



Property 04 Block 2 Central
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 Victoriei, 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 a stairway 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 first floor of a 4-storey residential building which was completed in 1948. The floor comprises 18 furnished apartments. The apartments have a liveable area of 19 sq m, with the exception of one which has a liveable area of 39 sq m. Our site visit consisted of inspecting five apartments. Each apartment comprises a studio type room, with a small bathroom and outside balcony. In addition there are standard fixtures and fittings in a medium state of repair. There is evidence of damp penetration in the communal hallways which has subsequently been neglected. We have been informed that the apartments do not benefit from gas connections (and as a result the residents have to provide their own heating systems) and individual electricity panel (there is one electricity panel for all the apartments). Although our inspection was restricted, we assume all the apartments are in a similar condition.

The exterior of the building is believed to be constructed from a concrete structure and sits on a concrete foundation. The exterior is built from bricks, some of which are exposed whilst the majority have a rendered finish. The roof is pitched and covered with tiles whilst the windows are single glazing with timber frames.

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 with the following areas:

Land Registry Number	Floor	Apt. No.	GBA - sq m *	Useable Area	Total Useable Area*	Common Area	Land Share Quota	Observations
			- sq m -					
63213-C1-U8	First Floor	01	27	19	23	10.75	11.43	Apartment

Appendix 1 - Location Maps



Appendix 2 – Photos



Exterior view of the building



Interior view



Interior view of the communal hallway



Interior view of a bathroom



Interior view of a bedroom



Interior view of damp penetration in the hallway



Interior view of the balcony



Exterior view of the access