

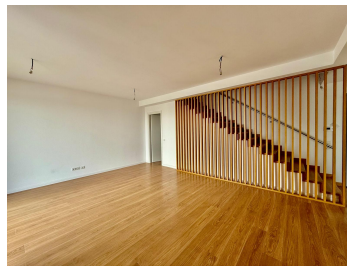
Domenii

Apartment for Sale

3 rooms

### CHARACTERISTICS

- ▶ **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.

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## DESCRIPTION

The apartment is located in the Luxuria Residence complex, at the intersection of Domenii and Expoziției, 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 façade

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

6.15 BITCOIN + VAT

196.01 ETHEREUM + VAT