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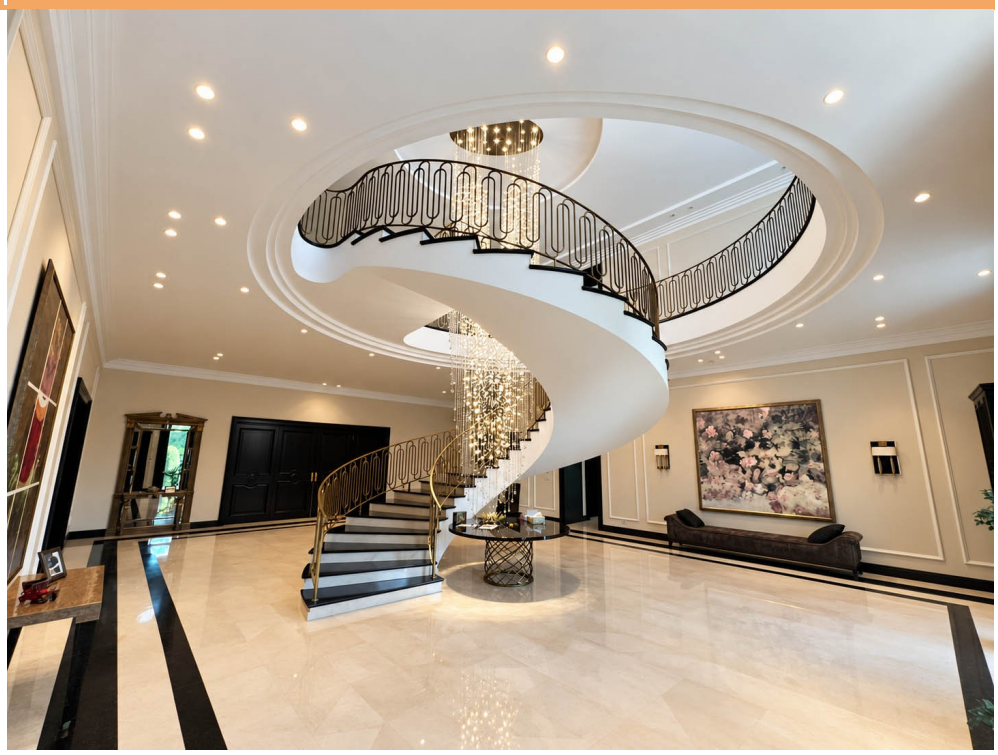
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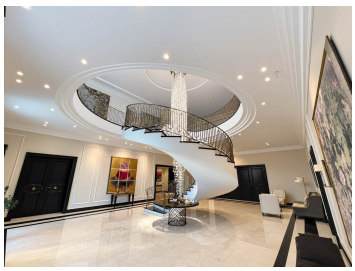
Floreasca

House for Sale

CARACTERISTICS

- **AREA**: Floreasca
- **Built surface**: 3285 sqm
- **Land Surface**: 8000 sqm
- **No. of Bedrooms**: 5
- **No. of Rooms**: 10
- **No. of Bathrooms**: 9
- **Maximum height**: S+P+1E









Layout

Description:

Built area: 3,285.56 sqm

Land plot: 8,000 sqm

Building`s exposure: SB+GF+1F

Semi-basement`s floor surface: 891.69 sqm

Ground floor`s surface: 921.14 sqm

Floor`s surface: 583.01 sqm

Technical terrace: 772.22 sqm

FINISHES/EQUIPMENT

- **Furniture**: Furnished
- **Others**: Pool, Video Surveillance , AC, Playing Garden, Heating System, Internet and Voice Connection , fireplace, Storage rooms, Sauna, Garage, Parquet, Sandstone, Faience, Marmura, Insulated Windows

DESCRIPTION

The property offered for sale is situated in an exceptional natural setting, having a wide opening (~200 m) to Floreasca Lake, in an elegant residential neighborhood, offering tranquility, privacy and a unique interconnection with nature.
The location offers many advantages, such as the distance from the business centers in the northern part of Bucharest: Iride Business Park, Global City, Swan Office Park or to Promenada Mall, but also the presence in the vicinity of several important educational institutions

(Mary Poppins Kindergarten, Herastrau secondary School, Jean Monnet High School).
Nature, design, aesthetics and technology - all combined in a tasteful, refined house with unique, original architectural elements.
This stunning property offers its owners privacy and the opportunity to spend fun time with family and friends in their own home. The owner’s desire was to create a secluded place, away from the noise of the world. The impressive staircase of the villa, the garden, as well as the majestic views over the Floreasca Lake, really help to promote this vision.
The property is unique due to its large area of land, its amazing and extremely well maintained garden, large exposure of the building to the lake, high quality finishes, but also due to its partition and facilities.
The house is made up of 2 beautifully interconnected bodies, each of them being arranged on the basement + ground floor + 1 floor
The basement and ground floor of the C1 building are the place where we will find the relaxation area of the house with swimming pool, fitness room, massage room, salt room, bathrooms, locker rooms, a guest bedroom, technical rooms and large hallways;
At the basement of the C2 building we will have several rooms for staff, games room, billiards room, bathrooms and kitchen, security, BMS, laundry / dry-dryer, circular access hall and other auxiliary rooms.
The ground floor of the C2 building is made up of a huge waiting / access hall where the circular staircase sets that provides access to the upper floors with the impressive chandelier. Also here we have the elegant and bright living room, with spectacular height of about 9 m, dining and kitchen, bathrooms and access hallways, but also an office.
The Supanta offers a special exhibition space for paintings.
The floors are the areas where are housed the master bedrooms with bathrooms and own dressings, the study rooms, the relaxation rooms or the children's playground and the spacious terraces with superb view over the beautifully arranged garden and the lake.
The property offered for sale is situated in an exceptional natural setting, having a wide opening (~200 m) to Floreasca Lake, in an elegant residential neighborhood, offering tranquility, privacy and a unique interconnection with nature.
The property also has a gazebo, garage, goalkeeper's cabin and a paddock for dogs.
The highest quality finishes and materials, the excellent location, the architecture and unique concept of this amazing house will make you feel like you belong here.
The house is fully furnished and equipped, being available both for sale and for rent.

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