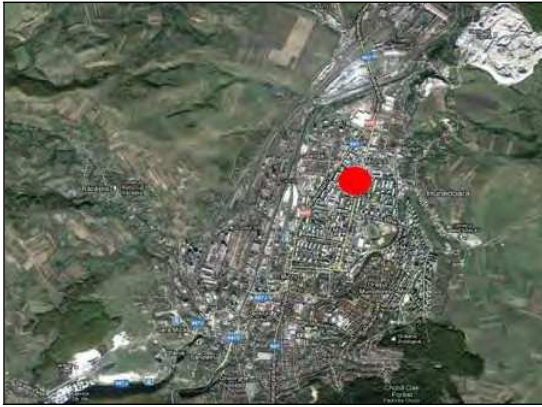




**Apartment
10, Cerbului Street,
Block A2, Sc. A, Floor 3, Ap. 14,
Hunedoara, Romania**



Situation/Location

The subject property is located in the city centre of Hunedoara along Strada Cerbului, a secondary street which for most part runs parallel with the county road DJ687. The locality is mainly residential, with 4 – 8 storey apartment blocks dominating the area which were built to serve the needs of the city’s expanding population when the steel works was constructed. The area benefits from commercial enterprises and general stores. Also in the vicinity is the city’s main sports stadium.

Public transport in the vicinity 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 achieved from the main road, with a surfaced car park situated outside the front of the building. The property does not benefit from having a fence.

Property Description

The subject property is a single apartment located in a 5-storey residential block completed in 1971. There is a small commercial space on the ground floor and four apartments located on each of the remaining floors. We believe the building is constructed from a reinforced concrete frame and sits on a concrete foundation. The exterior is constructed from bricks, some of which are facing and some with a rendered finish. The roof is pitched and we believe is covered with tiles, whilst the windows are single glazed with metal frames.

The apartment itself is situated on the third floor and comprises two bedrooms, one bathrooms, living room, kitchen, and balcony covering an area of 63.4 sq m. The current condition of the interior is medium. The floors from the rooms are parquet and the floors from the corridor, bathroom and kitchen are tiled. The walls are washable paint. The apartment benefits of its own heating system on gas.

We have been informed that there is no Land Registry documentation for the apartment.

Floor areas

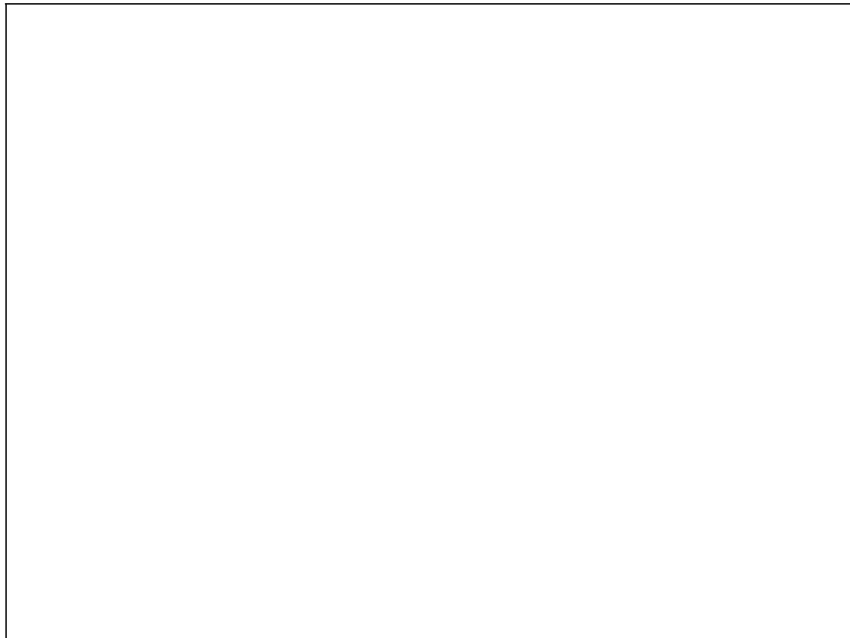
There is no individual Land Registry documentation available for the apartment because the apartment block is not subdivided..

Building	Cadastral number	Floor	GLA - sq m -
House	Not provided	3 rd Floor	63.4
Total			63.4

Appendix 2 – Photos



Exterior view of the building





Interior view of the 1st bedroom



Interior view of the living area



Interior view of the kitchen



Interior view of the 2nd bedroom



Interior view of the corridor



Interior view of the bathroom