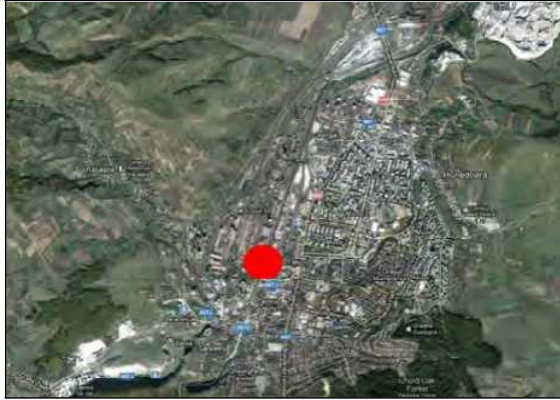




**Apartment**  
**3 Republicii Street,**  
**Block 5, Floor 1, Ap. 9**  
**Hunedoara**



**Situation/Location**

The subject property is located in the central area of the city, Hunedoara, which is primarily a residential neighbourhood. The property is well located, being in an area benefitting from commercial enterprises and general stores.

Public transport in the vicinity is entirely provided by local bus services. The nearest airport is approximately 95 km away, in Sibiu. The county road DJ687 connects the city with the national road DN7 (European Route E68), a major national arterial route connecting Transylvania with Bucharest.

**Property Description**

The subject property is an apartment in a block of flats built around 1990. The building is newer in comparison with surrounding blocks. The building has Gf+4 Floors with commercial space on the ground floor and there are 2 apartments on each level. Currently the property is occupied by a tenant.

We believe the building has been constructed from bricks with a rendered finish and sits on a concrete foundation. The roof is pitched and covered with tiles whilst the windows are single glazed with timber frames. The interior of the dwelling comprises fairly dated fixtures, fittings and furniture, and has central heating system. The internal state of the apartment is relatively poor and it is our opinion that a new occupier would have to refurbish the property in order to improve its current condition.

The apartment has an area of 79.6 sq m and comprises a living room, 2 bedrooms, kitchen, 2 bathrooms and balcony.

<b>Building</b>	<b>Cadastral number</b>	<b>Floor</b>	<b>Area - sq m -*</b>
Apartment	Not Provided	1 / Gf+4F	79.6
<b>Total</b>			<b>79.6</b>

There is no individual land registry for the analysed property.





Appendix 2 – Photos



Exterior view of the building



Exterior view of the building



Interior view of the living area



Interior view of the 1<sup>st</sup> bedroom



Interior view of the kitchen



View of the balcony



Interior view of the 2<sup>nd</sup> bedroom



Interior view of the bathroom