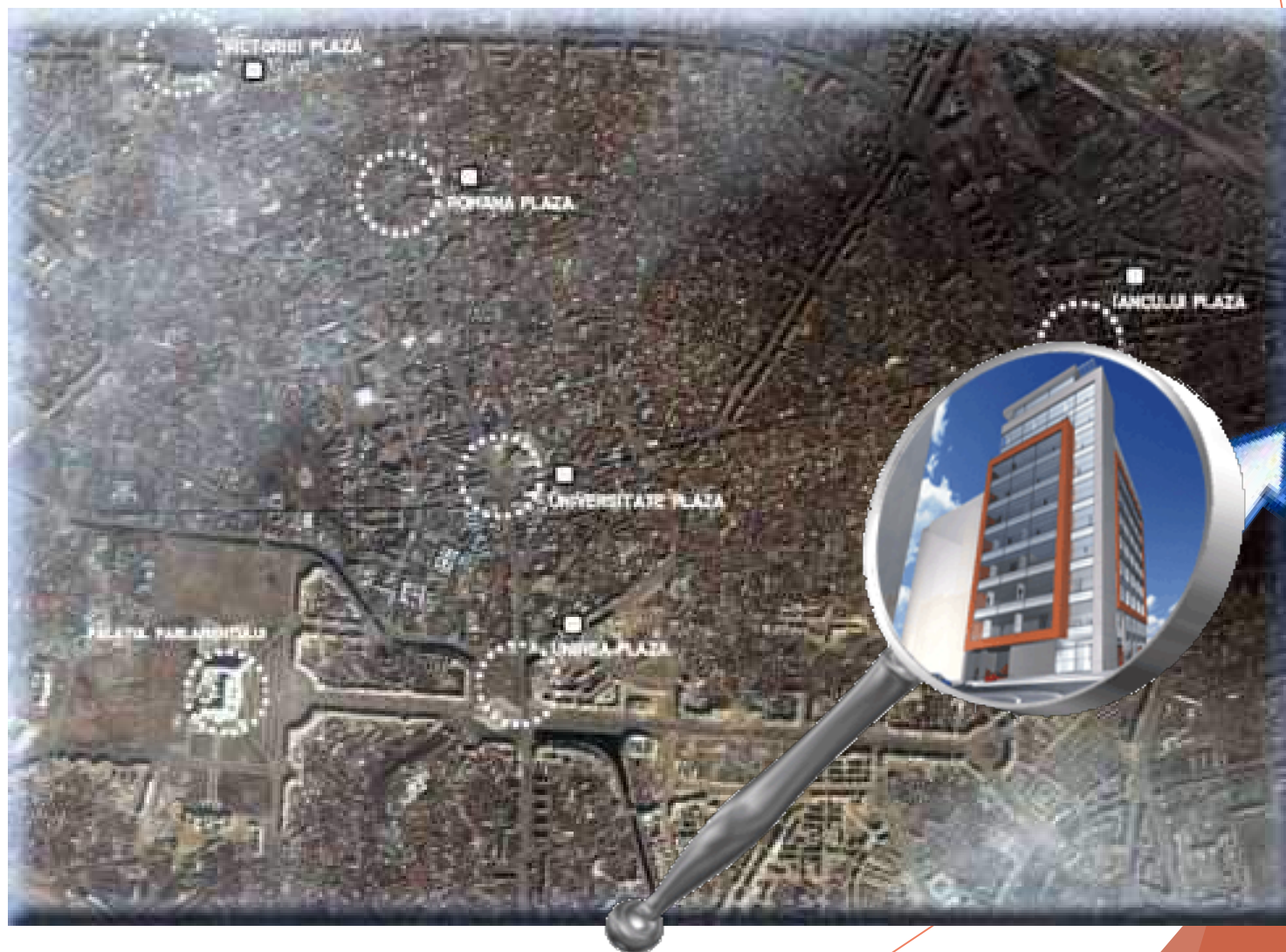


Office Building Delea Noua str



LOCATION



INTRODUCTION

- ▶ **Address:** 2 Delea Noua str, District 3, Bucharest, Romania.
- ▶ The building permit allowed for an extreme utilization conditions of the plot. Today this is not possible anymore. According to the Law, the present utilization is 40% of the one granted to Delea Noua. This means no big buildings can be build in the center of Bucharest anymore.
- ▶ **Location:** in the center of Bucharest, more exactly in the perimeter encompassed by the three squares UNIVERSITATE, UNIREA and MUNCII, having nearby access to public transportation via tram and bus and a 5 minutes walking distance from Piata Muncii subway station.
- ▶ The building is a class A building
- ▶ The building stands on a plot of 1.220,00 m² having facades on Calea Calarasilor, Delea Noua and Matei Basarab Street and two underground levels, a ground floor and ten upper floors

BUILDING DESCRIPTION

- ▶ In the 2nd Basement (1.182,00 m²) there are 35 parking spaces as well as spaces for electromechanical installations. Vehicle access is realized with an elevator from the 1st Basement.
- ▶ In the 1st Basement (1.182,00 m²) there are 25 parking spaces, spaces for electromechanical installations as well as the access ramp to the ground floor.
- ▶ At the ground floor (883,50 m²) there are five pedestrian accesses to the building :two accesses serve the main building and the others serve the retail spaces .
- ▶ There are 28 open space parking spaces which can be increased significantly.

BUILDING DESCRIPTION

- ▶ The particular shape of the plot confers the building an enormous advantage: the possibility of separating it vertically in three wings having separate entries, elevators, staircases and lavatories. The ground floor can be used as a single whole or horizontally separated. All the open spaces have the view to the facade and benefit of abundant natural light.
- ▶ The typical shaped floors which are: 1st to 7th (approx. gross area 1.110,50 m² and net area 814,60 m²) can be separated in three distinct office areas per floor.
- ▶ At the 8th floor (gross area 896,00 m², net 703,00 m²) the office areas become smaller because of a terrace over the Calarasilor wing and balconies over Delea Noua and Matei Basarab wings.
- ▶ Floors 9 and 10 can function completely independent from the rest of the building.

BUILDING DESCRIPTION

- ▶ The installations of the building have A class standards. Together with the particular design, they ensure the highest performance of the building.
- ▶ Electrical installations:
 - ▶ - The illumination system in the office area is realized through lamps 4x18 having identical dimensions as the cassettes of the false suspended ceiling.
 - The electricity wires are installed into wire tubes positioned under the false ceiling, making very easy the splitting of the open space area.
 - Each of the three areas on the floor has separate electric panels and counter meters; thus the electric power consumption of each office area on the floor can be measured independently from the others.
 - A generator of 630 KVA ensures the functioning of the main consumers in case of a power break down.
 - An UPS, 250 KVA, provides a back-up power for almost all of the working stations in the building, through dedicated electrical panels and hundreds of ``red sockets`` installed inside the office areas.

BUILDING DESCRIPTION

▶ Weak currents:

The building has an access control system and an intrusion detection system which ensure an efficient surveillance.

The building is provided with a fire detection system which means a fire can be easily detected and put out thanks to the internal hydrants and the sprinklers system installed in the underground parking areas.

The building is equipped with a data-voice structured cabling network for all the data-voice sockets installed within the working stations and there is also the possibility to have a server room on each floor.

▶ HVAC system:

The HVAC system (4 pipes) is designed to ensure the maximum ambient comfort temperature for the whole building.

The main equipment consists of: 2 heating boilers, 2 chillers and 2 air handling units (TRANE).

▶ Other facilities:

The building is provided with a BMS which is monitoring and managing the installations and the equipment functionality. There are three modern OTIS elevators installed in the building, each of them with a maximum capacity of 13 persons as well as a car elevator for the second basement.

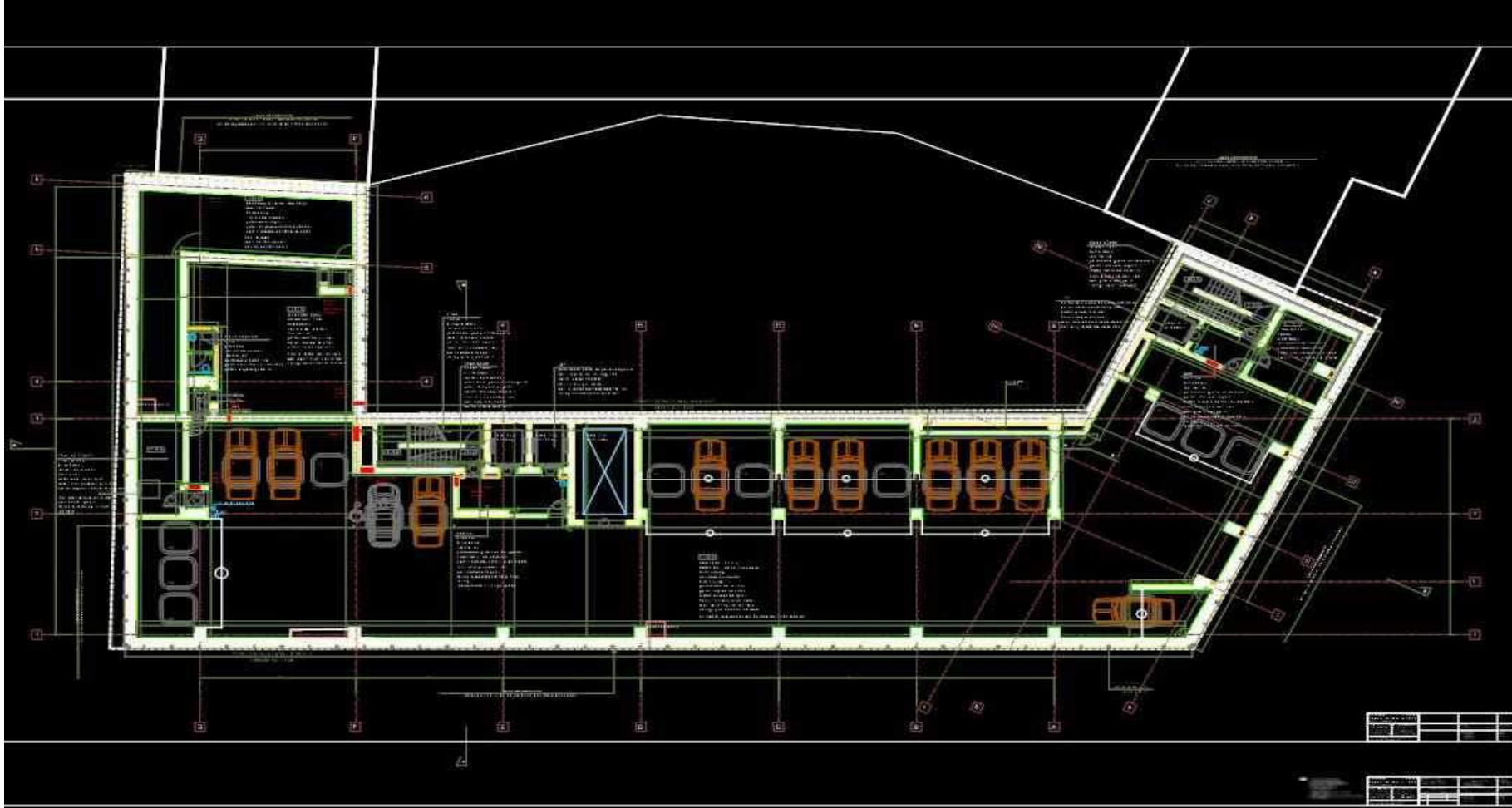
TENANTS

Situatia spatiilor inchiriate la 1.5.2023 in Imobil Cladire de Birouri Strada Delea Noua nr. 2, Sector 3, Bucuresti ,valid after 1.5.2023

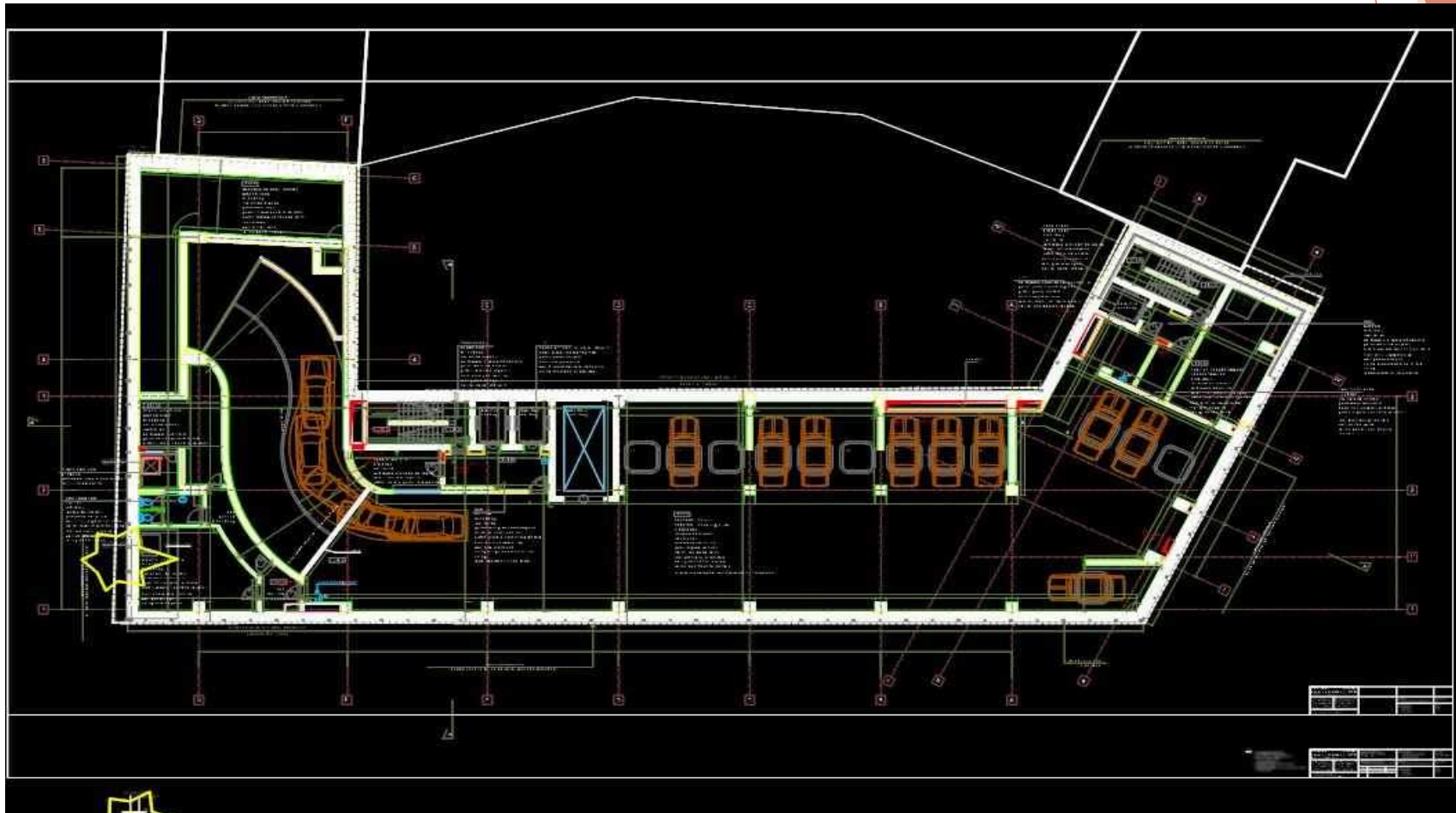
Tenant	Rentable Area				CONTRACT DETAILS		
	Net Area (sqm)	Common Area (sqm)	Total rented are	Total Rent (€/month)	CONTRACT STARTING DATE	CONTRACT NUMBER/DATE	LEASE PERIOD
ANCOM (office)	7.691,75	673,71	8.365,46	111.000,00 €	28.07.2008	401/19552/12.11.2007	PROLONGED UNTIL 30.6.2026 , breakable after 30.6.2025
Boemabeauty SRL	112,00	16,00	128,00	1.700,00 €	1/12/2017	54/28.11.2017	3 years starting with 01,04,2023
Mega Image (store)	408,00	83,90	491,90	20.951,49 €	21/10/2010	6428/21.10.2010	15 YEARS (breakable after 5 years)
Akka Romserv (office)	1.234,03	73,72	1.307,75	14.036,23 €	5/11/2012	50/05.11.2012	They have left starting with 31.05.2022 .The rent remains in the excel as indication , currently the retail is empty
INFOP Perfectionare si Dezvoltare (TRENTA PIZZA store)	80,40	10,70	91,10	1.465,34 €	1/12/2015	61/19.11.2015	3 YEARS (termination with 6 month notice) until 19.11.2018; extension till 31.12.2018 - AA2/01.02.2018; extension 31.12.2021.AA9/11.05.2021 extension till 31.12.2026.
2 Basements	2.400,00		2.400,00				
Total	11.926,18	858,03	12.784,21	149.153,06 €			

APPENDIX A FLOOR PLANS

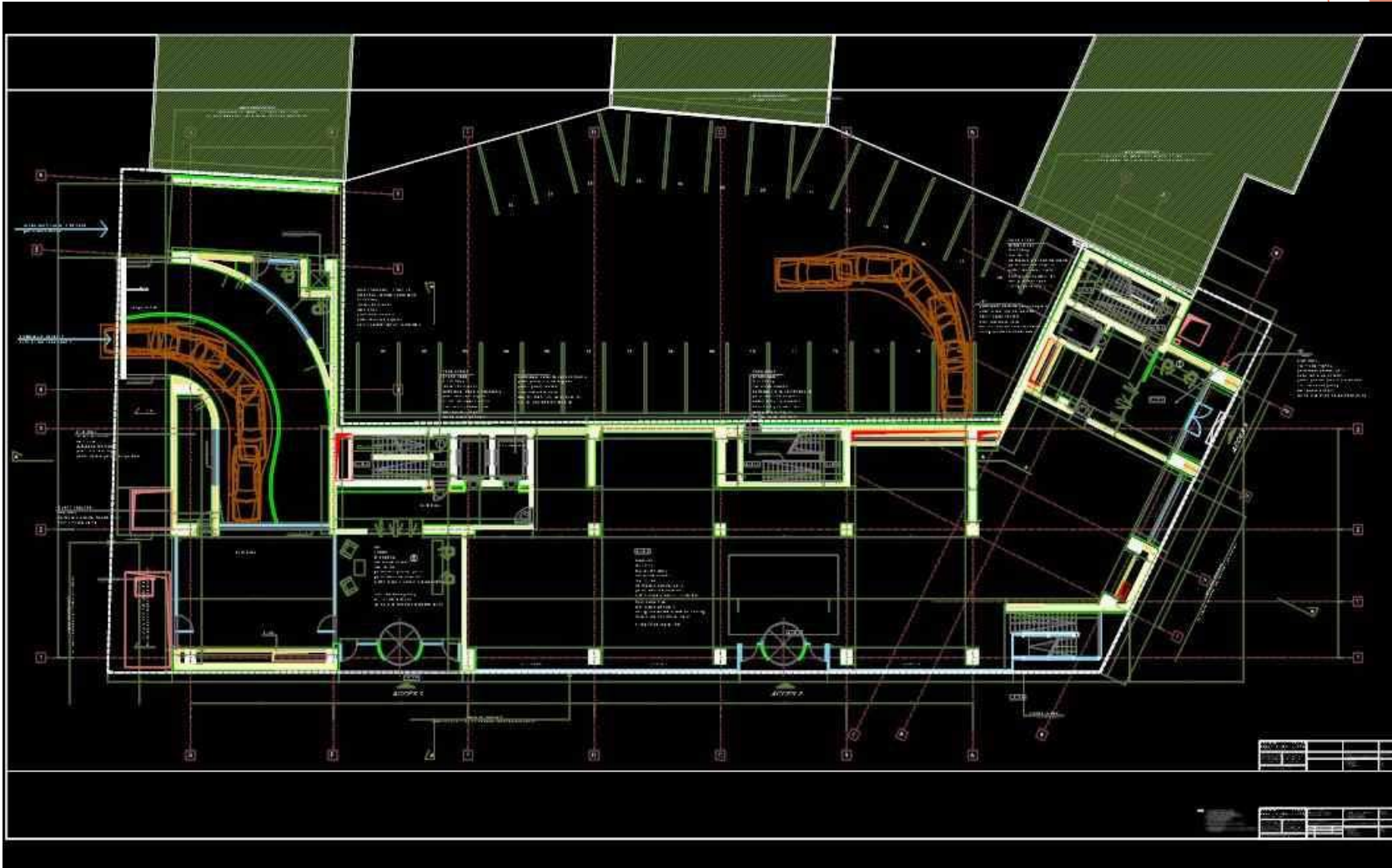
2nd basement



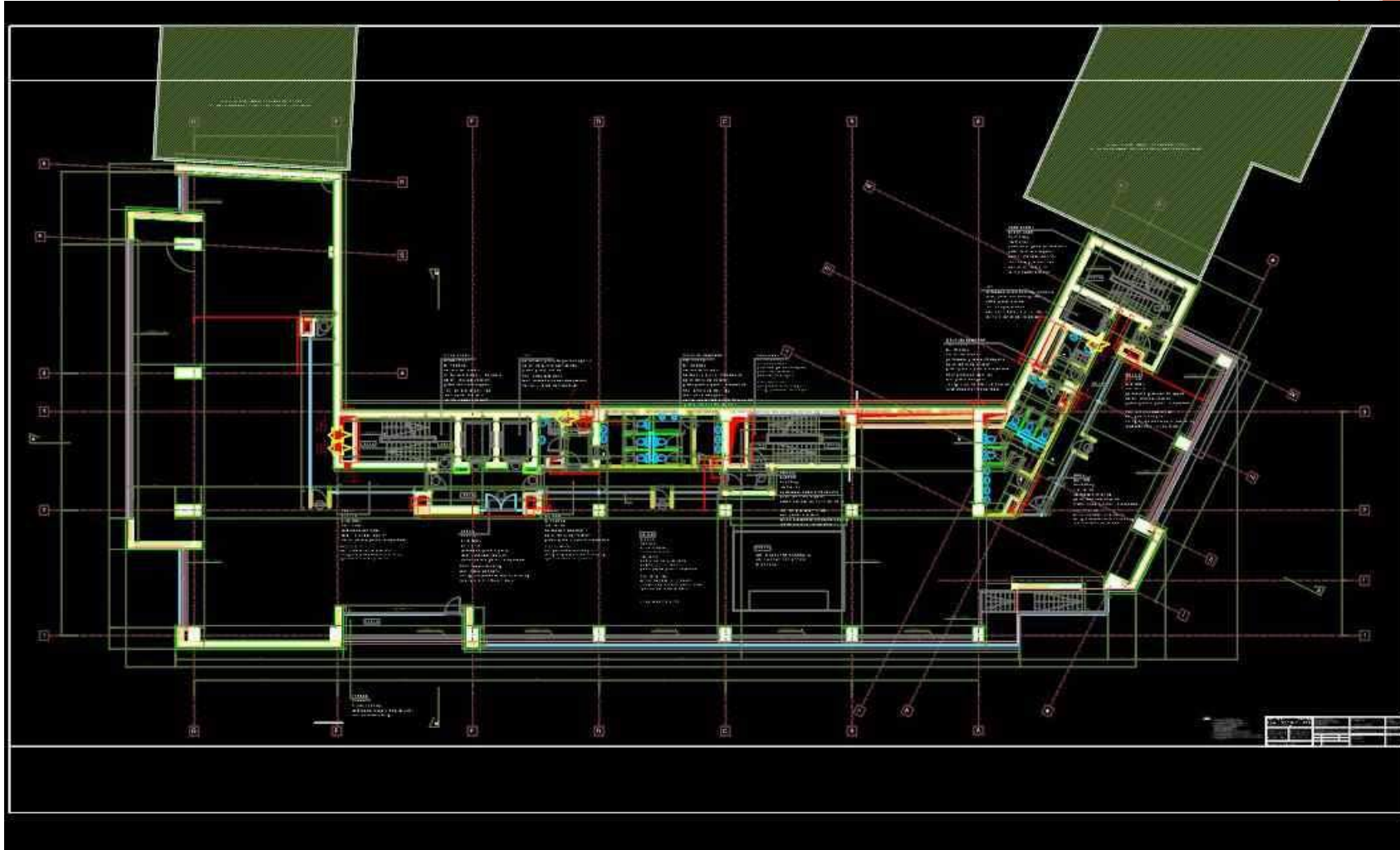
1st basement



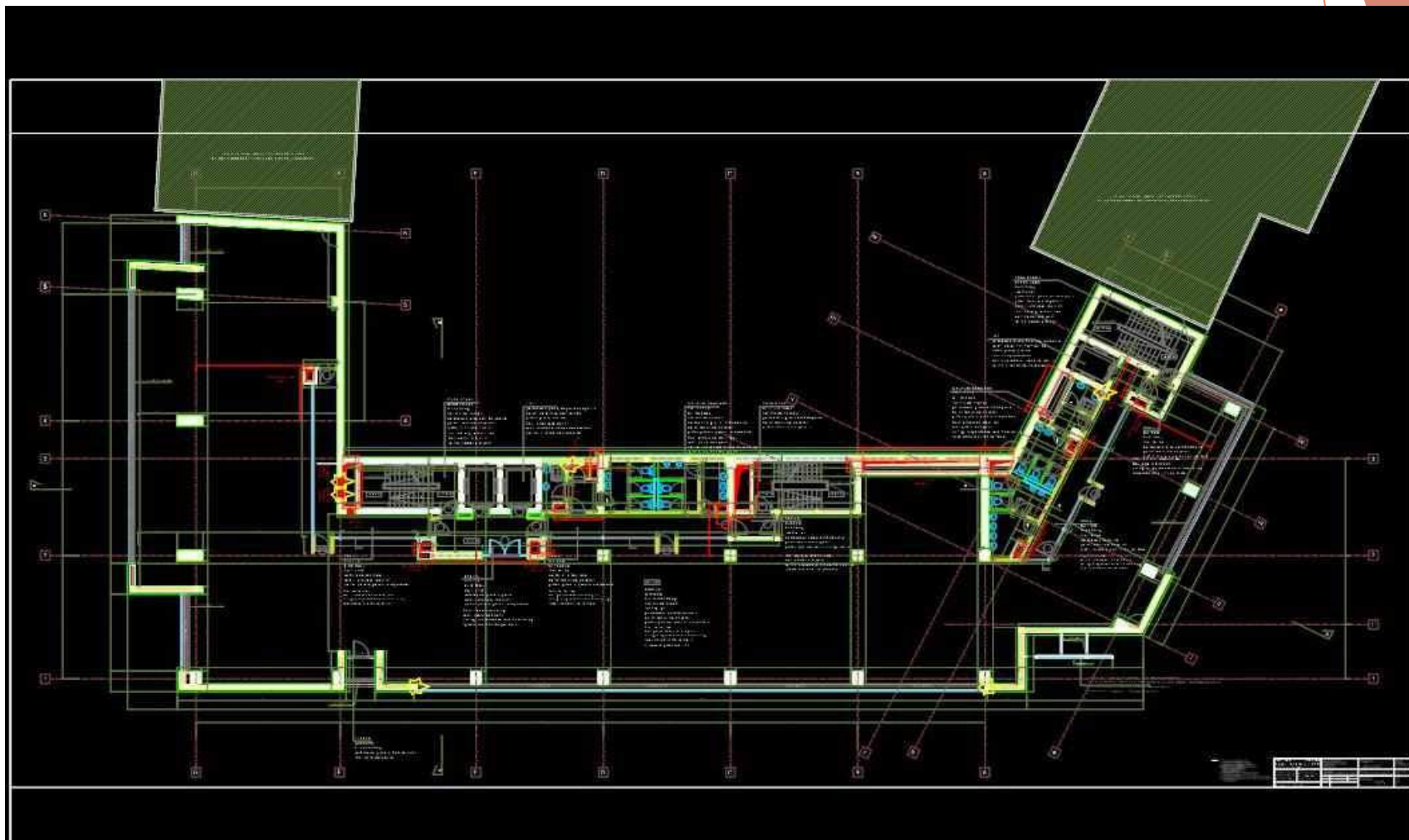
Ground floor



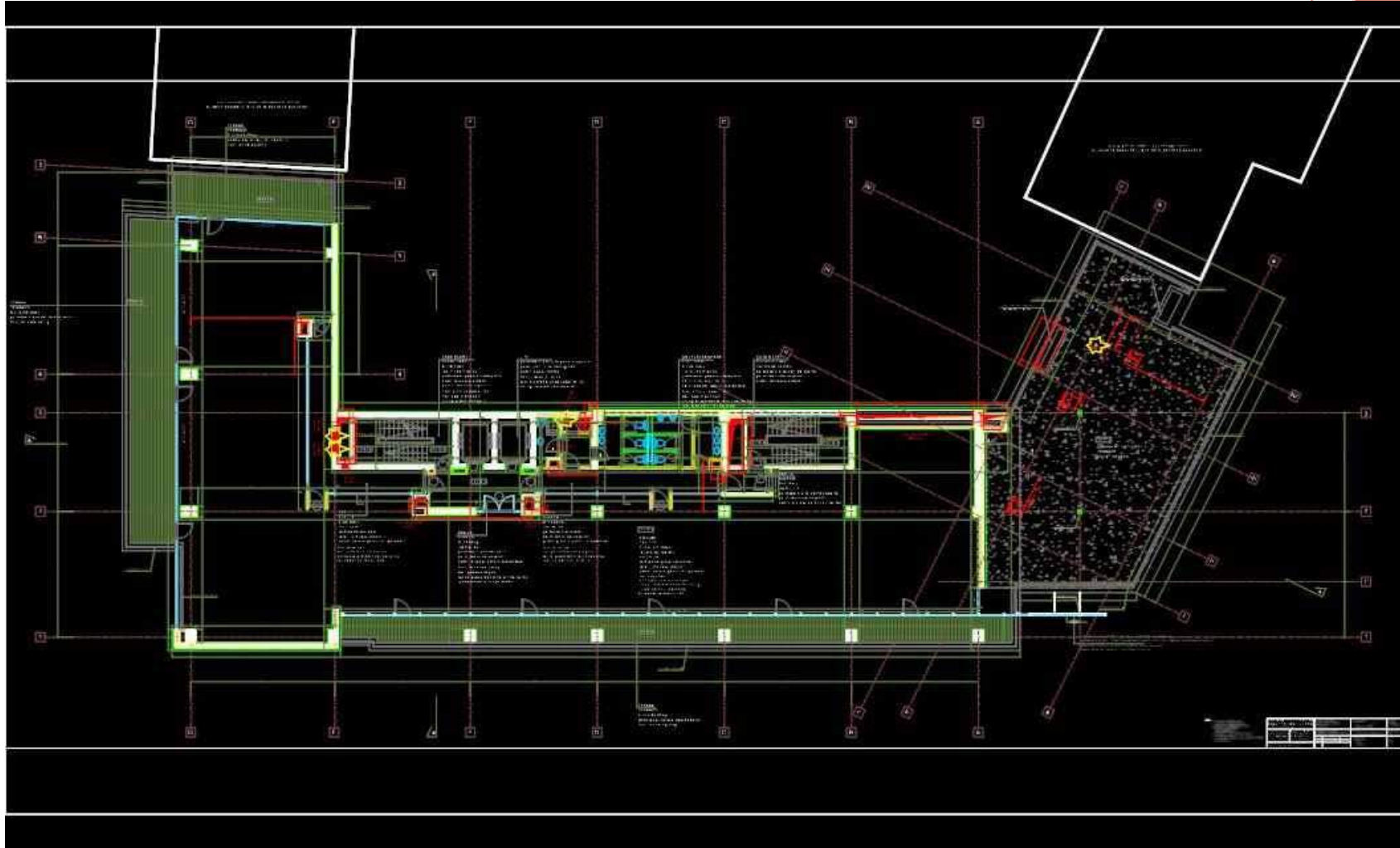
1st floor



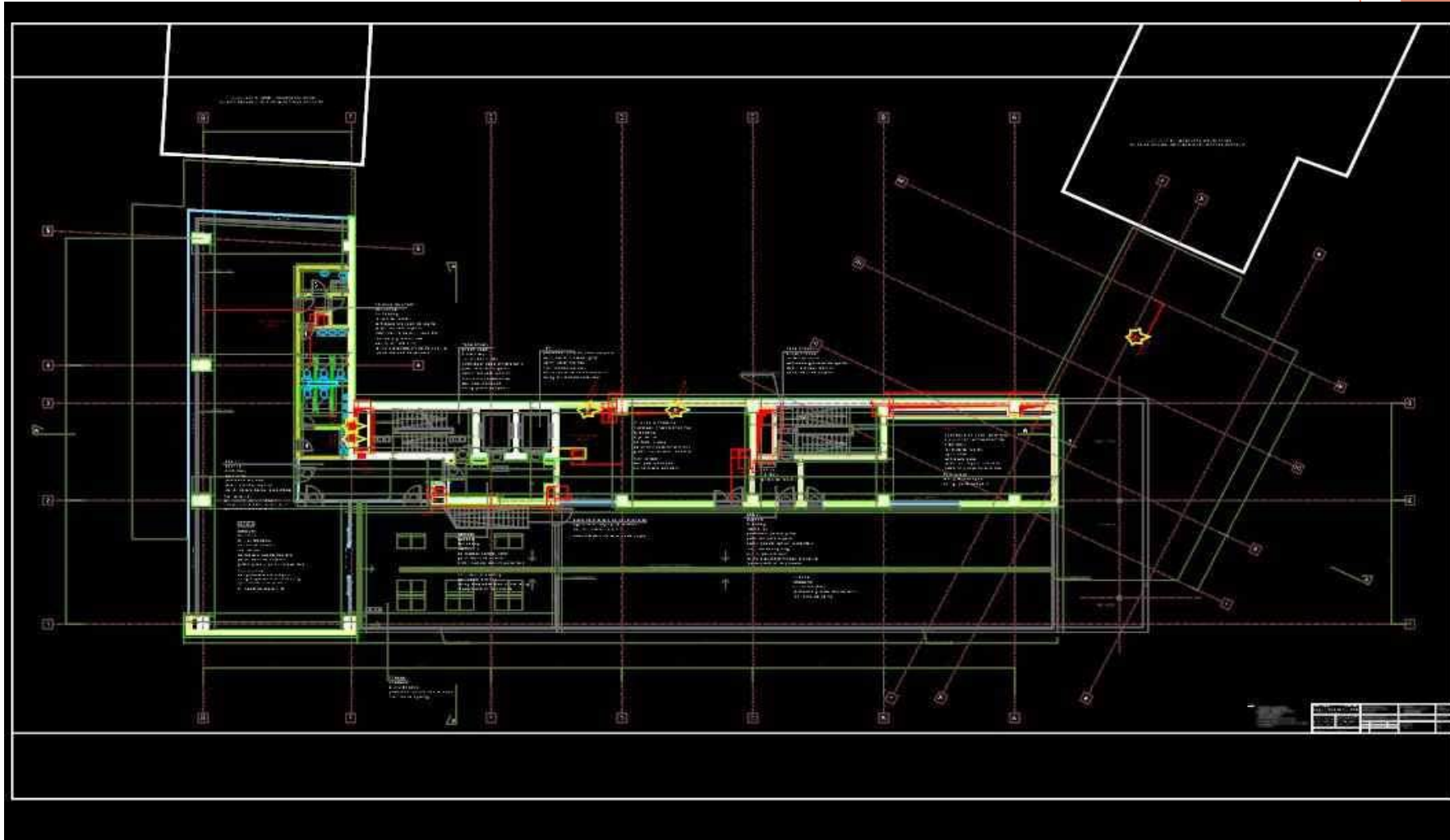
Floor 2,3,4,5,6,7



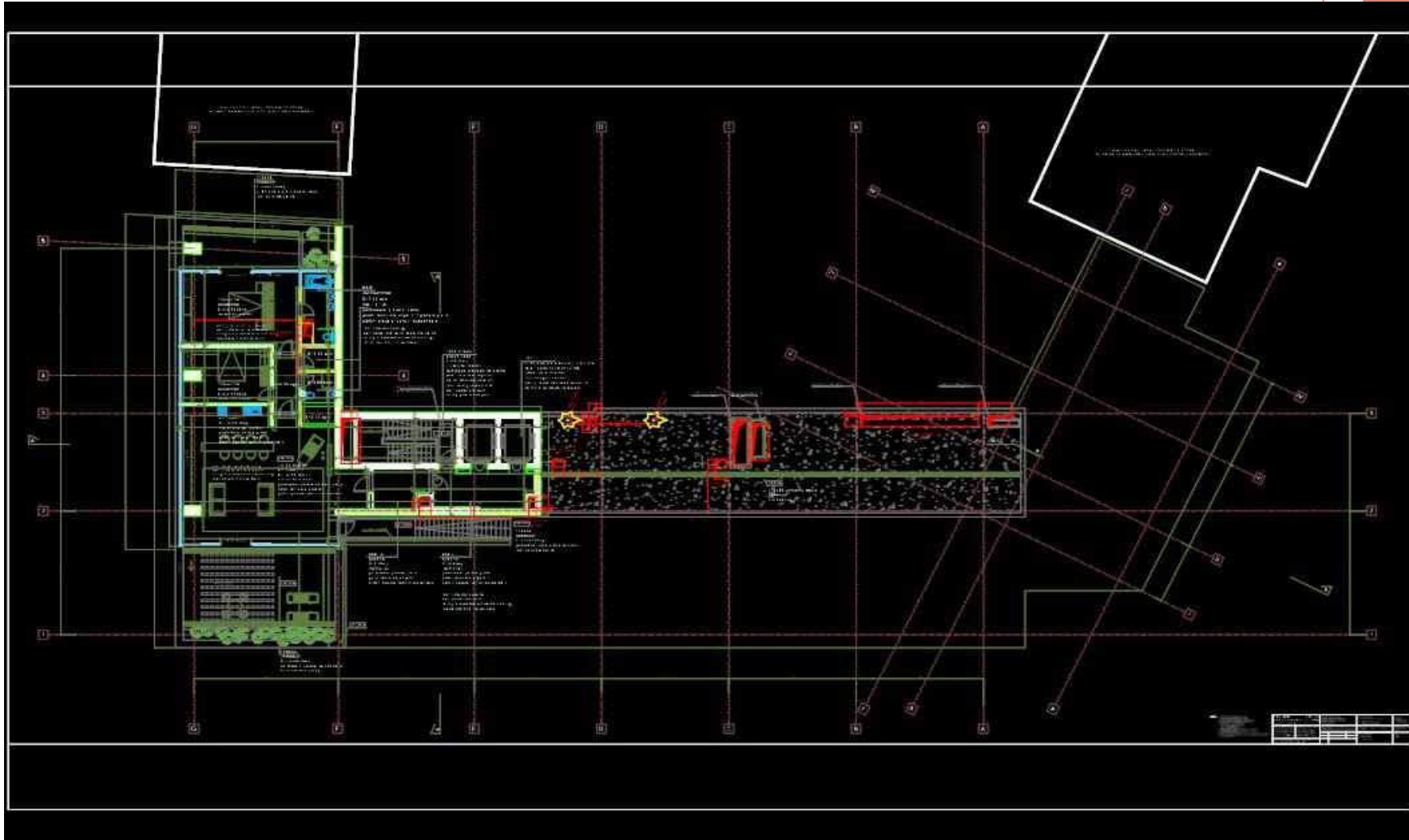
Floor 8



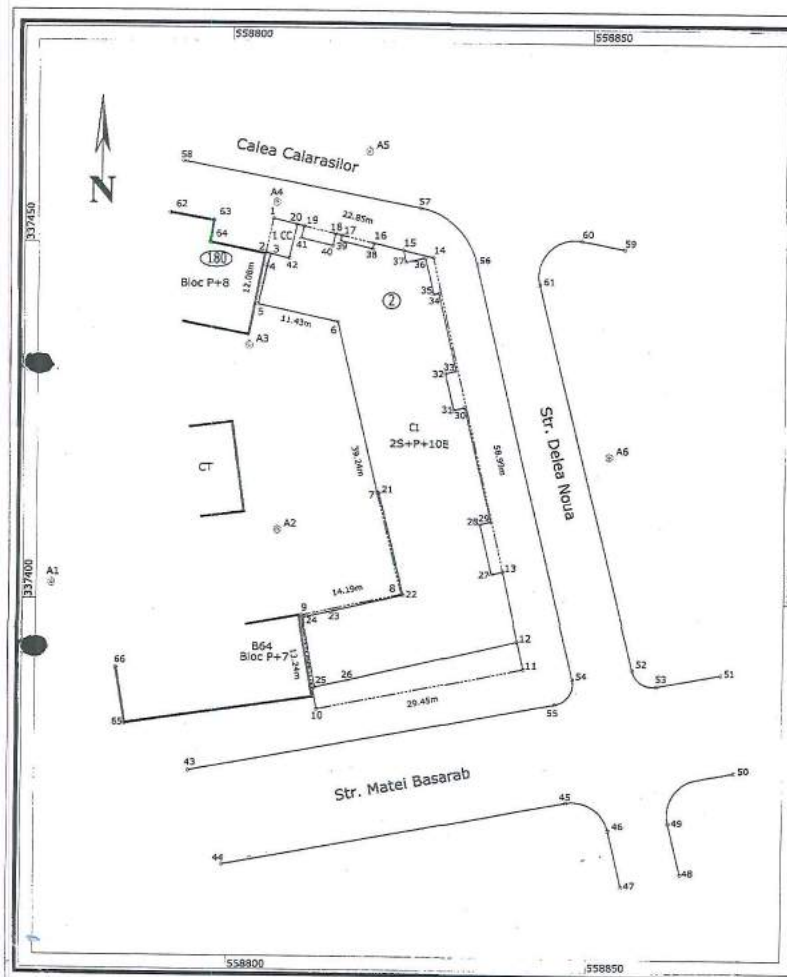
Floor 9



Floor 10



CADASTRAL PLAN SITUATIE



PLAN DE AMPLASAMENT SI DELIMITARE A IMOBILULUI Scara 1:500

Nr. cadastral	Suprafata masurata	Adresa Imobilului
93/9	1215.00	Str. Delea Noua, nr. 2
Cartea Funciara nr.	UAT	Sector 3, Bucuresti

4939 01 02 2018
0.3 02 2018
3.



A. Date referitoare la teren				
Nr. parcela	Categorie de folosinta	Suprafata [mp]	Valoarea de impozitare [lei]	Mentiiuni
1	Cc	1215.00		
Total		1215.00		Imprejmuit cu gard

B. Date referitoare la constructii				
Cod constr.	Suprafata construita la sol [mp]	Valoarea de impozitare [lei]	Mentiiuni	
C1	1040.00		S desf. = 12523.00 - Imobil birouri	
Total		1040.00		

Nr. pct.	X	Y
1	558805.660	337453.440
2	558804.640	337448.730
3	558805.290	337448.530
4	558804.790	337446.890
5	558803.610	337441.540
6	558814.780	337439.130
7	558820.429	337415.212
8	558823.800	337400.940
9	558809.940	337397.900
10	558812.220	337384.860
11	558841.090	337390.660
12	558840.214	337394.474
13	558837.970	337404.250
14	558827.890	337448.150
15	558823.772	337449.130
16	558819.740	337450.089
17	558815.261	337451.140
18	558814.385	337451.344
19	558809.923	337452.379
20	558808.930	337452.610
Suprafata masurata =		1215.00 mp
Suprafata din acte =		1215.00 mp
Sistem LOCAL BUCURESTI		

Executant,



Oficiul de Cadastre si Publicitate Imobiliara
BUCURESTI
ILIES ZOE-MARIA
Inapostor de cadastre

Receptionat,

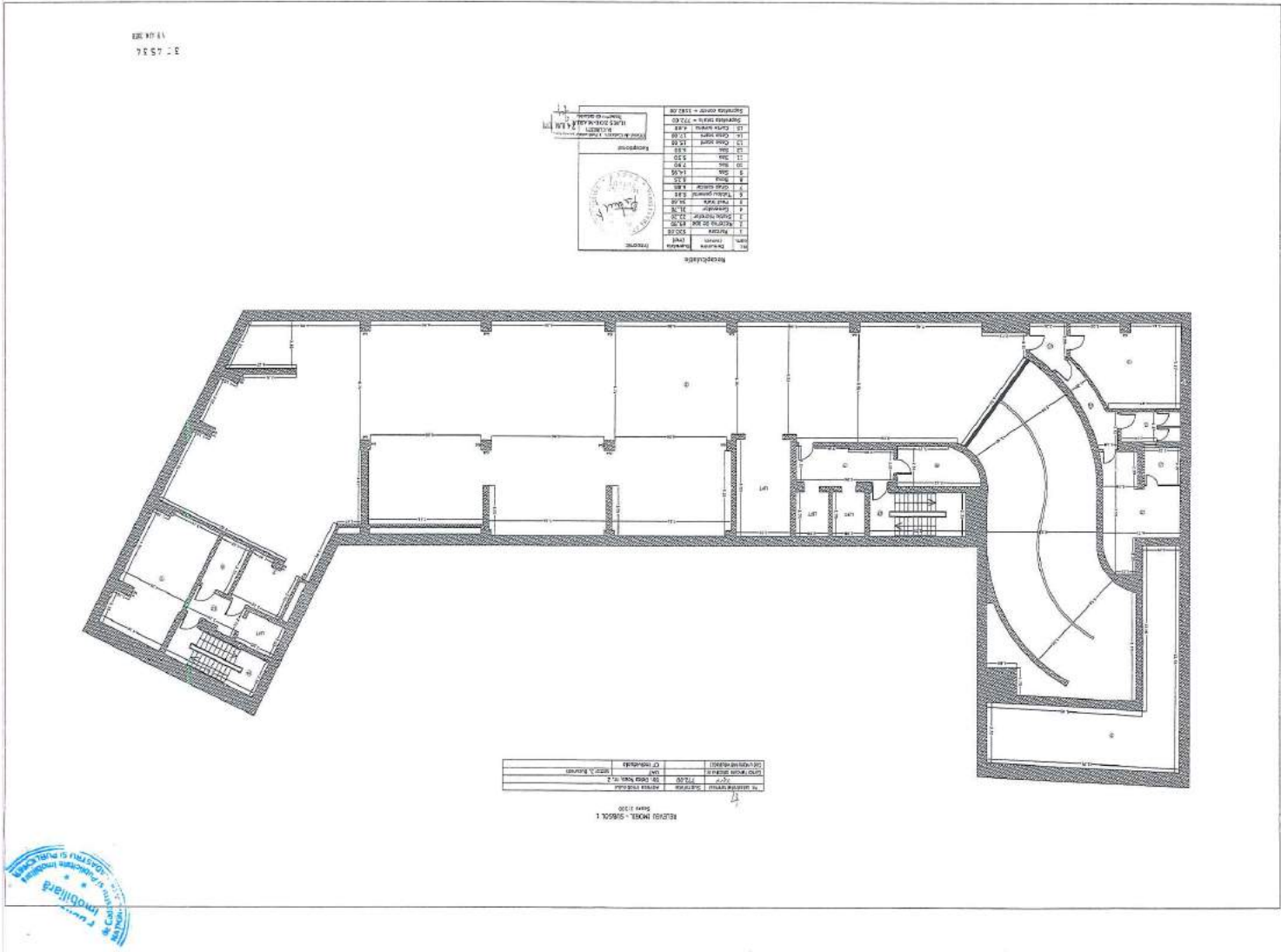
304534
19 JUN 2008

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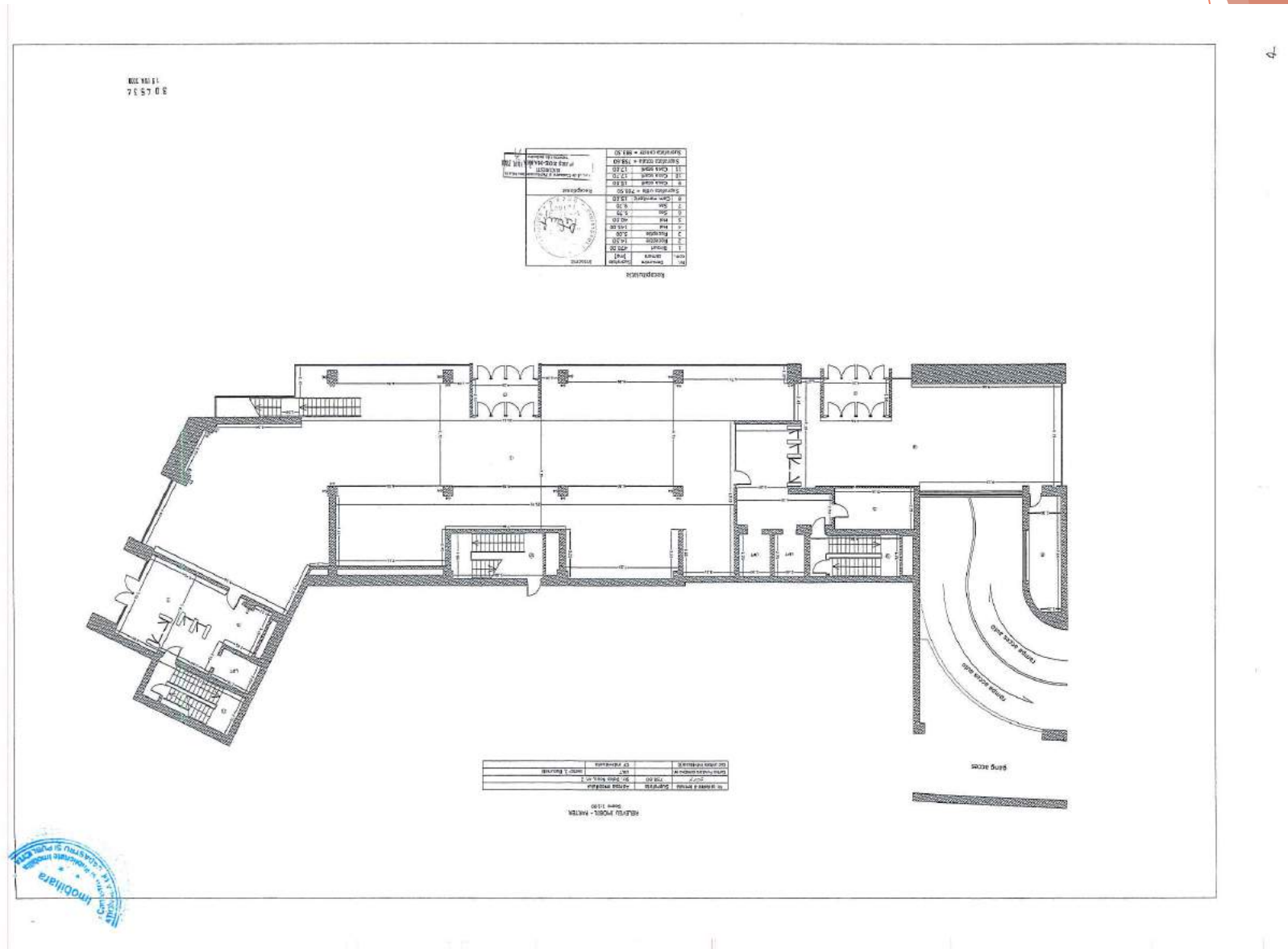


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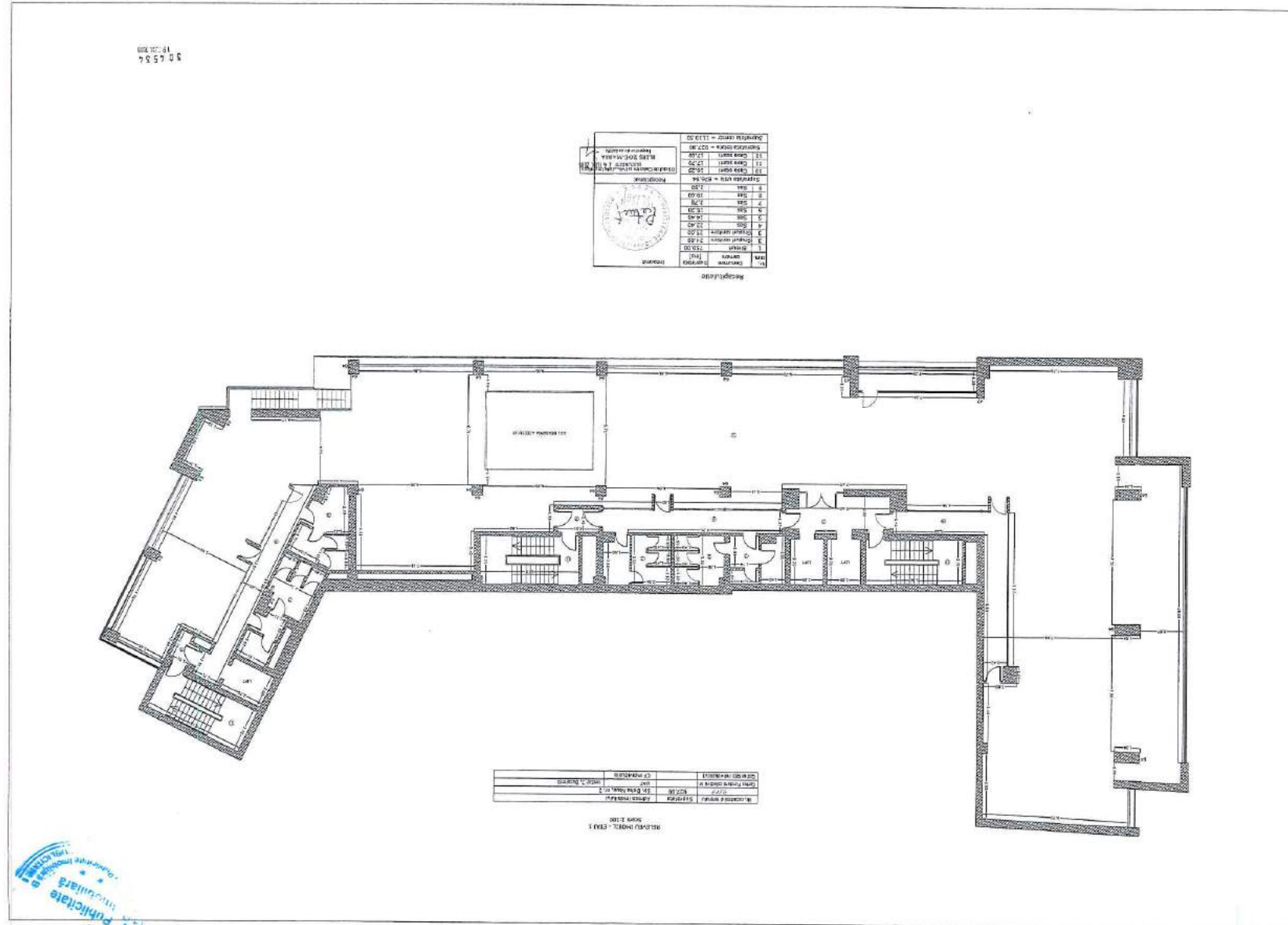
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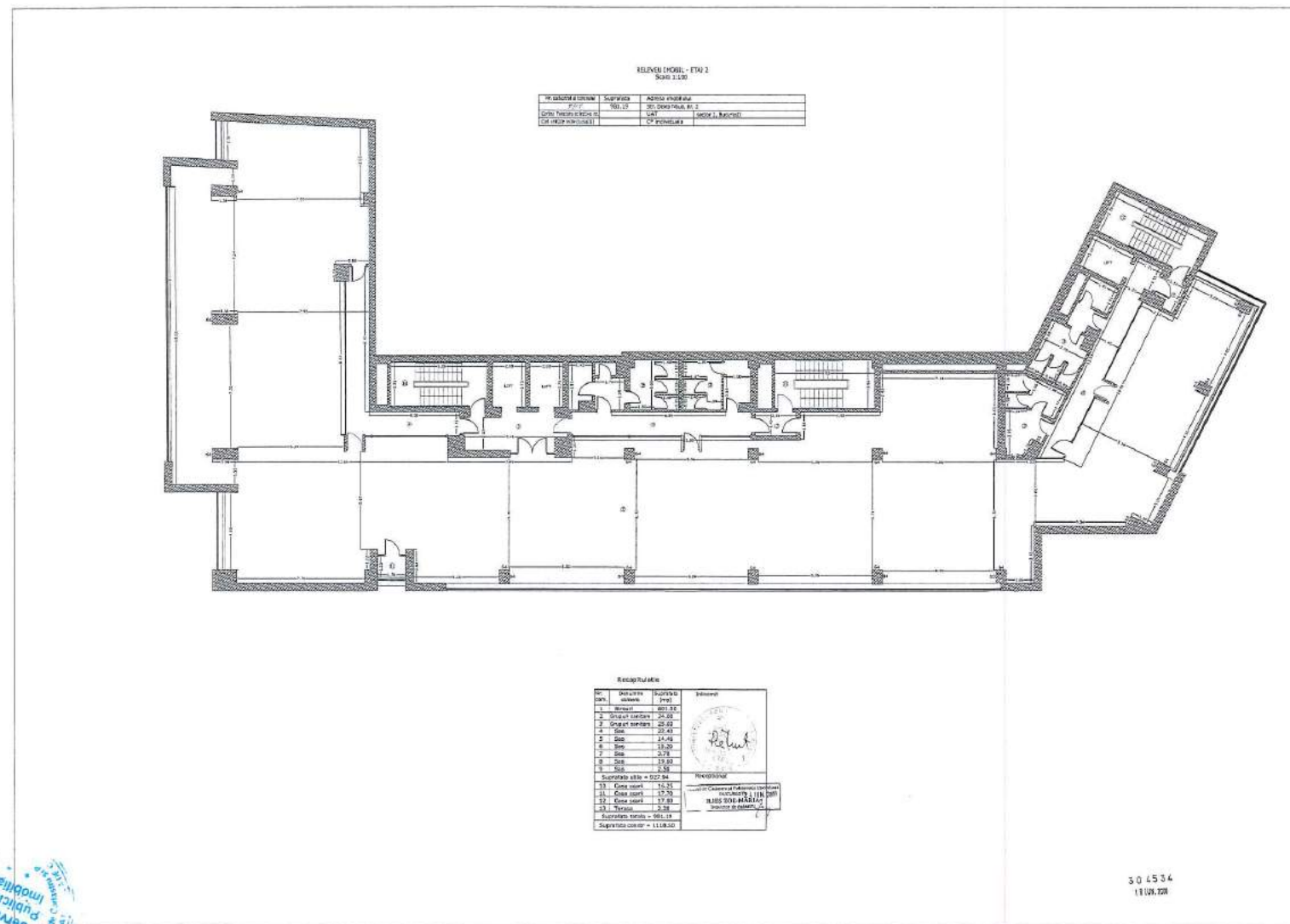
CADASTRAL PLAN PARTER



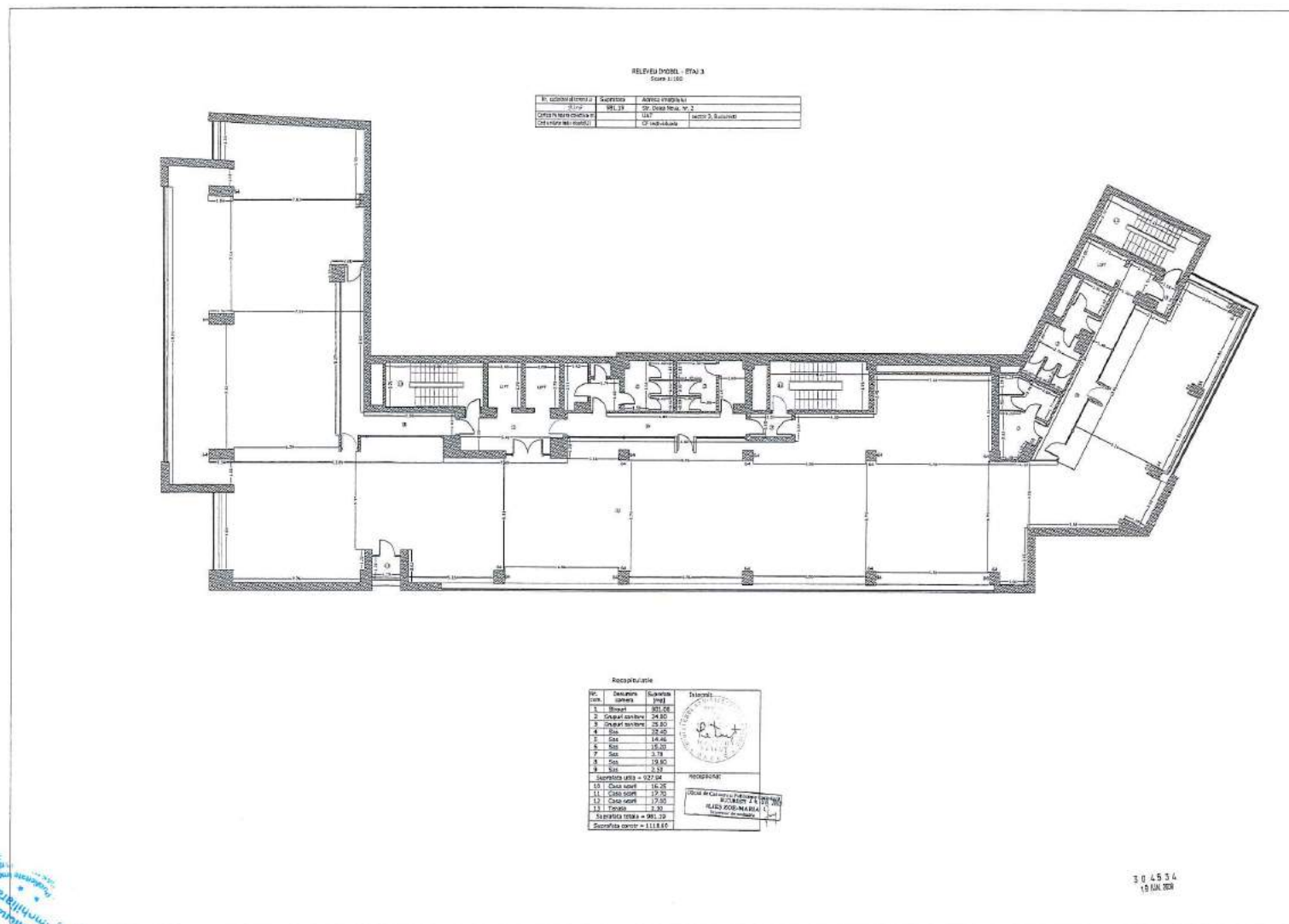
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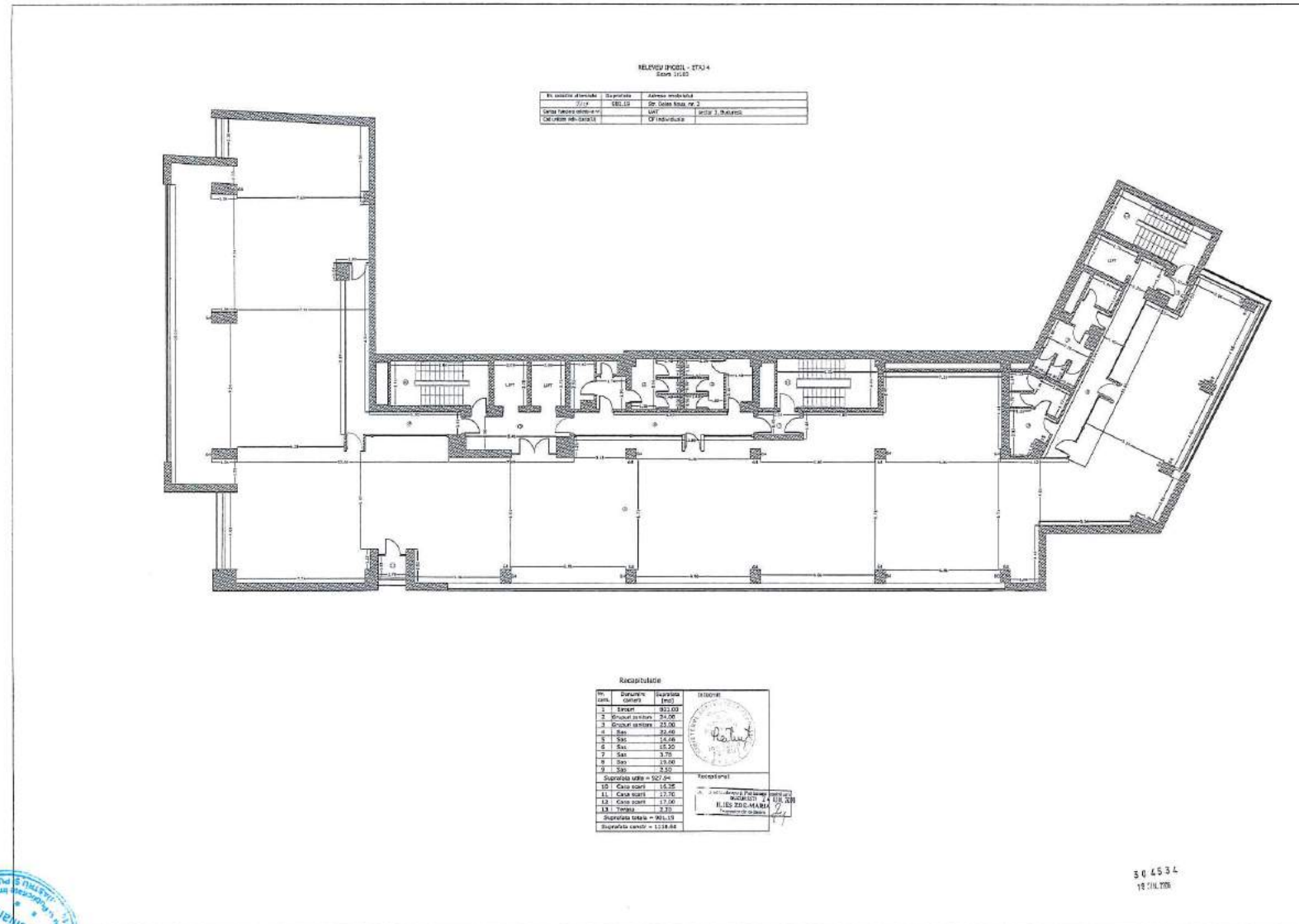
CADASTRAL PLAN ETAJ 2



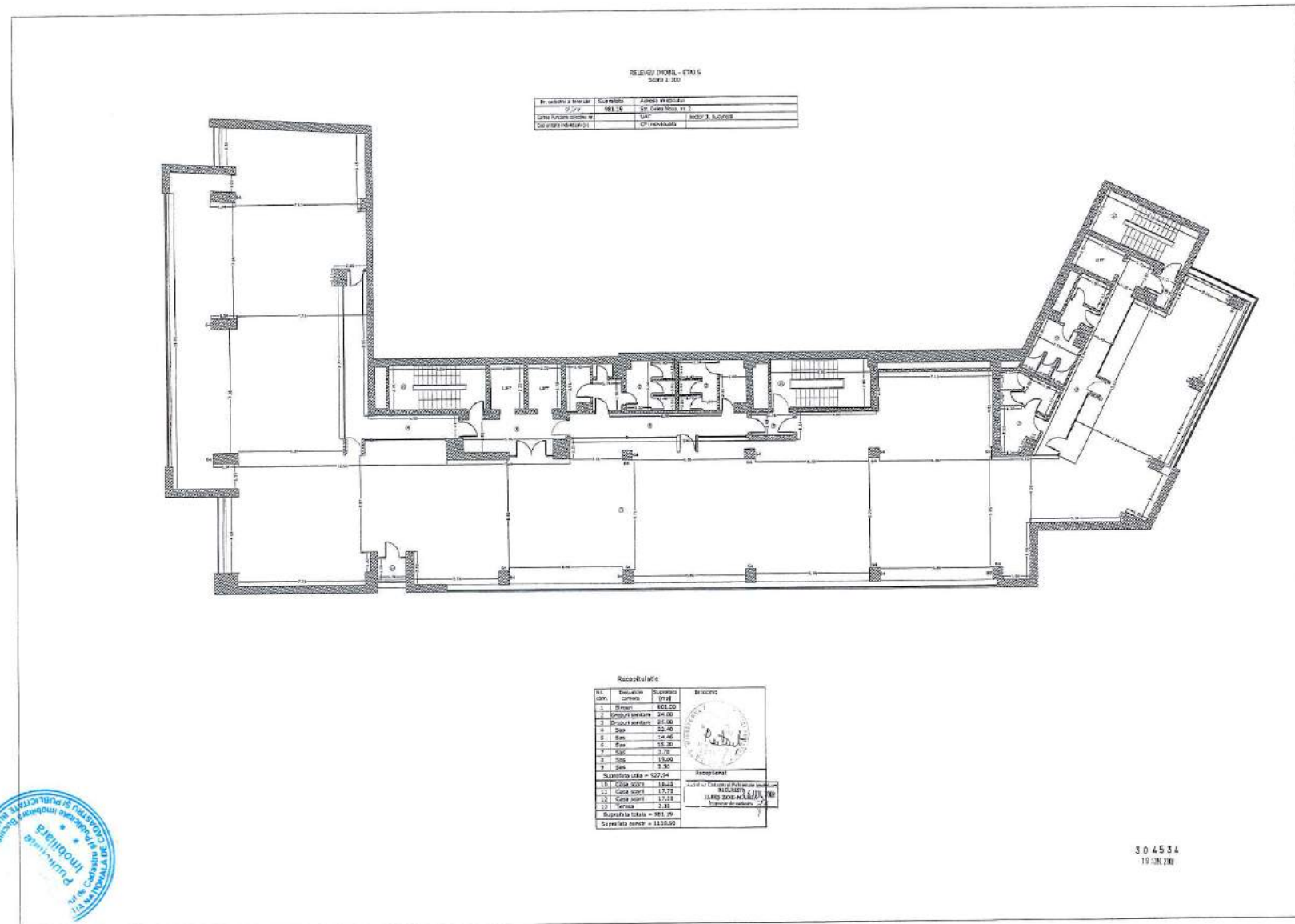
CADASTRAL PLAN ETAJ 3



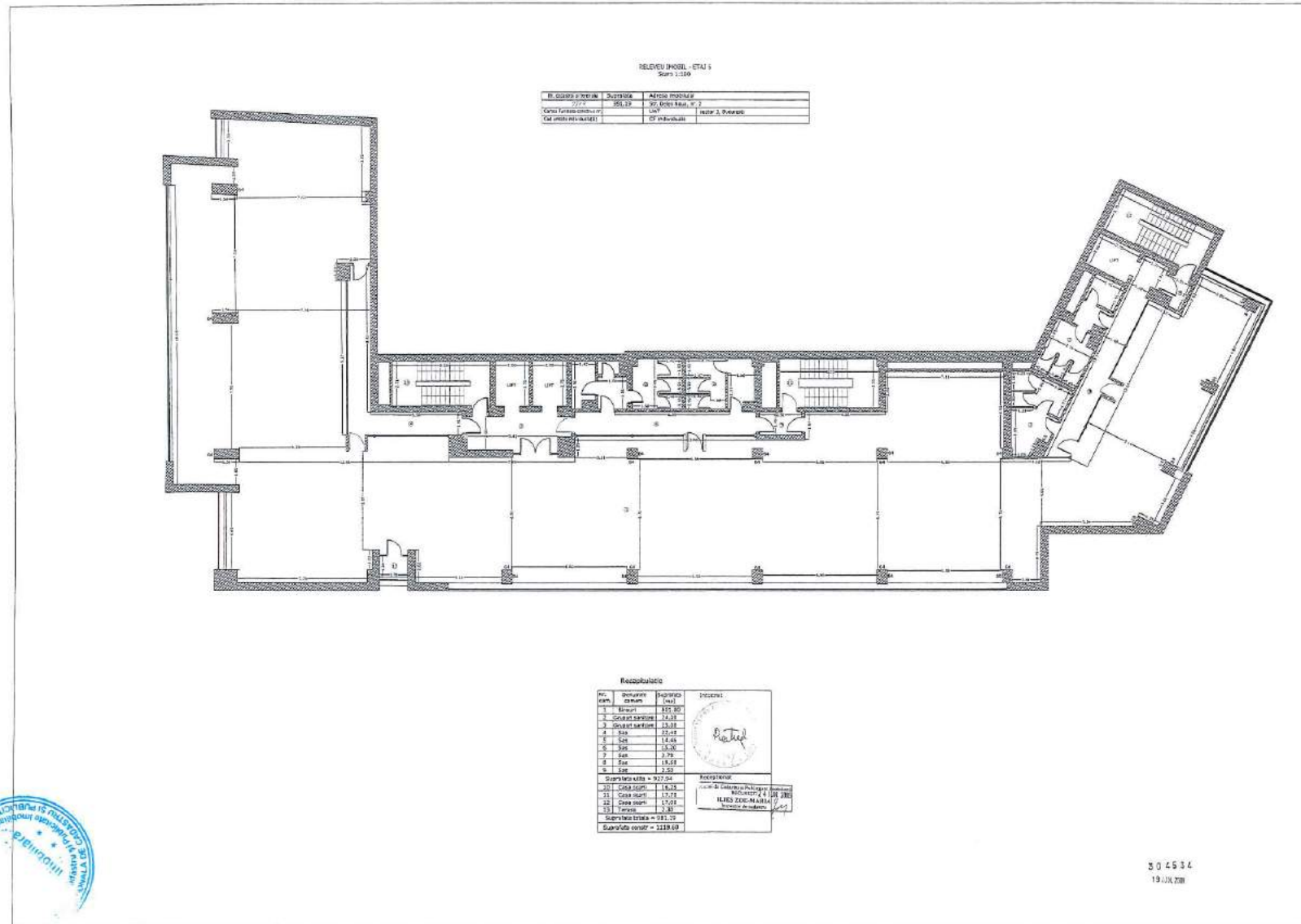
CADASTRAL PLAN ETAJ 4

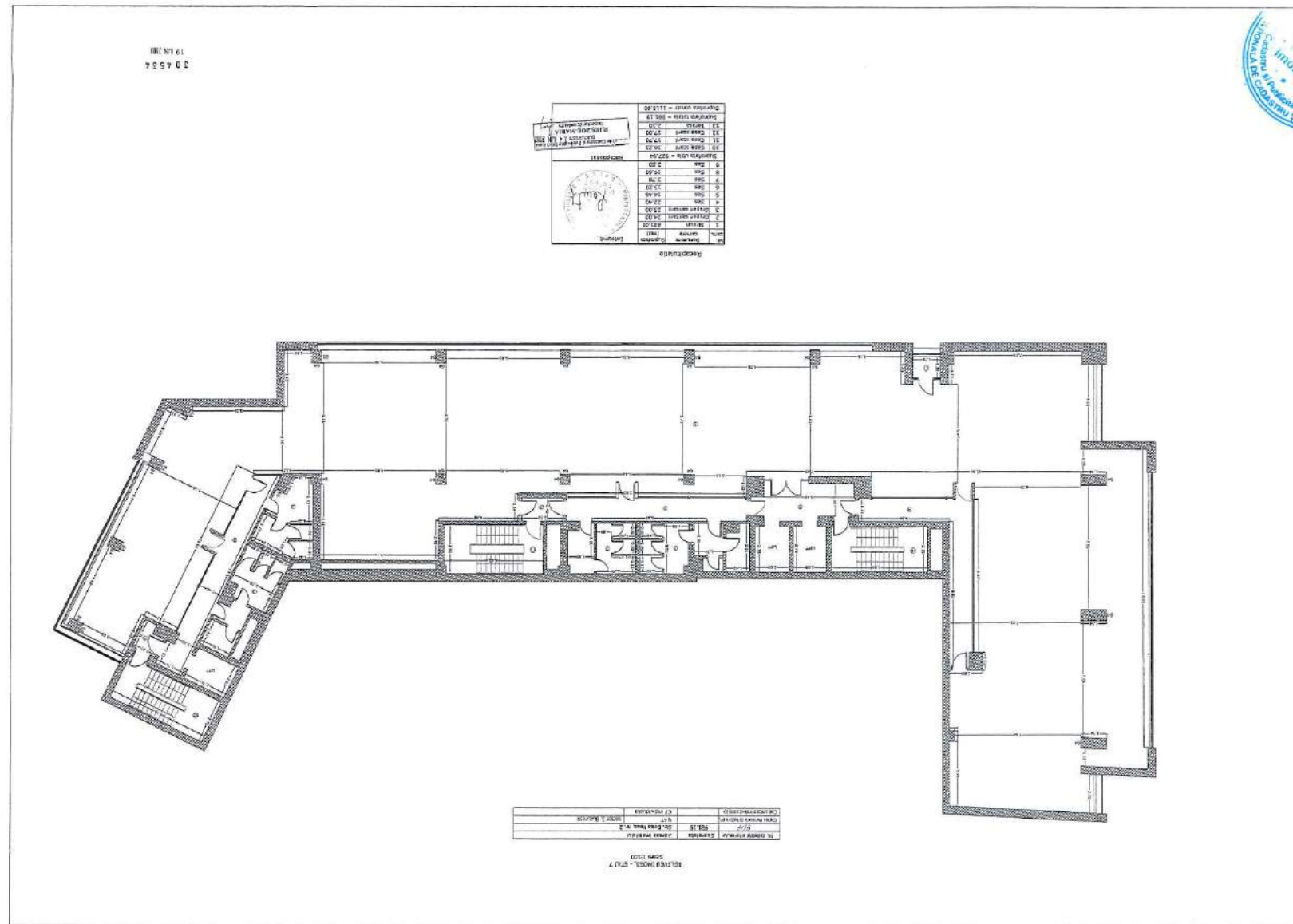


CADASTRAL PLAN ETAJ 5

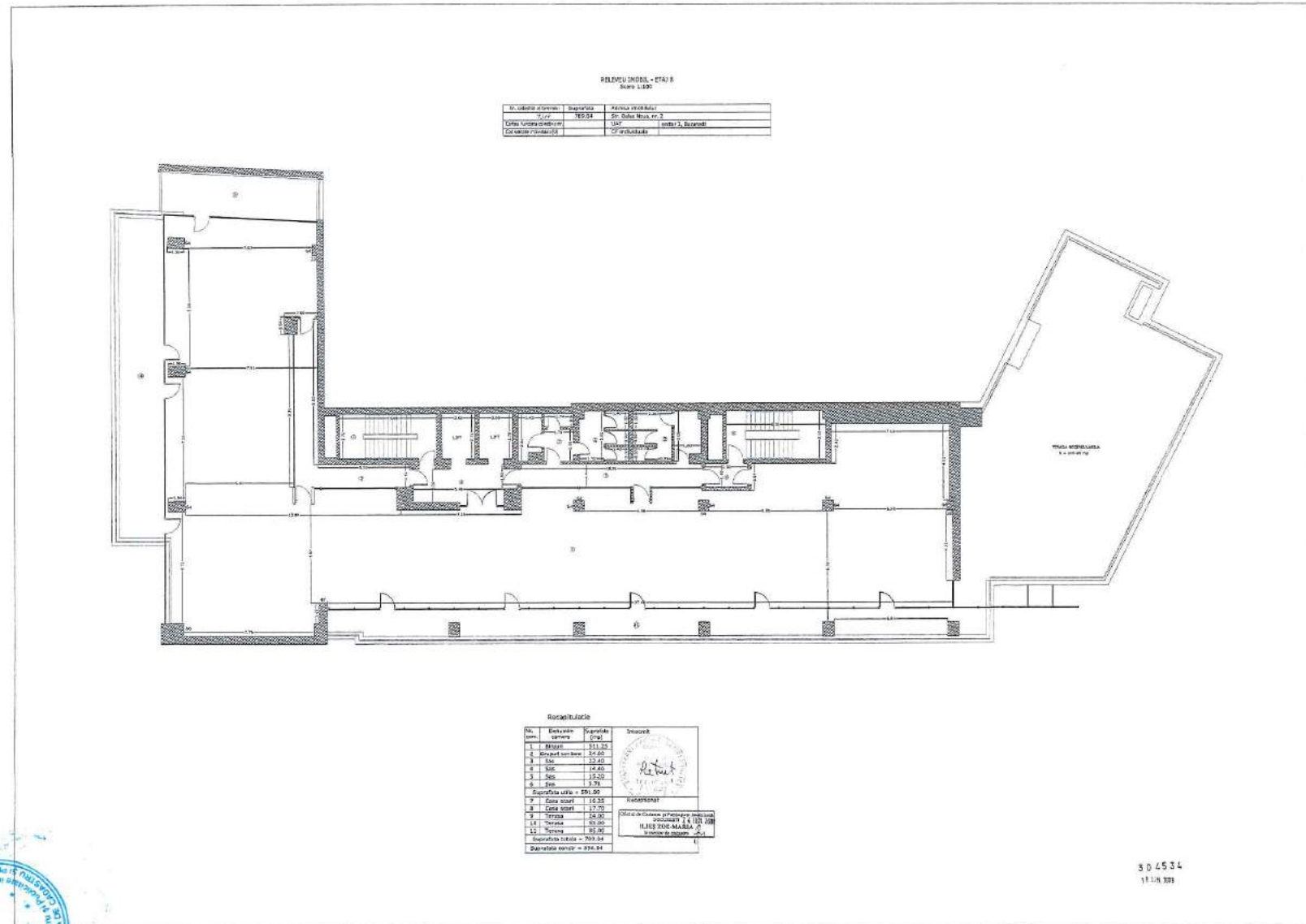


CADASTRAL PLAN ETAJ 6

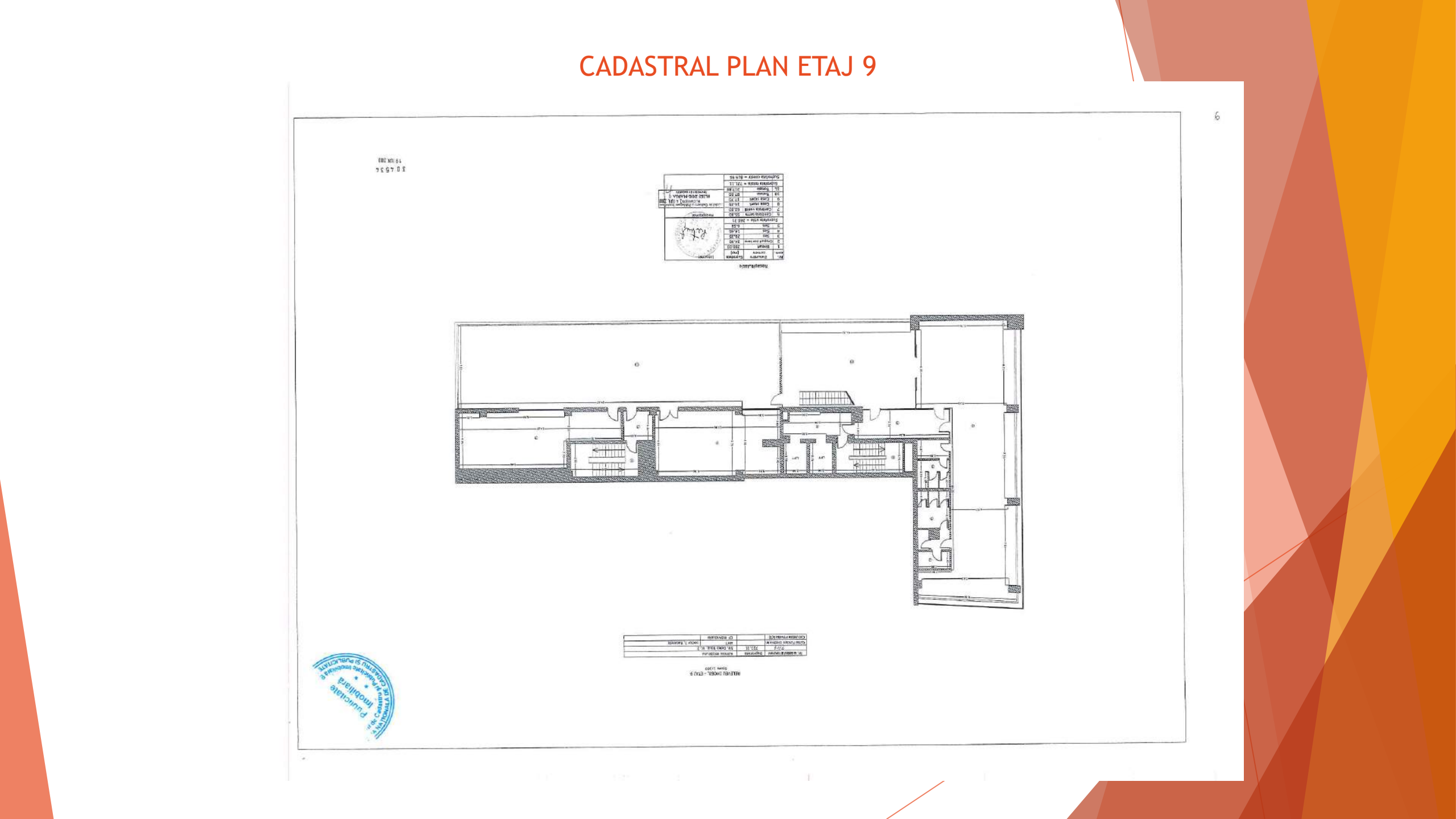




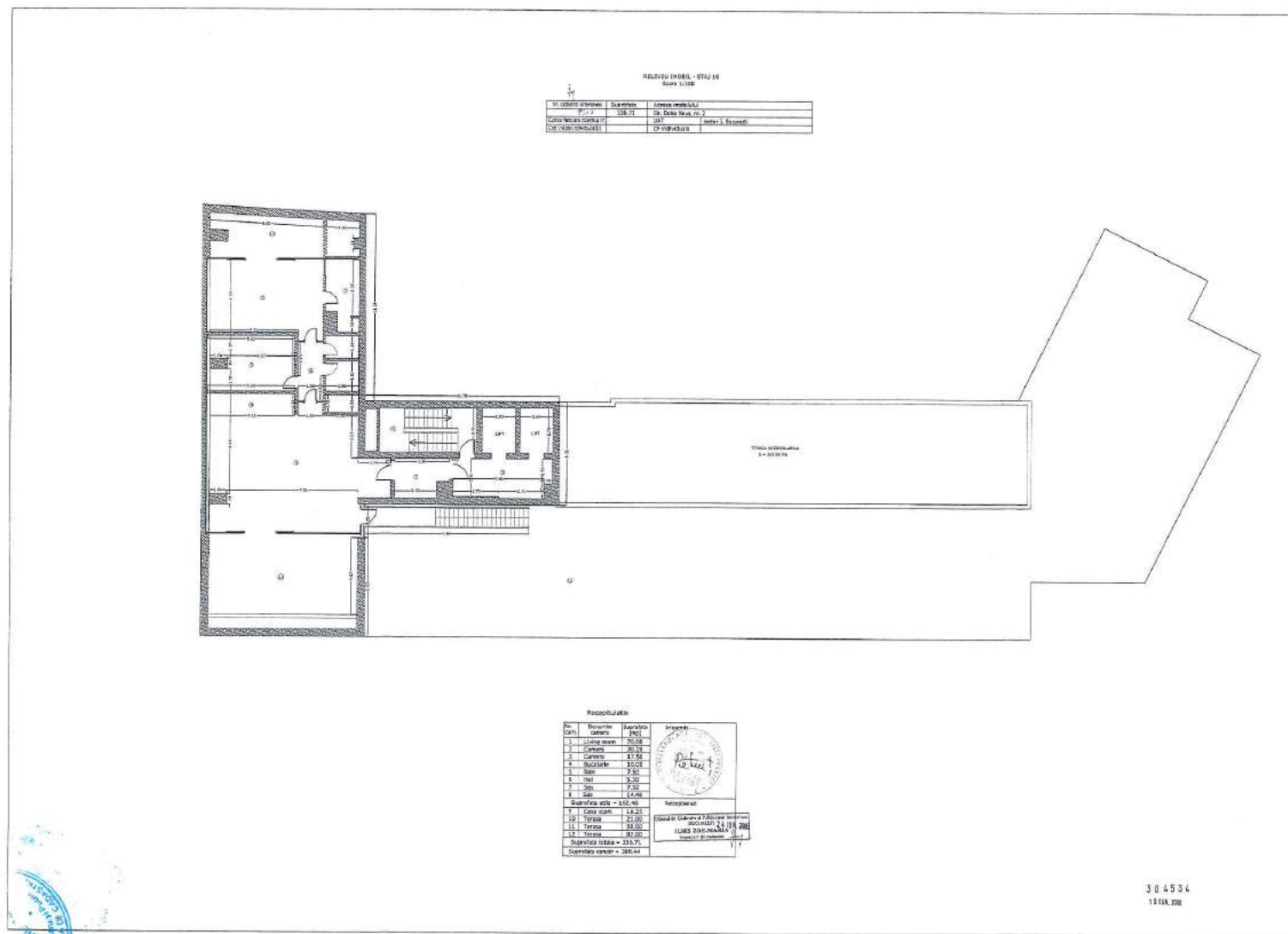
CADASTRAL PLAN ETAJ 8



6



CADASTRAL PLAN ETAJ 10



APPENDIX B

PHOTOS AND VIDEOS

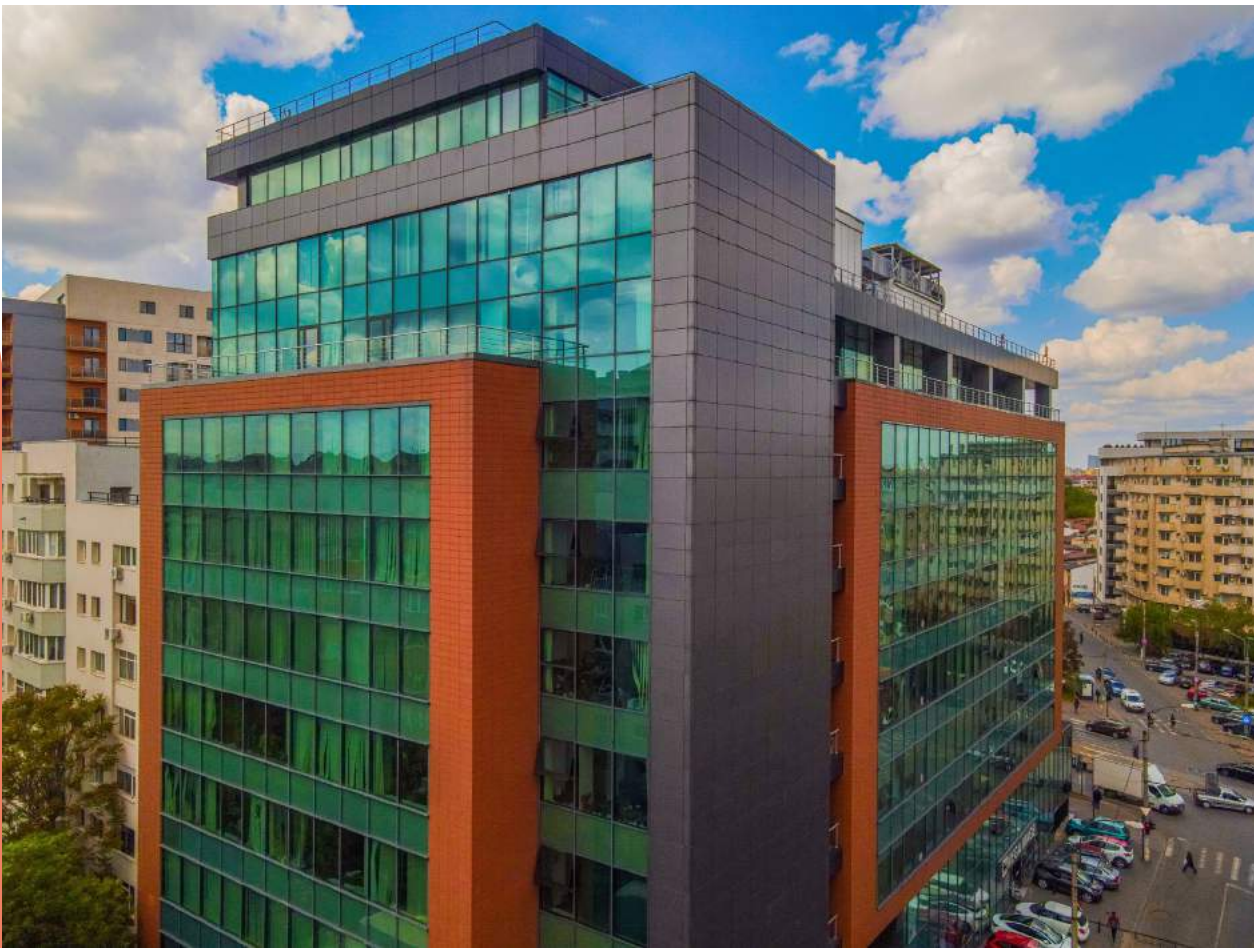


Delea Noua

Delea Noua



Delea Noua



Delea Noua



Delea Noua



Delea Noua

Delea Noua

PLEASE COPY PASTE THE LINK BELOW TO SEE THE VIDEO IN YOUR BROWSER

<https://www.youtube.com/watch?v=DaZSqsvLQMo>