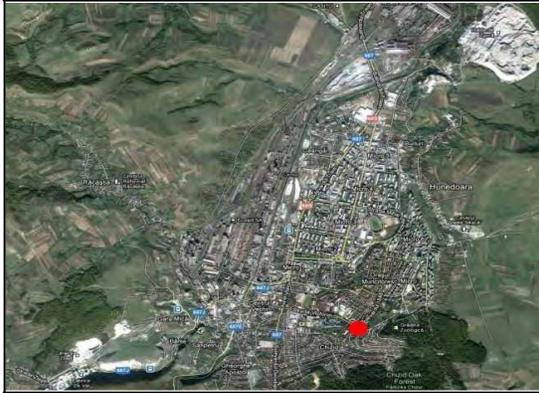




**2 Central Restaurant**  
**1848 Boulevard**  
**Hunedoara, Romania**



**Situation/Location**

The property is located on 1848 Boulevard, one of Hunedoara’s main eastern circulation roads. The boulevard starts from Strada Victorei, one of the city’s high streets, and runs to Avram Iancu in the north – close to the city’s main sports stadium. The locality is mainly residential with a mix of low rise detached housing and 4-storey apartment blocks built to serve the needs of the city’s expanding population when the steel works was constructed. Also in the vicinity are the city’s main hospital and an orphanage.

Public transport in the area is entirely provided by local bus services. The nearest airport is 92 km away, in Sibiu. The nearby county road DJ687 connects the city with the national road DN7 (European Route E68), a major national arterial route connecting Transylvania with Bucharest.

Access to the property is gained from either 1848 Boulevard using the ascending footsteps or alternatively from Strada Brazilor on a surfaced access road. In addition the property benefits from a fence.

**Property Description**

The subject property is the ground floor of a 4-storey residential building. It was completed in 1948 and was formerly a restaurant. The building is rectangular shaped whilst the ground floor has a Gross Built Area of around 649 sq m. The roof is pitched and covered with tiles whilst the windows are single glazing with timber frames. The interior of the building is currently in a dilapidated state and in a non-liveable and workable condition. According to the Land Registry the area is divided into three sections; two commercial areas and a technical room.

The surrounding land which the building sits on comprises a descending gradient with an access stairway to the main road. The flat area around the apartment block functions as a car parking area (around 20 parking places) as well as access to the rear of the building. The flat section was surfaced, however the tarmac is in a poor state of repair and needs to be relayed.

**Floor areas**

The property is registered in the ownership documentation; Land Registry no. 63213-C1-U5, 63213-C1-U27 and 63213-C1-U26. The ground floor is divided into three areas.

Land Registry Number	Floor	Apt. number	Gross Area	Useable Area	Comm on Area	Land Share Quota	Observations
63213-C1-U5	Ground Floor	-	155	105	49.09	52.17	Technical Area
63213-C1-U27	Ground Floor	"Separeu"	135	101	47.22	50.19	Restaurant
63213-C1-U26	Ground Floor	Restaurant	359	251	117.34	124.72	Restaurant
Total			649	457	213.65	227.08	

## Appendix 1 - Location Maps



Appendix 2 – Photos



Exterior view from outside the property



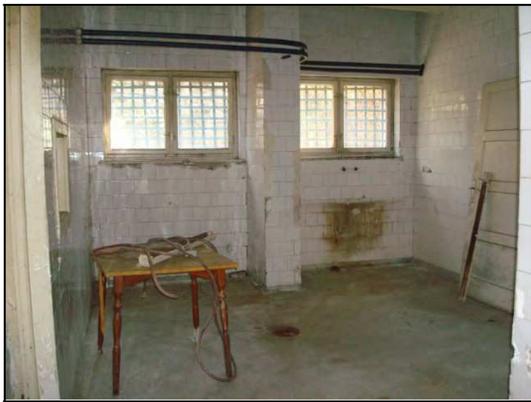
Interior view



Interior view of the entrance



Interior view



Interior view



Interior view



Interior view of the suspended ceiling



Exterior view of the access