



CITR

O COMPANIE
IMPETUM GROUP



TRUST

insolvency

Titan Masini Grele

Industrial platform,
Bucharest, ROMANIA



ADVANTAGES

Opportunities for development



Industrial

(production, storage,
logistics)



Residential



Comercial



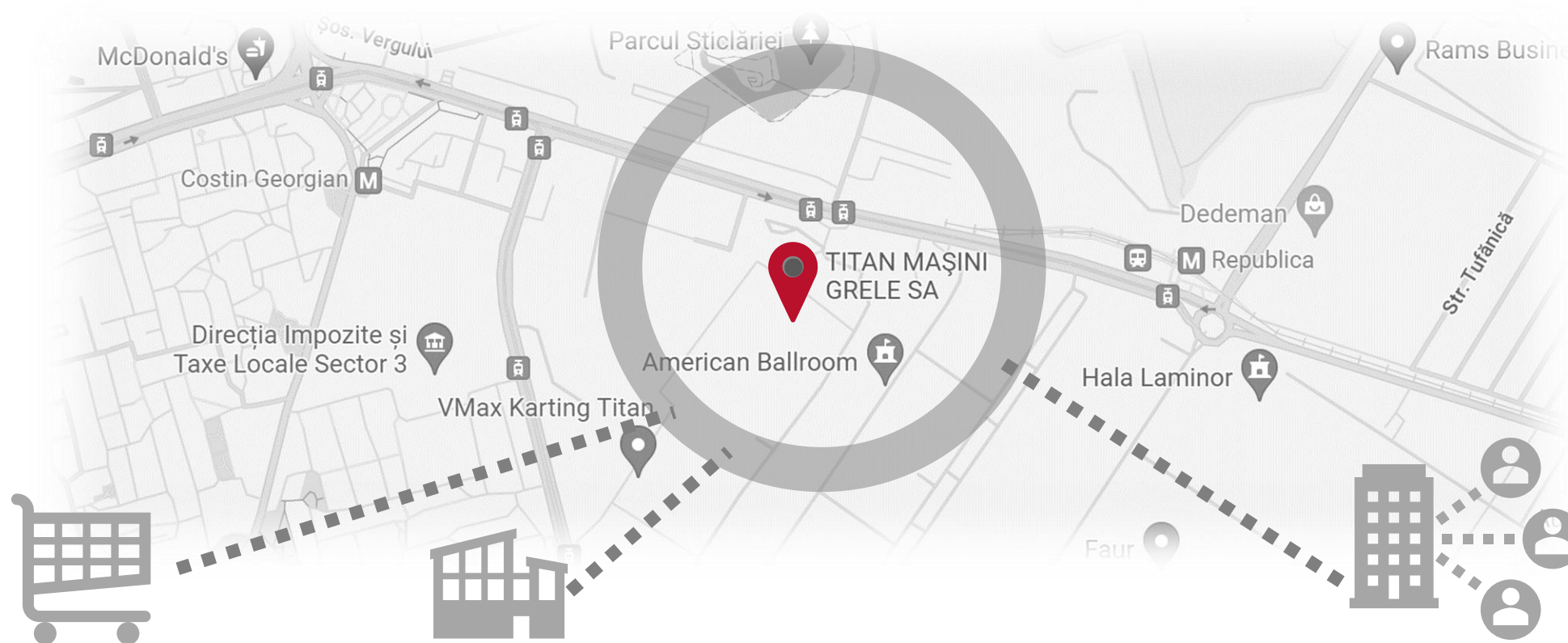
Mixt



LOCATION

Bucharest, sector 3, Bd. Basarabia, no. 250

The property is located in an upcoming area that is already in a process of conversion and urban regeneration.



Modern spaces for retail

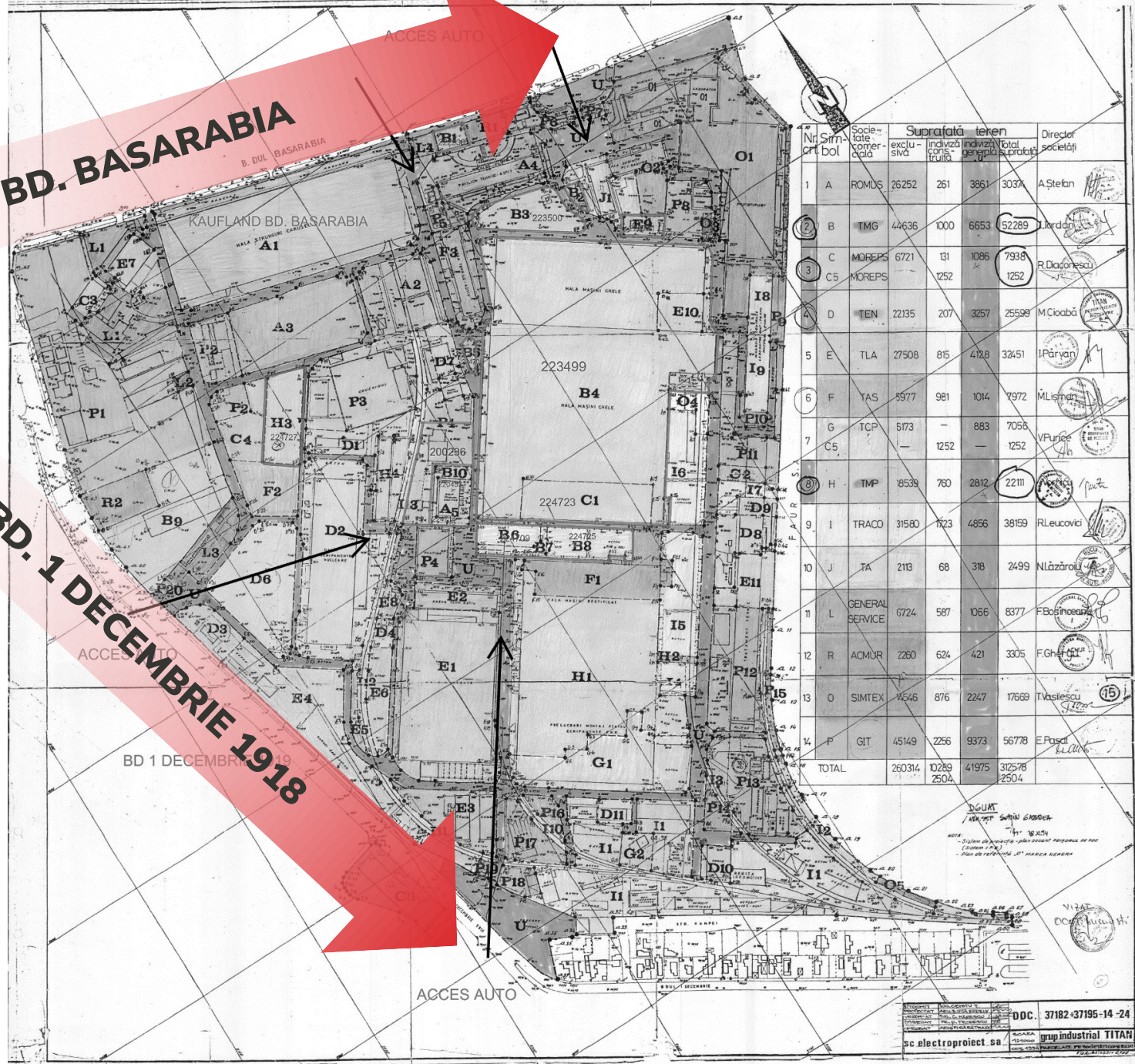
Modernized and repurposed industrial spaces
Hala Laminor, American Ballroom, etc

The development of new residential complexes

ACCES

BD. BASARABIA

BD. 1 DECEMBRIE 1918



Nr. Simbol	Societate comerciala	Suprafata teren				Director societati
		excluzivă	indiviză comună	indiviză totală	total suprafață	
1	ROMUS	26252	261	3861	3037	A Stefan
2	TMG	44636	1000	6653	52289	M. Iordan
3	MOREPS	6721	131	1086	7938	R. Diaconescu
4	TEN	22135	207	3257	25599	M. Cioba
5	TLA	27508	815	4728	32451	I. Parvan
6	TAS	5977	981	1014	7972	M. Liscu
7	TCP	5173	—	883	7056	V. Purice
8	TMP	18539	780	2812	22111	M. Cioba
9	TRACO	31580	1223	4856	38159	R. Leucova
10	TA	2113	68	318	2499	N. Lazaru
11	GENERAL SERVICE	6724	587	1066	8377	F. Bosinoc
12	ACMUR	2260	624	421	3305	F. Ghel
13	SIMTEX	12546	876	2247	17669	T. Vasilescu
14	GIT	45149	2256	9373	56778	E. Pasca
TOTAL		260314	10289	41975	312578	
			2504		2504	



INFRASTRUCTURE / TRANSPORT



Subway station
REPUBLICA and **COSTIN
GEORGIAN**



Streetcar and bus



Train station
TITAN SUD

VICINITIES



KAUFLAND
BASARABIEI,
LIDL, CARREFOUR,
HALA LAMINOR,
DEDEMAN



New residential
complexes
VERIS TITAN,
HERCESA, GREEN
POINT



STICLĂRIEI PARK

ASSETS COMPONENT

Urban land
with a total area of
47.286 mp.

It encompasses land related to the industrial warehouses, office buildings, concrete platforms, and the adjacent vacant land

Industrial warehouse complex

with a total area of
34.870 mp.

Corp B4 – Surface area 30.429 mp, Height 15-22 mp
Corp C1 – Surface area 3.294 mp, Height 15 mp
Corp E10 – Surface area 1.147 mp, Height 15 mp
Utilities / amenities – Industrial electrical installations, plumbing, fire hydrants, overhead crane systems, heating with air heaters.

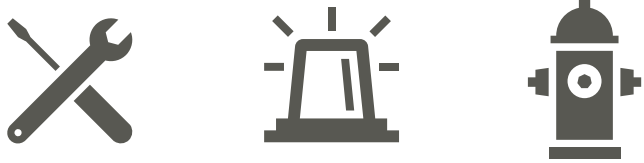
Office building

Basement+Ground floor+5 stories+terrace, with a total area of

2.717 mp.

+ closed terrace with a total area of 124 mp.

The building was renovated in 2009.



Utilities / amenities

- PVC joinery with double-glazed windows
- electrical installation
- sanitary fixtures
- private heating system
- air conditioning
- indoor fire hydrants
- elevator
- alarm



VIDEO DETAILS



Drone footage can be accessed at this link: <https://shorturl.at/zm7vr>



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