

## Calea Dorobantilor

## House for Sale

### CARACTERISTICS

- ▶ **AREA:** Calea Dorobantilor
- ▶ **Built surface:** 457.6 sqm
- ▶ **Land Surface:** 354 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 10
- ▶ **No. of Bathrooms:** 6
- ▶ **Parking places:** 2
- ▶ **Construction year:** 2023
- ▶ **Maximum height:** S+P+E+M



## Layout

Basement: Laundry room, storage, technical room, hallway, staircase, fitness room, sauna, bathroom.

Ground Floor: Vestibule, reception room, office, dining area, kitchen, staircase, conservatory, living room, bathroom, conservatory, storage.

First Floor: Hall, reading room, hallway, Bedroom 1, Bathroom 1, hallway, Bathroom 2, Bedroom 2, master bedroom, master bathroom, walk-in closet, staircase.

Attic: Unfinished living space, staircase, kitchen, bathroom, storage.

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## DESCRIPTION

Newly built villa for sale – Beller Area, Doroban?i

This newly constructed villa is offered for sale and is ideally located in the prestigious Beller area, just steps away from Pia?a Doroban?i and Calea Doroban?i – one of Bucharest’s most sought-after neighborhoods.

The villa is a modern architectural project, featuring high-end design elements and premium construction standards.

Key Features:

Land footprint: 145.29 sqm

Terraces: 20 sqm

2 private parking spaces within the courtyard

Exceptional Finishes and Amenities:

Contemporary interior design with elegant accents

Luxury finishes including marble and granite

Reynaers windows – a versatile solution for natural light and energy efficiency

Private elevator – providing comfort and accessibility on all floors

Underfloor heating and advanced climate control system

Heat pumps – eco-friendly and energy-efficient solution

Premium materials and attention to detail throughout the property

This villa represents a rare opportunity to live or operate in a space that offers not only comfort, but also prestige, located in a truly select and refined area of Bucharest.

Now available for sale.

For more information or to schedule a viewing, please don’t hesitate to contact us.

**2,500,000 EUR**

**36.48 BITCOIN**

**1,265.36 ETHEREUM**