface of the land, the location thereof and from the opportunities for the development of future office projects, commercial, residential or mixt projects.

The property has the potential to develop into a representative project for the Bucharest urban landscape, which may include modern office areas, retail commercial areas, strip-mall, show-room, hotels areas and Horeca, areas for related services (clinics, schools, kindergartens, sport activities, entertainment).



*Great area, great business perspectives*

The area has recently been shown increased interest and intense development, materialized through new large projects such as: Orhideea Towers, The Bridge, Business Garden Bucharest, in addition to those previously developed.

The interest in the development of a new pole of projects in the office and residential segment has also been supported by the main advantages: closeness to Politehnica University of Bucharest and to Regie and Grozăvești Campuses, connections through Grozăvești and Basarab subway stations, Basarab Passage, Gara de Nord, etc.



*Promising  
infrastructure*

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Office area, ideal  
for headquarters

## IT'S ALL ABOUT THE LOCATION



## IDEAL MARKET CONTEXT, IDEAL BUSINESS POSITIONING

The recent trends on capital's real estate market is beneficial to the development of mixed, multifunctional projects, both by the construction of such new complexes, and by the reconversion of former industrial or commercial areas that have favorable position.

The buildings belonged to the former tobacco factory, which ceased to produce in 2003. The technical status of constructions is modest, demolishing is mainly recommended and the building of new constructions, due to the many years in which it has not been used and to the absence of maintenance works, and to the considerable oldness.

Some of the constructions on site (mentioned below) are classified as historical monuments and only preservation, refurbishment, restauration, rearrangement works are allowed thereto. They can be included in a mixed reconversion project and development of the entire property.



**Situated in Regiei Bld. No. 2, in Calea Giulești - Regiei Bld. - Orhideea area, the real estate has the following street entrance: 195 m to Str. Boișoara, 90 m to Calea Giulești and 125 m to Regiei Blvd.**



# Residential area

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# WHAT ELSE YOU NEED TO KNOW

*Land and property characteristics and facilities*



- ✓ Located in the Central-West area of the Capital, including the perimeter Orhideea - Basarab Bridge;
- ✓ Great access to the Grozăvești, Petrace Poenaru and Politehnica subway stations;
- ✓ Access to public transportation, taxi and surroundings;
- ✓ At the congruence of three real estate development poles: retail, residential and commercial offices.



**62.491 sq. meters**

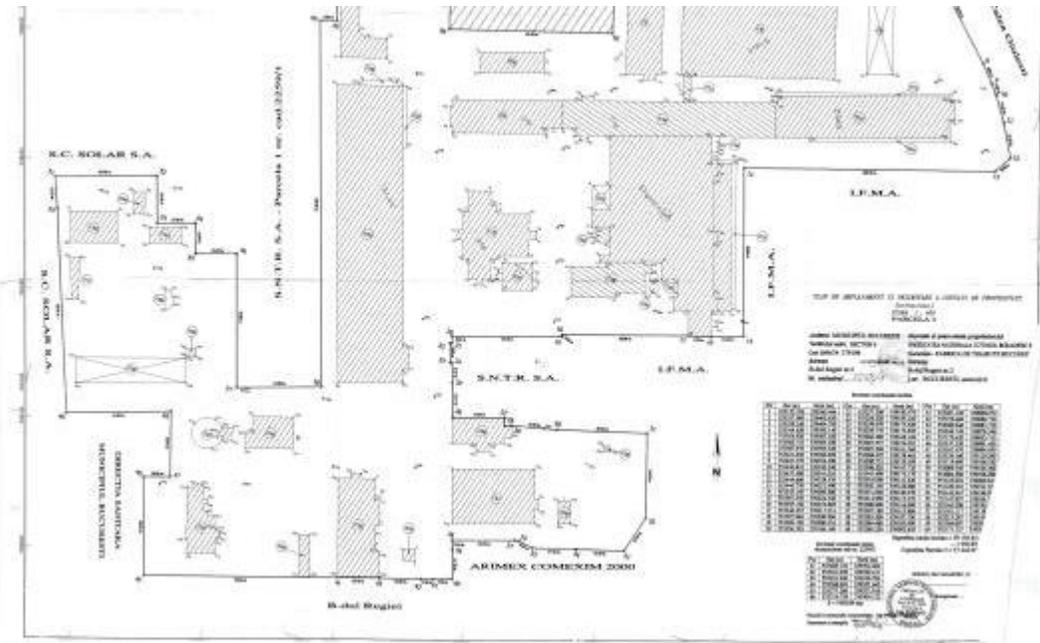
**42.568** sq. meters land that can be cleared by the demolition of existing buildings;

**19.923** sq. meters land that cannot be cleared by the demolition of buildings due to legal restrictions (they can be preserved, refurbished and restored and included in a newly developed project)

The real estate consists of 31 adjacent plots of land and 46 constructions used for industrial purposes.

**Technical details:** According to District ZUP, the property is included in CB3 area, being subject to the following town planning regulations: LOP max. 70%, LUC max. 4.5, height regime GF+14 F.

# Architectural Plan & Zone Urban Planning





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