REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT37171
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Universitate

# House for Sale

## CARACTERISTICS

- **AREA**: Universitate
- **Built surface**: 932.25 sqm
- **Land Surface**: 1242,15 sqm
- **Maximum height**: D+P+1









## DESCRIPTION

The property offered for sale is situated in the very core of the city, close to Universitate Square and Intercontinental Hotel, Batistei street and Armeneasca area.
Villa Matilda lies within a 500m radius of parking grounds, University subway station, tram, bus, trolleybus stations. In its direct proximity there are a series of attractions: two parks, coffee shops, pubs and bistros, street festivals, libraries, independent and state theatres, the historical city centre, a large number of schools, high schools and universities.
Main Entrance - carved glass panes and rich plaster decoration, decorated ceilings.
The main hallway was completely covered up at the General's request: silk tapestry and wood paneling made the recovery of original paintings impossible but for one central medallion.
Matilda's reception hall - exquisitely decorated with floral and natural motifs, bearing the signature of Luchian above one of the doors, as well as the year, 1987.
Matilda's living room- Luchian exhibits here his mastery: he painted over horizontally- combed plaster, resulting in a faux-tapestry effect that completely transforms in light. The ceiling is also his oeuvre – light pastels and transparencies of muses and angels. Glass stained windows from Poland, oak paneling and a niche responding symmetrically to the one in the adjoining hall, complete the room.
The villa is disposed on SB+GF+1F
Of all three floors, the elevated ground floor is the most precious – it's careful decoration show it was dedicated to the public, social interactions of the owner.
However, the same spatial generosity and attentive craft is given to the semi-basement and top floor.
The semi-basement holds the summer living room, winecellars, kitchen, greenhouse and service rooms – a large iron stove, stained glass, brass doorknobs, an inner balcony and made-to-measure doors add a personal touch to an otherwise technical floor.
The top floor held three bedrooms and bathrooms – the height and light are the impressive touches here.

Surfaces:
Unfolded area: 932,25 sqm
Usable areas:
Semi-basement: 238 sqm
Ground floor: 238 sqm
1st Floor: 146 sqm
Total land plot: 1242,15 sqm

| 4,500,000 EUR | 67.45 BITCOIN | 2,423.51 ETHEREUM |
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*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep