

## Icoanei Garden

## Apartment for Sale

4 rooms

### CARACTERISTICS

- ▶ **AREA:** Icoanei Garden
- ▶ **Usable surface:** 248.88 sqm
- ▶ **Built surface:** 290 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 4
- ▶ **No. of Bathrooms:** 3
- ▶ **Parking places:** 2
- ▶ **Floor:** 1
- ▶ **Construction year:** 2020
- ▶ **Maximum height:** S+P+4E
- ▶ **Subdivision:** Decomandat
- ▶ **Balconies :** 1



### FINISHES/EQUIPMENT

- ▶ **Others:** AC, Heating System, Internet and Voice Connection , Insulated Windows , Faience, Sandstone, Parquet

### DESCRIPTION

The apartment offered for sale is located in Bucharest, in Gradina Icoanei area. It is made up of 4 rooms and impresses with its exquisite design, impeccable execution and attention to detail.

This building is a unique concept, where the classical architecture of the building combines the noble facade created by architect Paul Smarandescu, one of the great architects of the interwar era, in 1919, with a new, modern facade, with minimalist design.

The result is a new antithetical ensemble - old, harmonious and sophisticated, which will give a special status to its beneficiaries.

Spacious and very bright, having an impressive height of rooms of almost 4m, this apartment is composed of:

? living room + kitchen of 85 sqm

? three bedrooms, each has its own bathroom.

? the matrimonial bedroom area is designed to ensure comfort and initiation with 41 sqm and a bathroom of 16 sqm.

Among the facilities and amenities of this apartment we can mention:

marble floors and wood chevron parquet;

underfloor heating;

The apartment is sold fully furnished and equipped.

The project has only 10 apartments, which gives the home the comfort of a villa, having all the facilities and facilities of a modern building.

A unique feature of this ensemble is the height of the apartments which is 4 meters (the usual height of the new apartments in Bucharest being 2.80 - 3.10 meters).

A number of facilities make this project a unique building on the luxury apartment market:

windows and doors "floor-to-ceiling" at the terraces: opening the doors, an ergonomic extension is made to the terrace that increases the living room space in an elegant way

centralized air conditioning system in ceilings, remotely controllable by phone.

total sound proofing insulation of ceilings and walls;  
concierge services;  
underground parking;  
Elevator for cars;  
Ramp with defrosting system at the access to the garage;

**2,200,000 EUR**

**23.81 BITCOIN**

**1,006.17 ETHEREUM**