REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41227
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Herastrau

House for Sale

CARACTERISTICS

- **AREA**: Herastrau
- **Usable surface**: 413 sqm
- **Land Surface**: 630 sqm
- **No. of Bedrooms**: 6
- **No. of Rooms**: 7
- **No. of Bathrooms**: 6
- **Maximum height**: P+2E
- **Balconies** : 4









Layout

Layout Overview

Ground Floor – 143.79 sqm

Large open living & dining area (69 sqm)
with access to a 19 sqm outdoor terrace

Fully equipped closed kitchen – 20 sqm

1 room (guest bedroom/home office)

2 bathrooms

Generous hallway

Staircase area

First Floor – 143.53 sqm

3 bright bedrooms

1 walk-in dressing room

3 modern bathrooms

2 balconies

Hallway + staircase

Second Floor – 125.66 sqm

2 additional rooms (bedrooms/offices)

Private home cinema room

Private gym/fitness room

1 bathroom

Large terrace with panoramic views

Hallway + staircase

FINISHES/EQUIPMENT

- **Others**: AC, Video Inter call , Heating System, Underfloor Heating, Insulated Windows , Faience, Sandstone, Parquet

DESCRIPTION

Spectacular 7-Bedroom Villa with Home Cinema, Gym & Panoramic Terraces – Herastrau Area
We are pleased to present an absolutely stunning modern villa, in an exceptional location spread across ground floor + 2 upper levels (P+2), located in one of Bucharest's most prestigious and sought-after areas – Herastrau. Set on a 630 sqm plot, this exquisite property offers privacy, elegance, and top-tier amenities for a sophisticated lifestyle.
Just steps away from Herastrau Park, with quick access to Promenada Mall, Baneasa Shopping City, the North area of the city, and Bucharest's central districts, thanks to excellent infrastructure and connectivity. The villa offers a rare combination of peace and greenery with the convenience of urban living, close to international schools, fine dining, and premium services.
Spacious balconies and terraces with open views
Premium amenities: private home cinema, fully equipped gym, modern finishes, large windows, smart layout
Features & Benefits
Prestigious and green residential area
Elegant modern architecture, high-quality finishes
Floor-to-ceiling windows for plenty of natural light
Air conditioning, underfloor heating (optional), video surveillance
Ideal as a family residence or diplomatic housing
This is a rare opportunity to own a luxury property in the heart of Bucharest's elite northern district – perfectly combining comfort, functionality, and location.

3,100,000 EUR	44.50 BITCOIN	1,503.39 ETHEREUM

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