

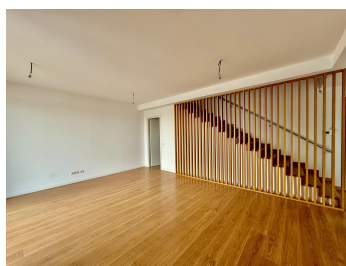
Domenii

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 Expoziției, in Sector 1 of Bucharest, very close to 1 Mai metro station, in the new business hub of the city. It is near Herăstrău 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 sqm 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 faade

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	6.90 BITCOIN + VAT	236.66 ETHEREUM + VAT
-------------------	--------------------	-----------------------