



## Introductory Aspects

Bio Ortoclinic SRL is undergoing **judicial reorganization** under Law no. 85/2014, starting from **February 27, 2025**. The reorganization plan includes the liquidation of the following asset:

**Property** (*land and building*) located at **Șos. Gheorghe Ionescu Sisești No. 325A, Sector 1, Bucharest**

This multifunctional building, with a total area of **1.553 sqm**, is ideal for a **medical clinic, offices, or other commercial activities**.

The building is structured as follows: ● **Basement** (208,47 sqm) ● **Ground floor** (169,03 sqm) ● **Three floors** (290,79 sqm, 284,08 sqm, 277,43 sqm) and ● **One technical floor** (289,40 sqm).

✓ **Optimal accessibility** – The main entrance is on the same level, facilitating access for people with reduced mobility. A second entrance is available through the back parking area..

✓ **Easy circulation** – The building features a **spacious staircase** (220 cm width) and a **large elevator** (270x150 cm), also suitable for the transportation of a stretcher with an attendant..

✓ **20 parking spaces** – 10 in front of the building and 10 at the back, ensuring comfort for visitors and staff..

✓ **Green spaces** – According to the construction authorization, the property benefits from **269 sqm** of green spaces.

✓ **Security and autonomy** – Equipped with its own backup generator, water reserve, and ISU approval, the building is prepared for business continuity in any situation



*An ideal opportunity to develop a business in a modern, well-equipped, and accessible location!*



# Asset Positioning





A detailed satellite map of Bucharest, Romania, showing the city's layout, major roads, and landmarks. A red location pin is placed in the northern part of the city, near the airport and the Danube River. The map includes labels for various districts, parks, and transportation hubs.

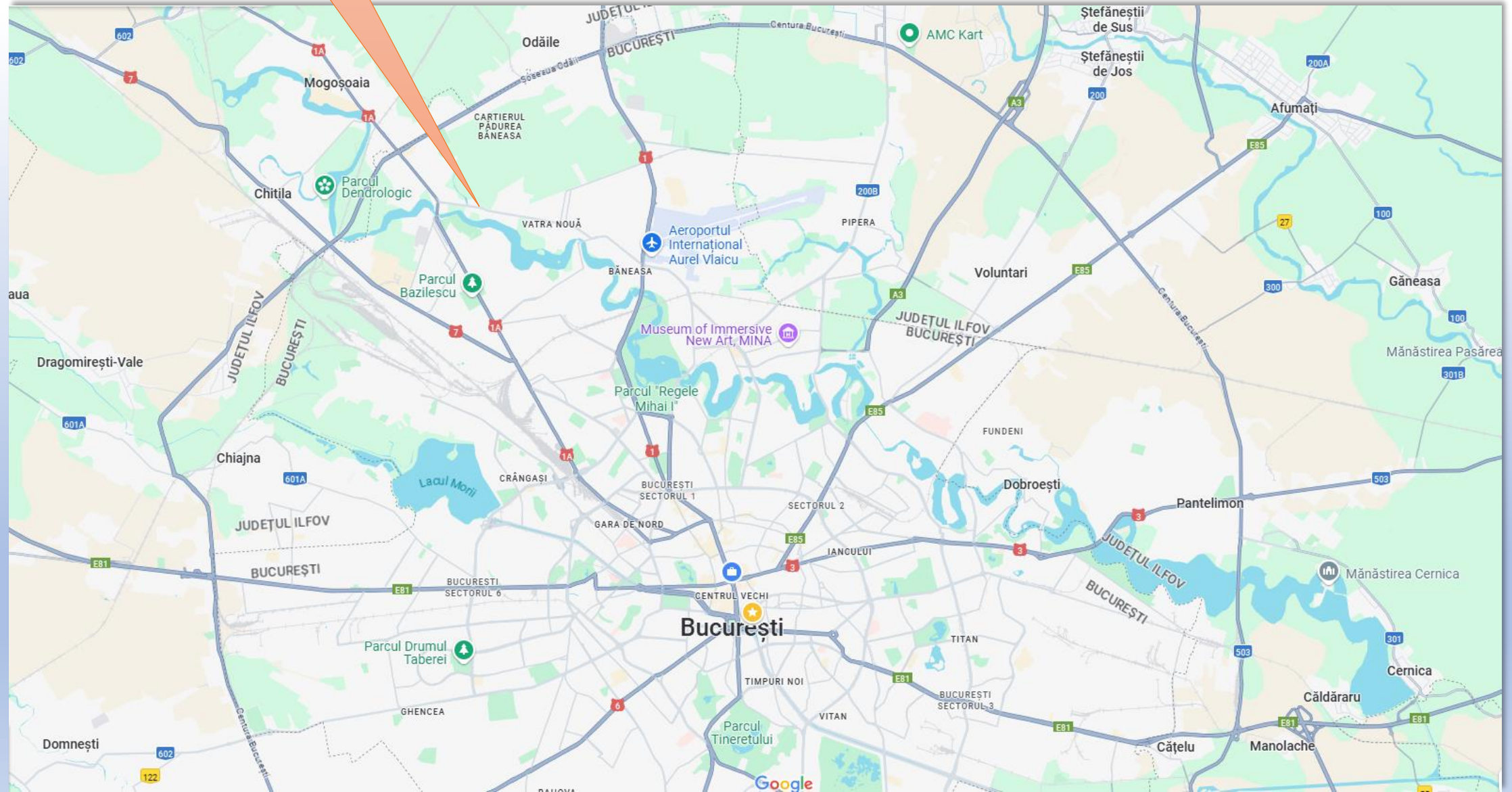
Key locations and landmarks visible on the map include:

- Airports:** Aeroportul Internațional Aurel Vlaicu.
- Parks and Green Spaces:** Parcul Dendrologic, Parcul Bazilescu, Parcul Regele Mihai I, Parcul Sebastian, Parcul Tineretului, Parcul Drumul Taberei, Lacul Morii.
- Cultural and Educational Institutions:** Grădina Zoologică București, Museum of Immersive New Art, MINA.
- Transportation Hubs:** Gara de Nord, Aeroportul Internațional Aurel Vlaicu.
- Districts and Neighborhoods:** BUCUREȘTI, JUDEȚUL ILFOV, BUCUREȘTI SECTORUL 1, BUCUREȘTI SECTORUL 2, BUCUREȘTI SECTORUL 3, BUCUREȘTI SECTORUL 6, CRÂNGAȘI, CHITILA, VĂTRA NOUĂ, PIPERA, VOLUNTARI, COLENTINA, FUNDENI, DOBROEȘTI, PÂNTELIMON, CÂTELU, MANOLACHE, CERNICA, MĂNĂȘTIREA PASĂREA, GÂNEASA, MOARA DOMNEASCĂ, AFUMAȚI, ȘTEFĂNEȘTI DE JOS, ȘTEFĂNEȘTI DE SUS, ODĂILE, MOGOȘOAIA, DRAGOMIREȘTI-VALE, DRAGOMIREȘTI-DEAL, CHIJNA, DOMNEȘTI, RAHOVA, FERENTARI, TIMPURI NOI, VITAN, GHENCEA.
- Water Bodies:** Lacul Morii, Danube River.
- Infrastructure:** Major roads (E60, E69, E85, E87, E89, E90, E91, E93, E95, E97, E99, E101, E103, E105, E107, E109, E111, E113, E115, E117, E119, E121, E123, E125, E127, E129, E131, E133, E135, E137, E139, E141, E143, E145, E147, E149, E151, E153, E155, E157, E159, E161, E163, E165, E167, E169, E171, E173, E175, E177, E179, E181, E183, E185, E187, E189, E191, E193, E195, E197, E199, E201, E203, E205, E207, E209, E211, E213, E215, E217, E219, E221, E223, E225, E227, E229, E231, E233, E235, E237, E239, E241, E243, E245, E247, E249, E251, E253, E255, E257, E259, E261, E263, E265, E267, E269, E271, E273, E275, E277, E279, E281, E283, E285, E287, E289, E291, E293, E295, E297, E299, E301, E303, E305, E307, E309, E311, E313, E315, E317, E319, E321, E323, E325, E327, E329, E331, E333, E335, E337, E339, E341, E343, E345, E347, E349, E351, E353, E355, E357, E359, E361, E363, E365, E367, E369, E371, E373, E375, E377, E379, E381, E383, E385, E387, E389, E391, E393, E395, E397, E399, E401, E403, E405, E407, E409, E411, E413, E415, E417, E419, E421, E423, E425, E427, E429, E431, E433, E435, E437, E439, E441, E443, E445, E447, E449, E451, E453, E455, E457, E459, E461, E463, E465, E467, E469, E471, E473, E475, E477, E479, E481, E483, E485, E487, E489, E491, E493, E495, E497, E499, E501, E503, E505, E507, E509, E511, E513, E515, E517, E519, E521, E523, E525, E527, E529, E531, E533, E535, E537, E539, E541, E543, E545, E547, E549, E551, E553, E555, E557, E559, E561, E563, E565, E567, E569, E571, E573, E575, E577, E579, E581, E583, E585, E587, E589, E591, E593, E595, E597, E599, E601, E603, E605, E607, E609, E611, E613, E615, E617, E619, E621, E623, E625, E627, E629, E631, E633, E635, E637, E639, E641, E643, E645, E647, E649, E651, E653, E655, E657, E659, E661, E663, E665, E667, E669, E671, E673, E675, E677, E679, E681, E683, E685, E687, E689, E691, E693, E695, E697, E699, E701, E703, E705, E707, E709, E711, E713, E715, E717, E719, E721, E723, E725, E727, E729, E731, E733, E735, E737, E739, E741, E743, E745, E747, E749, E751, E753, E755, E757, E759, E761, E763, E765, E767, E769, E771, E773, E775, E777, E779, E781, E783, E785, E787, E789, E791, E793, E795, E797, E799, E801, E803, E805, E807, E809, E811, E813, E815, E817, E819, E821, E823, E825, E827, E829, E831, E833, E835, E837, E839, E841, E843, E845, E847, E849, E851, E853, E855, E857, E859, E861, E863, E865, E867, E869, E871, E873, E875, E877, E879, E881, E883, E885, E887, E889, E891, E893, E895, E897, E899, E901, E903, E905, E907, E909, E911, E913, E915, E917, E919, E921, E923, E925, E927, E929, E931, E933, E935, E937, E939, E941, E943, E945, E947, E949, E951, E953, E955, E957, E959, E961, E963, E965, E967, E969, E971, E973, E975, E977, E979, E981, E983, E985, E987, E989, E991, E993, E995, E997, E999, E1001, E1003, E1005, E1007, E1009, E1011, E1013, E1015, E1017, E1019, E1021, E1023, E1025, E1027, E1029, E1031, E1033, E1035, E1037, E1039, E1041, E1043, E1045, E1047, E1049, E1051, E1053, E1055, E1057, E1059, E1061, E1063, E1065, E1067, E1069, E1071, E1073, E1075, E1077, E1079, E1081, E1083, E1085, E1087, E1089, E1091, E1093, E1095, E1097, E1099, E1101, E1103, E1105, E1107, E1109, E1111, E1113, E1115, E1117, E1119, E1121, E1123, E1125, E1127, E1129, E1131, E1133, E1135, E1137, E1139, E1141, E1143, E1145, E1147, E1149, E1151, E1153, E1155, E1157, E1159, E1161, E1163, E1165, E1167, E1169, E1171, E1173, E1175, E1177, E1179, E1181, E1183, E1185, E1187, E1189, E1191, E1193, E1195, E1197, E1199, E1201, E1203, E1205, E1207, E1209, E1211, E1213, E1215, E1217, E1219, E1221, E1223, E1225, E1227, E1229, E1231, E1233, E1235, E1237, E1239, E1241, E1243, E1245, E1247, E1249, E1251, E1253, E1255, E1257, E1259, E1261, E1263, E1265, E1267, E1269, E1271, E1273, E1275, E1277, E1279, E1281, E1283, E1285, E1287, E1289, E1291, E1293, E1295, E1297, E1299, E1301, E1303, E1305, E1307, E1309, E1311, E1313, E1315, E1317, E1319, E1321, E1323, E1325, E1327, E1329, E1331, E1333, E1335, E1337, E1339, E1341, E1343, E1345, E1347, E1349, E1351, E1353, E1355, E1357, E1359, E1361, E1363, E1365, E1367, E1369, E1371, E1373, E1375, E1377, E1379, E1381, E1383, E1385, E1387, E1389, E1391, E1393, E1395, E1397, E1399, E1401, E1403, E1405, E1407, E1409, E1411,



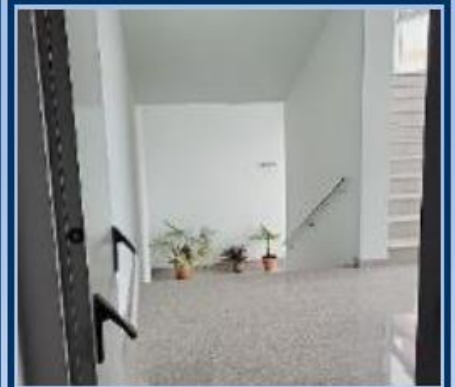
# Asset Positioning

Medical clinic



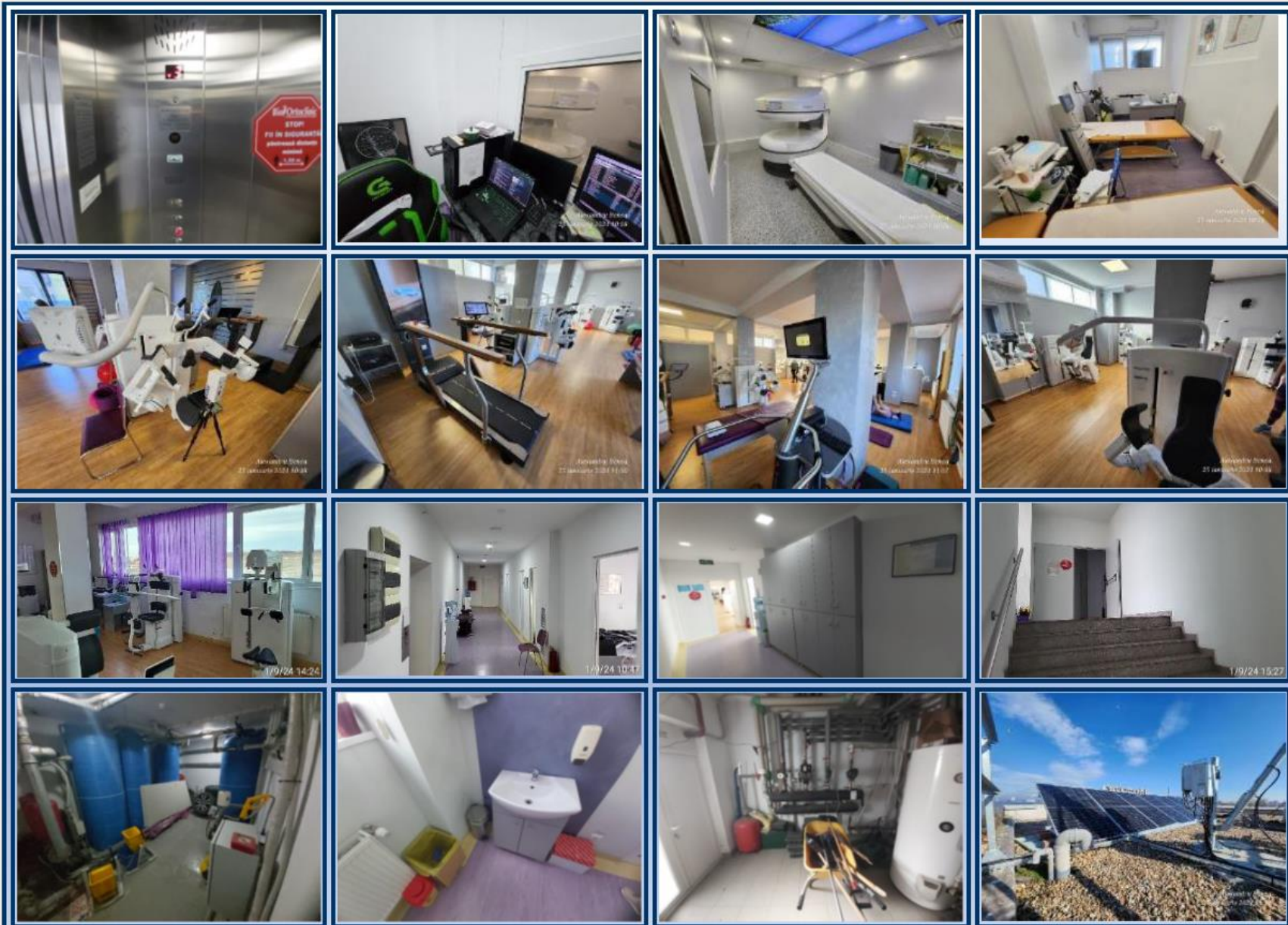


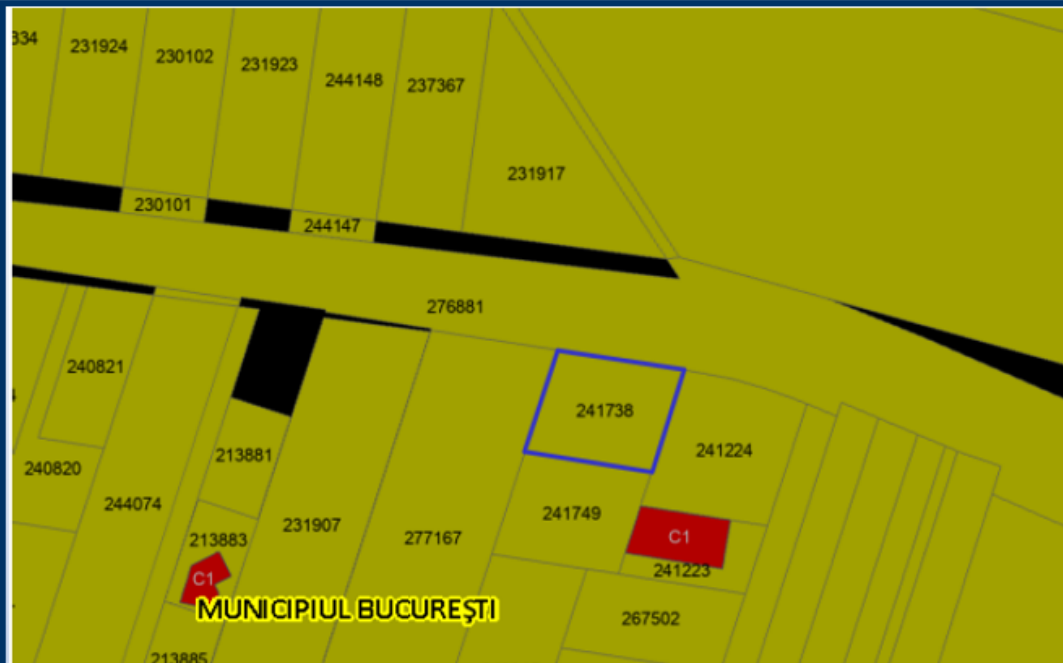
# Asset Presentation





# Asset Presentation





## A. Partea I. Descrierea imobilului

Nr. CF vechi:103354

Nr. cadastral vechi:24279/2/1

TEREN Intravilan

Adresa: Loc. Bucuresti Sectorul 1, Sos Gheorghe Ionescu Sisesti, Nr. 325A (FOST 325), Jud. Bucuresti

Nr. Crt	Nr. cadastral topografic	Suprafata* (mp)	Observatii / Referinte
A1	241738	740	teren in proprietate;CF 100261 PI/ 1;(teren din masuratori 740 mp)(accesul pentru lotul cu nr. cadastral 24279/2/2 se face prin lotul cu nr cadastral 24279/2/1)

## Construcții

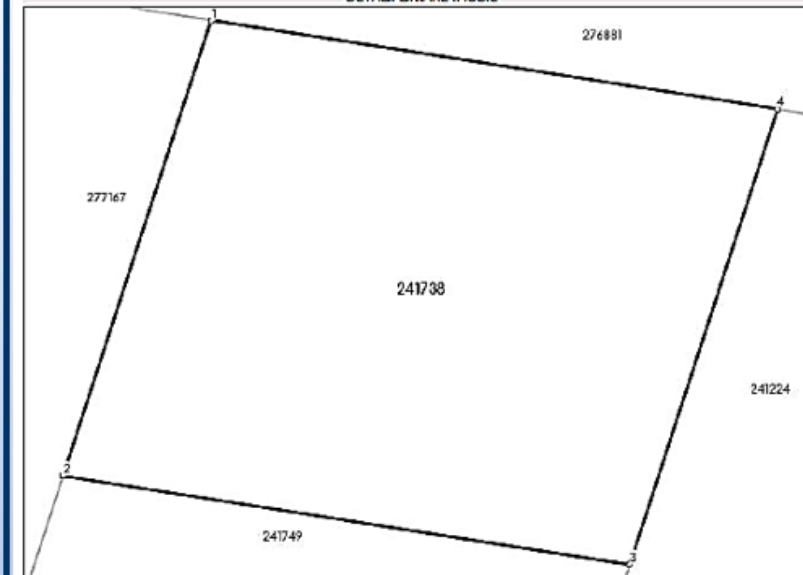
Crt	Nr cadastral Nr. topografic	Adresa	Observatii / Referinte
A1.1	241738-C1	Loc. Bucuresti Sectorul 1, Sos Gheorghe Ionescu Sisesti, Nr. 325A (FOST 325), Jud. Bucuresti	Nr. niveluri:4; S. construita la sol:280 mp; Descriere: C1 - clinica medicala in regim de inaltime S+P+3E+et tehnic partial, in suprafata construita la sol de 280 mp; subsol=suprafata totala de 208,47 mp; parter=suprafata totala de 169,03 mp; etaj 1=suprafata totala de 290,79 mp; etaj 2=suprafata totala de 284,08 mp; etaj 3=suprafata totala de 277,43 mp; etaj tehnic=suprafata totala de 289,40 mp;

## Teren

Nr cadastral	Suprafata (mp)*	Observatii / Referinte
241738	740	teren in proprietate;CF 100261 PI/ 1;(teren din masuratori 740 mp)(accesul pentru lotul cu nr. cadastral 24279/2/2 se face prin lotul cu nr cadastral 24279/2/1)

\* Suprafata este determinata in planul de proiectie Stereo 70.

## DETALII LINIARE IMOBIL



## Date referitoare la teren

Nr. Crt	Categorie folosinta	Intravilan	Suprafata (mp)	Tarla	Parcela	Nr. topo	Observatii / Referinte
1	curti constructii	DA	740	-	-	24279/2/1	

## Date referitoare la constructii

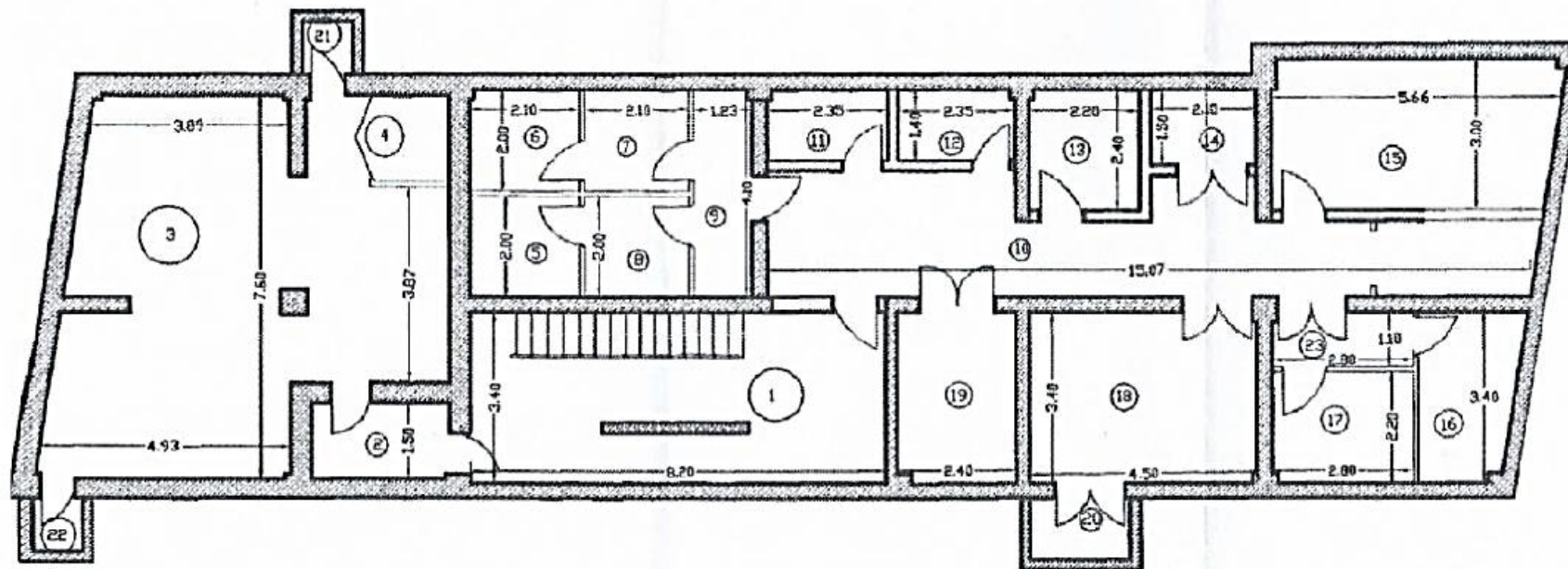
Crt	Numar	Destinatia constructie	Supraf. (mp)	Situatie juridica	Observatii / Referinte
A1.1	241738-C1	constructii administrative si social culturale	Din acte: 1.553 Masurata: 280	Cu acte	S. construita la sol:280 mp; Descriere: C1 - clinica medicala in regim de inaltime S+P+3E+et tehnic partial, in suprafata construita la sol de 280 mp; subsol=suprafata totala de 208,47 mp; parter=suprafata totala de 169,03 mp; etaj 1=suprafata totala de 290,79 mp; etaj 2=suprafata totala de 284,08 mp; etaj 3=suprafata totala de 277,43 mp; etaj tehnic=suprafata totala de 289,40 mp;

## Lungime Segmente

1) Valorile lungimilor segmentelor sunt obtinute din proiectie in plan.



Nr. Cadastral al terenului	Suprafata	Adresa imobilului	
24279/2/1		Str. Gheorghe Ionescu Sisesti Nr.325A	
Cartea Funciara colectiva nr.		UAT	Sector 1
Cod unitate individuala (U)		CF individuala	



Nr. încăpere	Denumire încăpere	Suprafața utilă (mp)
2	Sos	4.12
3	Adapost A.L.A	47.93
4	W.C	2.58
5	W.C	4.19
6	W.C	4.19
7	Vestiar	4.20
8	Vestiar	4.20
9	Sos	4.88

Nr. incapere	Denumire incapere	Suprafata utila (mp)
10	Hol	29,50
11	Depozit	3,27
12	Depozit	3,27
13	Depozit	5,26
14	TEG	3,12
15	Grup pompe+hidrofor	16,63
16	Decantamintare	6,22
17	Sterilizare	6,12
18	Centrula termica	15,16

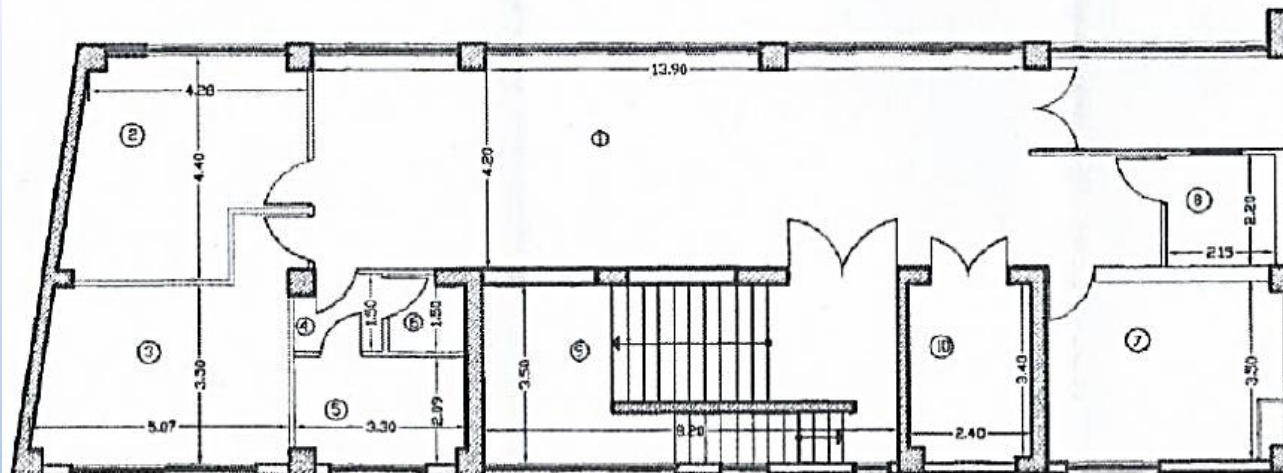
Nr. Incapere	Denumire incapere	Suprafata utila (mp)
20	Grădina engleza	2.40
23	Hol	3.06
	Suprafata utila =	170.32 mp
1	Casa scari	27.96
19	Lift	8.09
21	Scari acces	1.05
22	Scariacces	1.05
	Suprafata totala =	208.47 mp
	Executant,	Data
	Ing. KOVA GETA	



# Technical Data

RELEVU PATER  
Scara 1:100

Nr. Cadastral al terenului	Suprafata	Adresa imobilului
24279/2/1		Str. Gheorghe Ionescu Sisești Nr.325A
Cartea Funciara colectiva nr.	UAT	Sector 1
Cod unitate individuala (U)	CF individuala	



Nr. incapere	Denumire incapere	Suprafata utila (mp)
1	Receptie	63.93
2	Cabinet	17.63
3	Cabinet	18.82
4	Sas	2.39
5	W.C	6.74

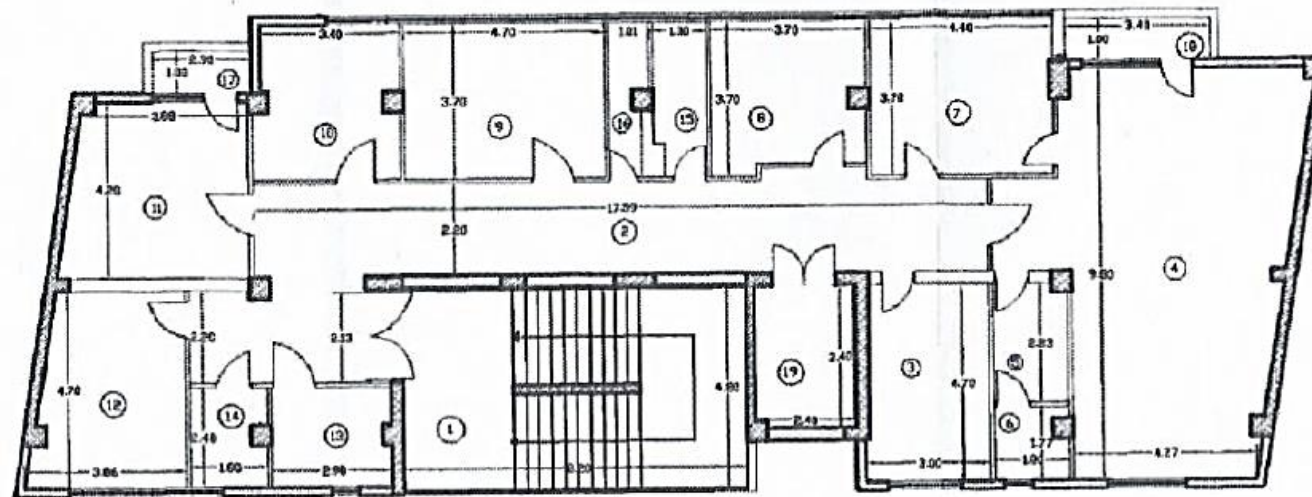
Nr. incapere	Denumire incapere	Suprafata utila (mp)
6	Depozit	2.13
7	Bucur	15.70
8	Grup sanitar	4.73
Suprafata utila = 132.07 mp		
9	Casa scari	28.70
10	Lift	8.26
Suprafata totala = 169.03 mp		
Executant,		Data
Ing. IOVA GETA		



# Technical Data

RELEVU ETAJ 1  
Scara 1:100

Nr. Cadastral al terenului	Suprafata	Adresa imobilului
24279/2/1		Str. Gheorghe Ionescu Sisești Nr.325A
Cartea Funciara colectiva nr.	UAT	Sector 1
Cod unitate individuala (U)	CF individuala	



Nr. incapere	Denumire incapere	Suprafata utila (mp)
2	Hol	49.31
3	Cabinet	13.73
4	Cabinet	53.59
5	Vestiar	5.01

Nr. incapere	Denumire incapere	Suprafata utila (mp)
6	W.C	2.99
7	Cabinet	16.19
8	Cabinet	12.87
9	Cabinet	17.39
10	Cabinet	12.60
11	Cabinet	17.43
12	Cabinet	16.03
13	W.C	6.85
14	Depozit	4.11

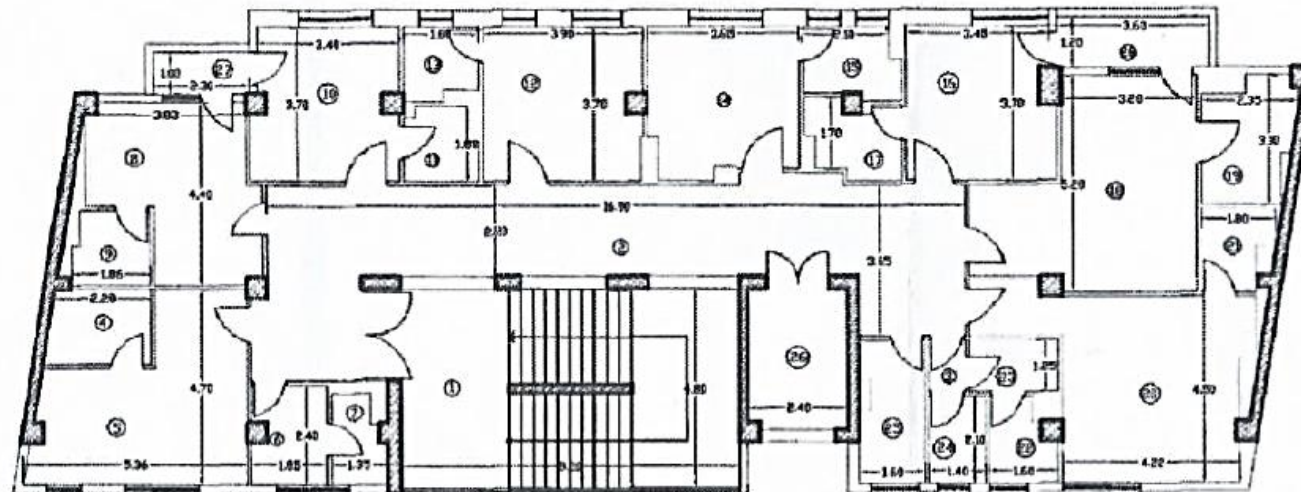
Nr. incapere	Denumire incapere	Suprafata utila (mp)
15	Depozit	4.61
16	Depozit	3.18
Suprafata utila = 285.09 mp		
1	Casa scari	41.12
17	Balcon	2.30
18	Balcon	3.40
19	Lift	8.08
Suprafata totala = 290.79 mp		
Executant,		Data
Ing. IOVA GETA		



# Technical Data

RELEVU ETAJ 2  
Scara 1:100

Nr. Cadastral al terenului	Suprafata	Adresa imobilului	
242/79/2/1		Str. Gheorghe Ionescu Sisesti Nr.325A	
Cartea Funciara colectiva nr.		UAT	Sector 1
Cod unitate individuala (U)		CF individuala	



Nr. Incapere	Denumire Incapere	Suprafata utila (mp)
2	Hol	48.30
3	Sas	1.12
4	Buc	4.31
5	Salon	18.32

Nr. Incapere	Denumire Incapere	Suprafata utila (mp)
6	Birou	4.24
7	W.C	2.58
8	Salon	14.54
9	Buc	3.17
10	Salon	12.60
11	Buc	2.91
12	Salon	14.18
13	Buc	2.30
14	Salon	12.60

Nr. Incapere	Denumire Incapere	Suprafata utila (mp)
15	Buc	3.79
16	Salon	12.94
17	Buc	3.82
18	Salon	21.48
19	Buc	5.92
20	Salon	22.34
21	Buc	3.08
22	Depozit	2.80
23	Depozit	2.62

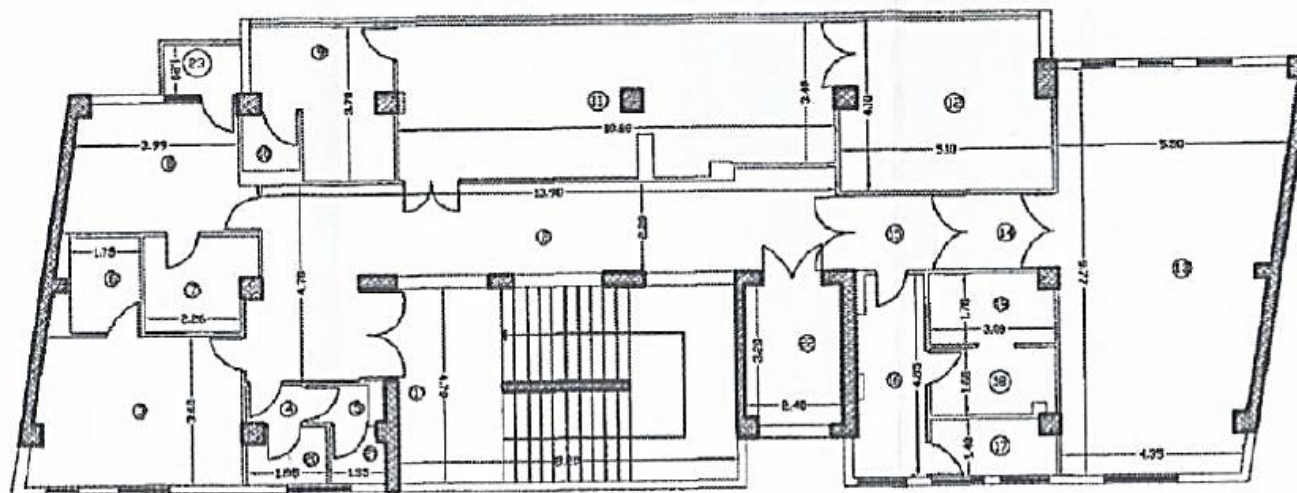
Nr. Incapere	Denumire Incapere	Suprafata utila (mp)
24	Depozit	2.94
25	Oficiu	5.34
Suprafata utila = 228.24		
1	Casa scari	41.12
26	Lift	8.10
27	Balcon	2.30
28	Balcon	4.32
Suprafata totala = 284.08mp		
Executant.		Data
Ing. IOVA GETA		



# Technical Data

RELEVU ETAJ 3  
Scara 1:100

Nr. Cadastral al terenului	Suprafata	Adresa imobilului	
24279/2/1		Str. Gheorghe Ionescu Sisesti Nr.325A	
Cartea Funciara colectiva nr.		UAT	Sector 1
Cod unitate individuala (U)		CP individuala	



Nr, Incapere	Denumire Incapere	Suprafata utila (mp)
2	Hol	31.31
3	Rezerva	17.87
4	Sas	1.17
5	Depozit	1.35
6	W.C	4.03
7	W.C	5.59
8	Rezerva	12.94
9	Menitorizare	10.25

Nr, Incapere	Denumire Incapere	Suprafata utila (mp)
10	W.C	1.74
11	Salon	37.67
12	Salon	19.41
13	Salon operatii	48.86
14	Sas	3.78
15	Sas	4.86
16	Sas	8.08
17	Sterilizare	4.04
18	Depozit	4.70

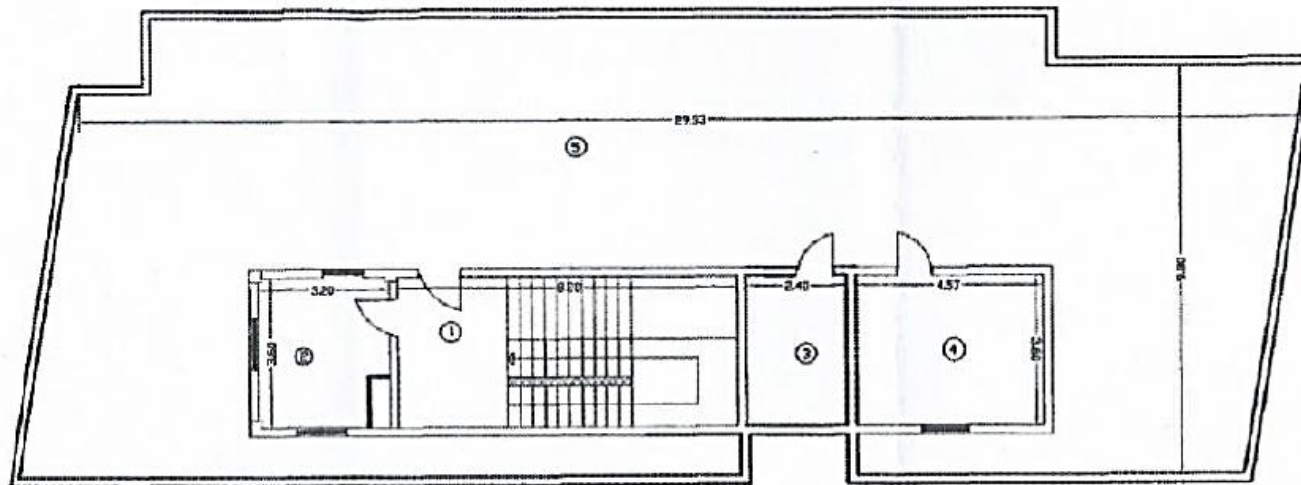
Nr, Incapere	Denumire Incapere	Suprafata utila (mp)
19	Decontaminare	4.94
20	Depozit	2.43
21	Depozit	1.81
Suprafata utila = 226.83 mp		
1	Casa scari	40.30
22	Lift	8.08
23	Balcon	2.22
Suprafata totala = 277.43 mp		
Executant,		Data
Ing. IOVA GEIA		



# Technical Data

RELEVU ETAJ TEHNIC  
Scara 1:100

Nr. Cadastral al terenului	Suprafata	Adresa imobilului	
24279/2/1		Str. Gheorghe Ionescu Sisesti Nr.325A	
Cartea Funciara colectiva nr.		UAT	Sector 1
Cod unitate individuale (U)		CF individuala	



Nr. incapere	Denumire incapere	Suprafata utila (mp)
2	Birou	3.18
4	Depozit	16.45
Suprafata utila = 57.23		
1	Cata scari	29.52
2	Lift	8.08
5	Terasa	232.17
Suprafata totala = 289.40 mp		
Executant,		Data
Ing. IOVA GETA		



Auction Starting Price:

11.979.800 lei

Tax Regime:

The sale of the property is **exempt from VAT without the right of deduction**, based on the following considerations:

- ⦿ The real estate asset was acquired without VAT on June 24, 2016.
- ⦿ No modifications have been made exceeding 50% of the property's value.,
- ⦿ The company has not exercised the right of deduction for acquisition, construction, or modernization of this property.
- ⦿ The value of the buildable land, as part of the sale-purchase agreement, is lower than the value of the construction, as stated in the appraisal report



## Procedural aspects regarding the Public Auction:

<i>Valorization modality</i>	Sale as an <b>individual asset</b> (land + construction).
<i>Valorization method</i>	Public, competitive auction, with an increasing price.
<i>Auction Location</i>	Online on the website: <a href="https://www.licitatii-unpir.ro">https://www.licitatii-unpir.ro</a>
<i>Date and Time of Auctions</i>	16.05.2025 at 15.00; 30.05.2025 at 15.00; 13.06.2025 at 15.00; 27.06.2025 at 15.00; 11.07.2025 at 15.00; 25.07.2025 at 15.00 If the asset is sold at one of the earlier dates, the subsequent scheduled auction sessions will no longer take place.
<i>Starting Price</i>	11.979.800 lei VAT-exempt transaction. It is not possible to adjudicate at a value lower than the auction starting price.
<i>Participation Guarantee</i>	5% of the auction starting price, which must be paid at least <b>24 hours</b> before the auction.
<i>Bidding Step</i>	2% of the auction starting price.
<i>Payment Method</i>	The price difference must be paid within a maximum of <b>30 calendar days</b> from the auction date.
<i>Special Condition</i>	The buyer accepts a <b>relocation period of up to 5 months</b> from the premises of Bio Ortoclinic SRL without paying rent.
<i>Advertising</i>	Promotion will be carried out directly by the debtor company and by the judicial administrator, as well as through media promotion channels (e.g., <a href="http://www.imobiliare.ro">www.imobiliare.ro</a> ), the judicial administrator's page <a href="http://www.continuumsprl.ro">www.continuumsprl.ro</a> , as well as the UNPIR promotion page <a href="http://www.licitatii-insolventa.ro">www.licitatii-insolventa.ro</a> and the UNPIR auction page <a href="http://www.licitatii-unpir.ro">www.licitatii-unpir.ro</a> .



*Thank you!*

*Contact persons:*

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