

9% YIELD OFFICE BUILDING

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Strada Gara  
Herăstrău 2,  
Bucureşti 077190,  
Romania

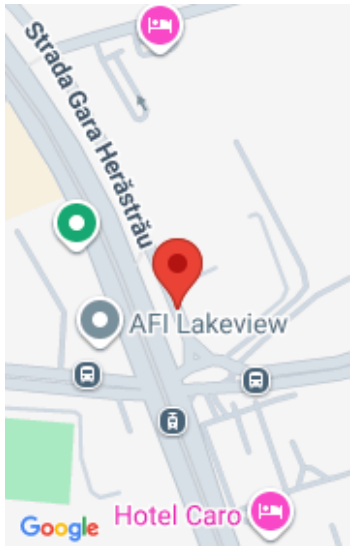


We offer you for selling a 2010 construction, fully rented, with an yield of 9%. Rented to multiple tenants so as to minimise the risk of any potential reduced occupancy rate, for medium term rental contracts. Great location, 50 m away from metro station. Also with 90 parking spaces in underground. For more details, rent [...]

- 16 baths
- Investment Trust
- Buy/Sell
- 8000 m<sup>2</sup>



**Gianina Radu**  
WhatsApp message



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## Property Information

**Date added:** Added 4 hours ago

**Status:** Buy/Sell

**Bathrooms:** 16 baths

**Floors:** 8 floors

**Terrace, m²:** 200 m²

**Area:** 8000 m²

**Year Built:** 10 Year Old

**Listing Managed by:** Agent/ Agency

**Type:** Investment Trust

**Availability:** now

**Total rooms:** 50

**Floor level:** 8

**Garden, m²:** 200 m²

**Lot size, m²:** 1700 m²

**Year remodeled:** 2020

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## Amenities & Features

**Property Features:** Air conditioning, Balcony, Bright, Courtyard-Facing, Dishwasher, Elevator, Fire alarm, Fireplace, Garden, Heating, Office, Panoramic View, Street-Facing, Terrace

**Building Amenities:** 24/7 Security, Business Center, Concierge, Conference Room, Emergency Backup Power, Fire Safety Systems, Free Bike, Property Management, Secured Parking, Security Cameras CCTV

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## Building Details

**Cooling features:** 100% occupancy rate, new building in an office area of the city, good solid incomes, high rentability level, inflation rate stipulated in the rental contracts plus maintenance fess covering all the taxes and the operational costs of the property

**Floor covering:** Carpet, Laminate, Tile

**Exterior material:** Cement/concrete, Metal

**Parking:** Garage - detached

**Parking spaces:** 90

**Basement:** Finished

**Roof:** Asphalt

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## Neighborhood



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**Nearby School:**  
yes

**Public Transport:** yes

**Shopping:** yes

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## Investment Income

**Estimated Income:** 858 000 euro/ year netto after taxes, insurance and operational costs which are covered by the mentenace fees of 3.5 euro/ sqm and its stipulated in each rental contract whith each tenants of the building



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