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Dacia

House for Sale

CARACTERISTICS

- **AREA**: Dacia
- **Usable surface**: 768.85 sqm
- **Land Surface**: 800 sqm
- **No. of Rooms**: 16
- **No. of Bathrooms**: 6
- **Maximum height**: S+P+2E









DESCRIPTION

The building has an exceptional location being located on the Dacia Boulevard, in the immediate vicinity of the Romana Square, Ioanid Park and Icoanei Garden, and only a few minutes from Calea Dorobanti.
Ioanid Parcelling - The Ioanid Lotization and Park in Bucharest make up an elegant residential neighborhood made after an urbanism project drawn up by the municipality in 1909. The concept of the project was to create a luxurious villa district around a public park. The elegance and the prestige of Ioanid – Icoanei Garden have been preserved to this day, being one of the most sought after and exclusive areas in Bucharest.
The villa was built between 1921 - 1926, according to the plans of architect I. D. Berindei for families I. Sabareanu who, after the war, served as mayor of the 1st Sector, representing the Liberal Party. It is known that family I. Sabareanu shared equally spatially with the family of engineer Leonida, with whom they were unusable. It seems that the villa was specially designed as a coupled house, the result being 2 mirror apartments with 2 different entrances, located each on the side facades of the house. The left half of the building belonged to the Leonida family and the one on the right of the Sabareanu family, which was the official owner.
Although it was built after World War I, the architect still opts for an eclectic facade of the French type Napoleon III-th. The volume is compact with the cover trays placed symmetrically towards the central axis. The facade from Dacia Boulevard has triangular-shaped gate-phenetre windows on the ground floor and in a fifth-shaped arch on the upper floor. The windows on the ground floor end in the upper part with medallions with individualized human figures, elements so characteristic to the architecture of the I.D. Berindei. In the interior are arranged two identical duplex planimetric apartments differing the decoration. At each apartment there were 2 stairs, one of the mosaic cast with a wrought iron railings located in the entrance hall, the whole wooden one, located inside, tie the central hallway on the ground floor with the upstairs hallway.
Main building structured as follows: S+P+2E+M
Area: 768.85 sqm
Land area: ~800 sqm
Courtyard: 360 sqm

Description:
Ground floor (124.93 sqm): 5 rooms + 2 bathrooms + kitchen
Floor 1 (151.62 sqm): 3 rooms + bathroom + kitchen
Floor 2 (173.5 sqm): 6 rooms + 2 bathrooms + kitchen + terrace of 8 sqm
Attic (53.3 sqm): 2 rooms + bathroom + kitchen
Bridge (120 sqm)
Basement (58 sqm)
Garage (ground floor, in house 30 sqm)
Cellar in the courtyard 57.5 sqm
Secondary building: separate garage, storey, warehouse, same address
Separate garage (disposed on levels, 7 m high)
Terrace of the garage: 132 sqm
Related yard: 200 sqm

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