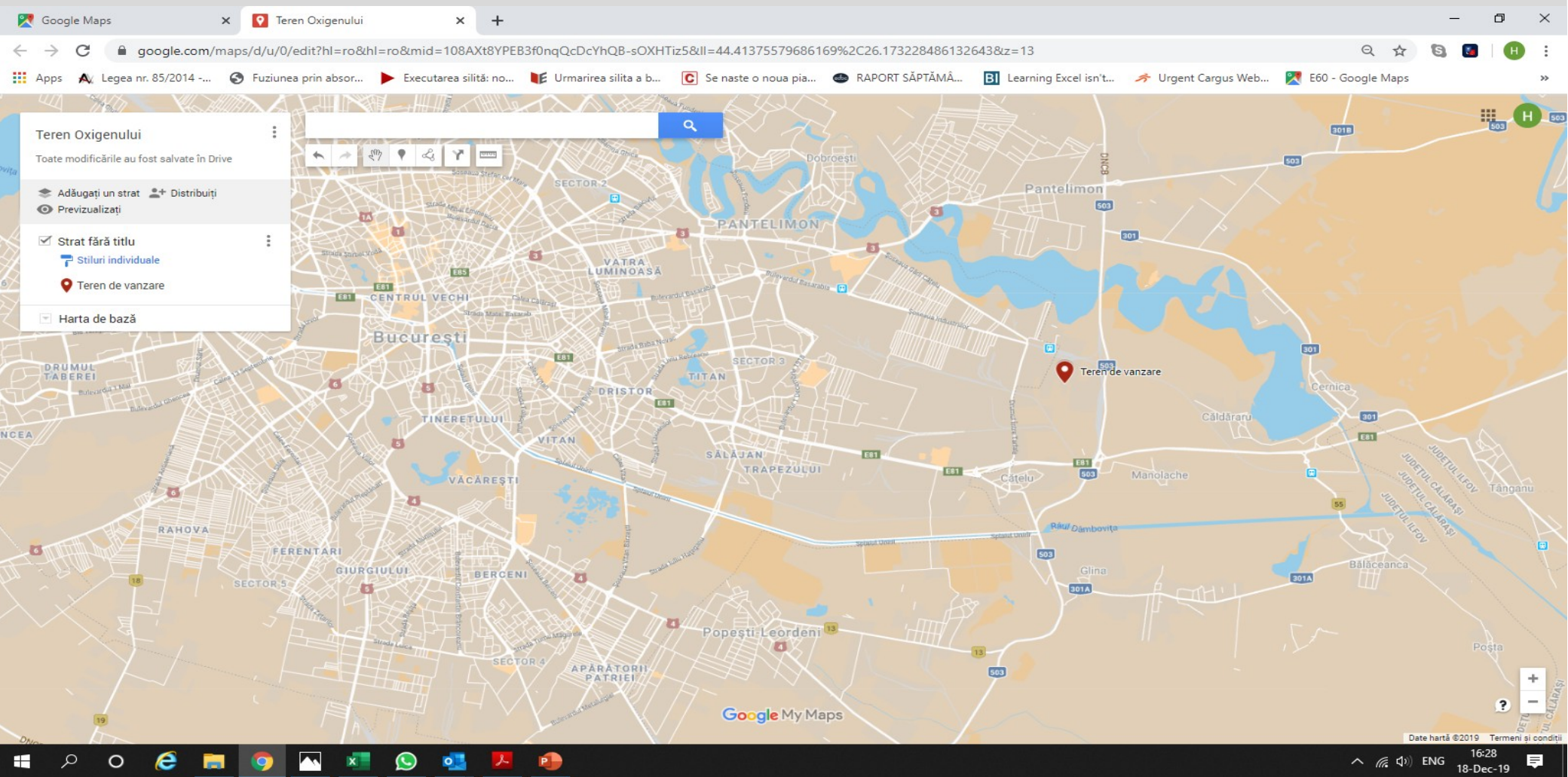




Presentation of inside city plot of land suitable for industrial use, with buildings and facilities, situated at 2G, Oxigenului Street, Cernica, Ilfov County

Location map - Eastern Bucharest - Industriilor - Drumul Intre Tarlale - Theodor Pallady area



Location map - 2G, Oxigenului Street, Cernica, Ilfov County

The image is a screenshot of a Google Maps browser window. The browser's address bar contains the URL: `google.com/maps/d/u/0/edit?hl=ro&hl=ro&mid=108AXt8YPEB3f0nqQcDcYhQB-sOXHTiz5&ll=44.41851257574628%2C26.215114750067073&z=15`. The browser's tab bar shows the active tab is 'Teren Oxigenului'. The browser's address bar also displays several open tabs: 'Legea nr. 85/2014...', 'Fuziunea prin absor...', 'Executarea silită: no...', 'Urmărirea silita a b...', 'Se naste o noua pia...', 'RAPORT SĂPTĂMĂ...', 'Learning Excel isn't...', 'Urgent Cargus Web...', and 'E60 - Google Maps'. The Google Maps interface shows a map of an urban area in Cernica, Ilfov County. The map is centered on a street grid. A red pin is placed on a street labeled 'Teren de vanzare'. The map shows several streets, including 'Soseaua Industriilor', 'Drumul între Lăile', and 'Autostrada Soarelui'. The map also shows a river and a lake. The sidebar on the left contains the following options: 'Teren Oxigenului', 'Toate modificările au fost salvate în Drive', 'Adăugați un strat + Distribuți', 'Previzualizați', 'Strat fără titlu', 'Stiluri individuale', 'Teren de vanzare', and 'Harta de bază'. The bottom of the screenshot shows the Windows taskbar with various application icons and the system tray showing the date and time as '16:46 18-Dec-19'.

Satellite view - the site is benefiting by an excellent access towards city ring and A2 & A3 highway.

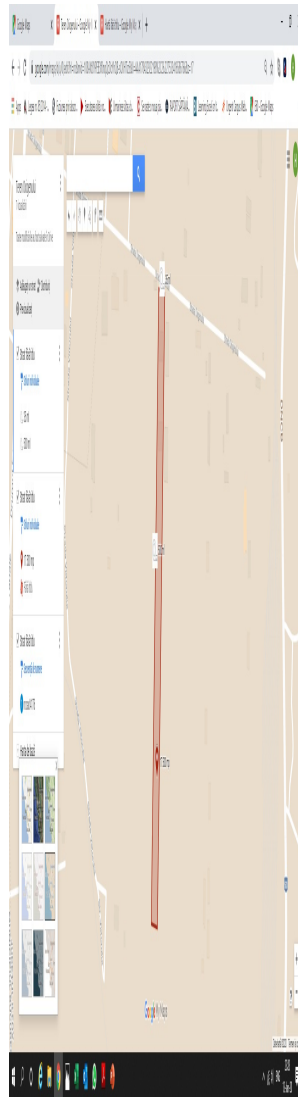
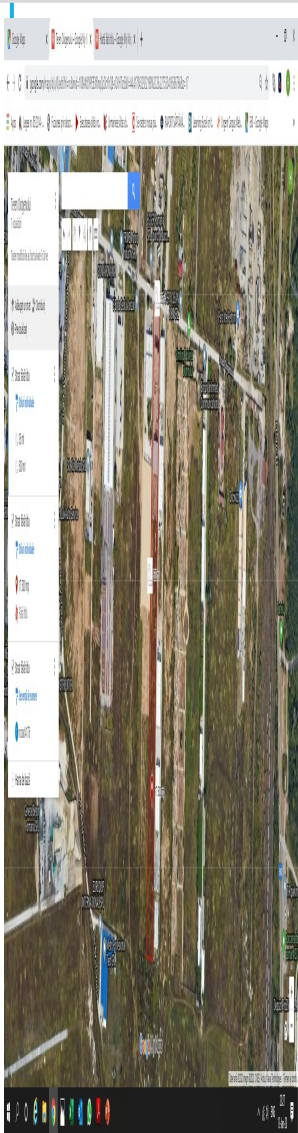


The screenshot displays a Google Maps interface with a satellite view of an industrial area. The map is titled "Teren Oxigenului". A red rectangle highlights a specific plot of land. The map shows various industrial buildings, roads, and green spaces. The interface includes a search bar, navigation controls, and a list of nearby businesses and landmarks. The bottom of the screen shows the Windows taskbar with various application icons and the system clock indicating 17:06 on 18-Dec-19.



- Total land surface of 17,500 sqm
- Frontage of 35 ml to Oxigenului Street, asphalted street with double directions - one way per each direction
- Google maps coordinate : 44.418692, 26.227793
- Industrial proximities
- Easy access towards A2 /A3, city ring and Bucharest city center
- The bus station is situated at the intersection between Oxigenului and Drumul Intre Tarlale (at a distance of 700 m from the subject property)
- **A building permit is issued and available for a total built-up area of 3,630 sqm**
- Possibility of extension
- On the site there are several facilities from an industrial/commercial building to concrete platforms.
- **The asking price is 1.699.000 euro, the equivalent of 97.09 euro/sqm land**
- **Free of charges, available to be occupied from the future buyer**
- **The owner is a private company, VAT payable**





- Opening of 35 ml to Oxigenului Street
- Deep of 500 ml
- Concrete platforms in surface of 2.200 sqm
- Building with commercial use - under construction - foot print of 560 sqm, total built-up area of 1.700 sqm;
- Building with industrial use - metal warehouse - finished- total built-up surface of 610 sqm; infrastructure existent with a total area of 1.500 mp;
- Wire fence with concrete foundation
- Electrical substation of the site
- Building permit available for a total built-up area of 3.630 sqm
- According to the urbanism certificate the land indicators are: POT=60% , CUT=3,5, H max=20 m

Photos- direct access direct from Oxigenului street- utilities at the site



▫ Commercial building - structure
UG+2F



Photos - Building C1- footprint of 570 sqm - disposed on GF+2F - commercial/office use



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Photos - Construction C2 - metal warehouse - footprint of 610 sqm - industrial use



8/6/20

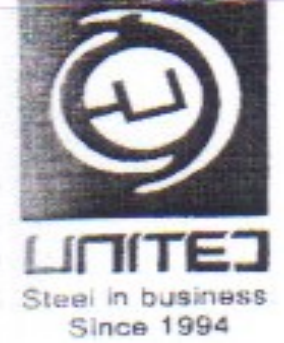
- Concrete platforms in surface of 2,200 sqm with a depth



8/6/20

▫ Foundation for warehouse in surface of 1500





Owner representative : VF INSOLVENTA SPRL

0738.797.866
insolvency@vf.ro;