

## Domenii

# **Apartment for Sale**

3 rooms

### **CARACTERISTICS**

► AREA: Domenii

► Usable surface: 138 sqm ► Built surface: 149 sqm ► No. of Bedrooms: 2

No. of Rooms: 3
No. of Bathrooms: 3

▶ Floor: 11+12

Maximum height: S+P+11E









## Layout

#### **Description**

A 2-bedroom apartment in the Luxuria Residence complex, located at the intersection of Domenii and Expozi?iei, in Sector 1 of Bucharest, very close to 1 Mai metro station, in the new business hub of the city. It is near Her?str?u Park, within a residential compound featuring modern, minimalist architecture harmoniously combined with Feng Shui principles, forming a peaceful and exclusive community.

The apartment is a duplex, located on the 11th and 12th floors, with a total usable area of 138 sqm (111 sqm interior + 27 sqm terraces), and is laid out as follows:

Entrance hallway: 3.34 sqm

Guest bathroom: 2.43 sqm

Living room: 31 sqm

Closed kitchen: 9 sqm

Master bedroom: 18.37 sqm with en-suite

bathroom: 5.67 sqm

Secondary bedroom: 13 sqm

Second bathroom: 6.48 sqm

Terrace: 19 sqm (access from living room)

Balcony: 7.6 sqm (access from bedroom)

Two underground parking spaces are available for separate purchase at an

additional cost.

#### **DESCRIPTION**

The apartment is located in the Luxuria Residence complex, at the intersection of Domenii and Expozi?iei, very close to 1 Mai metro station, offering easy access to numerous points of interest.

### Luxuria Residence Facilities:

Modern architecture and contemporary design with premium amenities ensuring maximum comfort and elegance

24/7 concierge service for both residents and visitors

Secured and controlled access at all entry points

A residents' lounge (~200 sqm), designed to encourage social interaction and relaxation

9,650 sgm of green spaces, with landscaping featuring perennial plants and fountains;

2,500 sqm park areas and a children's playground

Gym with free access included in maintenance fees

Bright rooms with generous glass surfaces; all apartments enjoy natural light throughout the day

Underground-only parking to ensure quiet surroundings

Video surveillance throughout the complex

### Construction Details, Equipment, and Finishes:

Partition walls between apartments made of reinforced concrete / 30 cm brick; interior partitions with soundproofing systems Ventilated facade

Common areas finished with granite and marble

Two silent elevators per building

Ceiling heights up to 3 meters

Premium finishes: triple-layered parquet and marble

Bathrooms equipped with Villeroy & Boch and Laufen products

Individually metered underfloor heating, with thermostats for each living area

BREEAM certified (energy efficiency and sustainability)

#### **Location Benefits:**

Positioned between Herastrau, Bazilescu, and Kiseleff parks

Terraces: 2 (19 sqm and 8 sqm) Parking: 2 underground spaces

388,000 EUR + VAT

4.92 BITCOIN + VAT

140.70 ETHEREUM + VAT