

Bucharest Hristo Botev 15A

Refurbishment and Rental Investment Opportunity
Status: Raising Capital
Target Return: IRR of 11% (Equity-Based)
Location: Central Bucharest, Romania
Duration: 10-Year Exit Strategy
Investment Type: 100% Equity





Project Overview

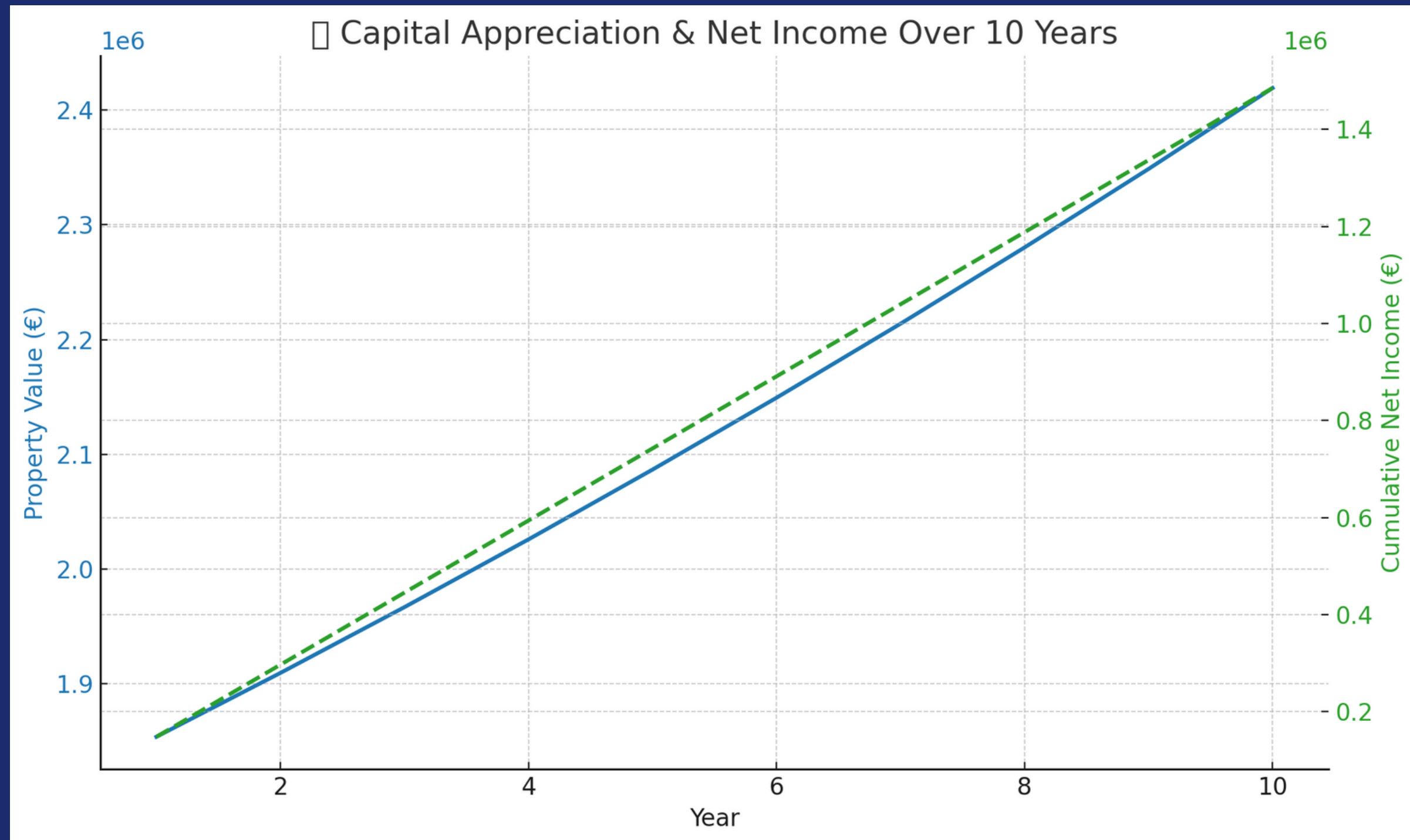
A prime corner building located in central Bucharest, Hristo Botev 15A is set for a high-potential transformation into a modern rental property. With a projected 30 residential units and 30% of the surface reserved for common areas, this project targets long-term rental yields and significant appreciation.

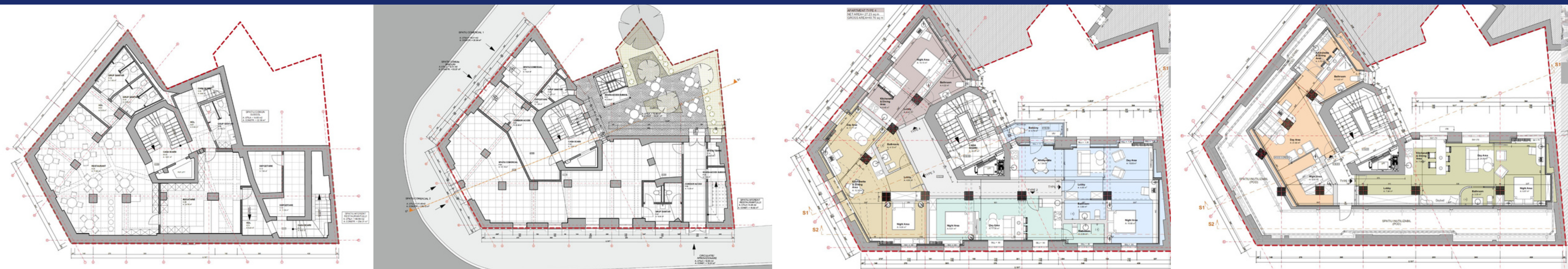
Key Highlights

Parameter	Details
Acquisition Cost	€600,000
Refurbishment Budget	€1,200,000
Total Investment	€1,800,000
Rental Income (Year 2+)	€198,000/year
Operational Costs	€49,500/year (25% of rent)
Occupancy Rate	90%
Annual Net Income	€148,500 (Year 2 onward)
Projected Exit Value	€2,419,049 (Year 10)
Internal Rate of Return	11% (No financing included)
Exit Horizon	10 years



Financial Summary





Property Vision

Current Exterior

Authentic 1900s architecture with urban appeal

Common Area Concept

Designed for co-living amenities: lounge, workspace, events

Proposed Layouts

Studios, 1BR & 2BR units with efficient use of space

Available Documents

- Executive Summary
- Floor Plans
- Excel Financial Projections
- Site Photos
- (Available upon investor request)

Security & Transparency

- Fully equity-funded, ensuring clean capital structure
- Strong IRR even without leveraging financing
- Transparent financial plan & documented roadmap
- Opportunity for higher IRR if financing is introduced

Project Phases

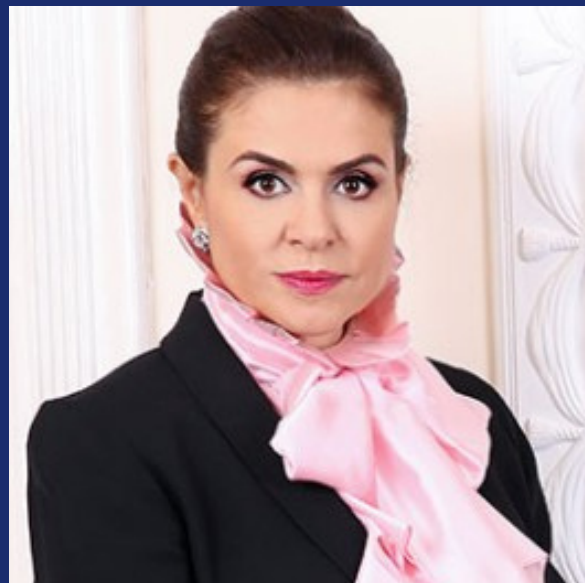
Phase	Timeline
Property Acquisition	Month 1
Design & Permitting	Months 2-4
Refurbishment & Build-Out	Months 5-11
Tenant Onboarding	Month 12
Rental Operations Begin	Year 2
Exit	Year 10



About Us

A Unique Alliance Driving Real Estate Excellence in Romania

At the heart of this project lies a powerhouse trio of industry leaders, bringing together unmatched experience in real estate development, legal expertise, and investment strategy:



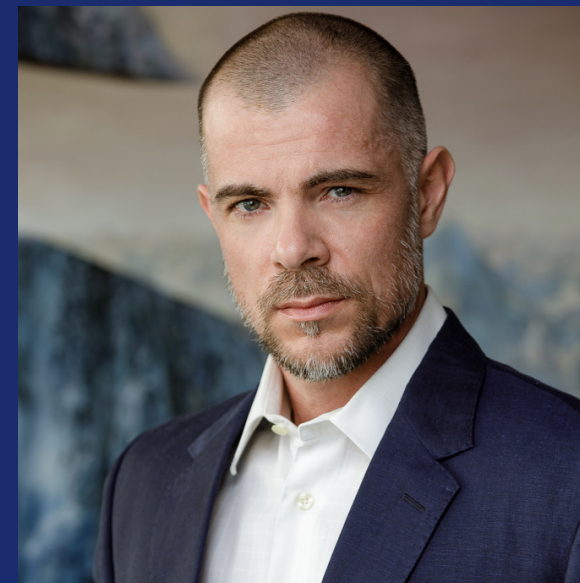
Alina Rosca

An accomplished legal advisor with international credentials (PwC, Clifford Chance, and more), Alina has led high-stakes transactions, M&A, due diligence, and legal structuring for real estate and corporate clients across Europe and the Middle East. Her firm brings a sharp legal lens and regulatory confidence to all investment frameworks.



Ionut Dogaru

With nearly two decades leading Grupo Lar's Romanian operations and a background in building physics from INSA Lyon, Ionuț brings deep-rooted operational insight and strategic execution. His track record spans large-scale development, asset management, and cross-border investment structuring.



Lestat MONROE

Paris-born and Romania-rooted, Lestat is a visionary in real estate development, sustainability, and innovation. As the founder of Funciar Hausmann SRL and with decades of experience advising on commercial and residential ventures, his focus is on community value, design excellence, and long-term returns.

Why We're Different

Unlike traditional real estate projects, our team:

- Combines legal foresight with development know-how
- Prioritizes financial transparency, regulatory compliance, and impactful design
- Leverages a diverse international network of partners, suppliers, and investors
- Has a proven record of turning underutilized properties into profitable, sustainable assets
- Together, we are not just building spaces—we're crafting urban legacies.



Contact Us



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