REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT67560
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Dorobanti-Capitale

Offices for Sale

CARACTERISTICS

- **AREA**: Dorobanti-Capitale
- **Usable surface**: 1800 sqm
- **Built surface**: 2300 sqm
- **Land Surface**: 600 sqm
- **Construction year**: 2013
- **Maximum height**: S+D+P+4E









Layout

Available surfaces:

Basement: parking storage: 15 cars.

SB+Gr: 700 sqm

Level 1,2 : 230 sqm each

Level 3: panoramic view 360 dgr. 115 sqm
+ 80 sqm teracce

Level 4: 90 sqm + 72 sqm teracce

Total building: 1.800 sqm

Land: 600 sqm.

FINISHES/EQUIPMENT

- **Others**: Video Surveillance , AC, Elevator, Internet and Voice Connection , TV Cable, Garage, Marmura, Parquet, Sandstone, Faience, Insulated Windows

DESCRIPTION

Luxurious villa for sale realised in art deco architectural style situated in the heart of the city, in Dorobanti – Capitale, residential exquisite area of Bucharest.

Located at just a few minutes walking distance from parks, fancy restaurants and coffee shops, premium open markets and supermarkets, public transport stations, the benefits of safe and exquisite location on one of the most quiet and expensive streets of Bucharest,

surrounded by embassies and private historical monument properties.

This unique property was realised for the most demanding people, only with high quality materials, custom made, brought up especially for the location.

Basement: 15 parking places;

In the semi-basement we find a fully equipped kitchen and a cafeteria.

Semi-basement benefits of a lot of natural and artificial light which reverberates on the concrete walls with great finishes, in beautiful reflections.

The 3rd Floor has only glass walls which offers a great panoramic view of 360 grade.

This unique villa has open spaces, except the 4th Floor on which we find a 2 room apartment of 110 sqm with a panoramic terrace of 80 sqm.

The villa has all the amenities custom made:

- wood joinery with aluminum

-brass handrails

- raised floor;

- 2 elevators , 1 hydraulic with panoramic view;

- the stairs are covered with stone brought to order;

- air conditioning system Samsung DVM;

- tripan windows INTERNOM;

- sliding doors and windows VITROXA;

Beautiful unique villa for sale suitable for offices, residential or any commercial activity.

15,000,000 EUR + VAT **227.99 BITCOIN + VAT** **8,179.38 ETHEREUM + VAT**

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep