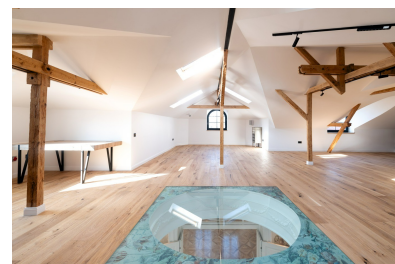
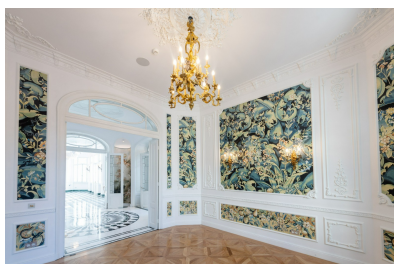


Icoanei Garden

House for Sale

CARACTERISTICS

- ▶ **AREA:** Icoanei Garden
- ▶ **Built surface:** 480 sqm
- ▶ **Land Surface:** 740 sqm
- ▶ **Garden Surface:** 370 sqm
- ▶ **Maximum height:** D+P+E



DESCRIPTION

Located in the prestigious Gradina Icoanei area, this unique property was originally built in the early 20th century and has recently been given a fresh new lease on life, having been completely transformed into a premium residence.

The villa was designed around the 1920s, blending architectural elements inspired by French design and the Art Nouveau style.

It once belonged to banker Ilie Mecu, a prominent economist and banking expert with a career spanning over 40 years at the National Bank of Romania.

The full renovation and interior refurbishment preserve the bohemian and classical charm of the original building, while being carried out to the highest architectural and construction standards. The vision behind the project harmoniously combines heritage with modern comfort. The villa is laid out across three levels: basement, ground floor, and upper floor, offering an exceptional mix of luxury, privacy, functionality, and historical significance.

Layout: Basement + Ground Floor + Upper Floor

Villa area: ~480 sqm

Land area: 740 sqm

Usable courtyard: 370 sqm

Ground floor: approx. 180 sqm + elegant terraces and balconies, with a total footprint of around 250 sqm

At the heart of the interior space is a spacious, elegant, and light-filled main salon with high interwar-style ceilings, which opens onto a veranda, connecting the indoors with the garden. In addition to the main spaces, the property features both an indoor and outdoor kitchen, as well as several restrooms.

The central hallway, with its vaulted ceiling and glass skylight, leads to the upper floor and offers access to several other rooms and common areas that can easily be converted into lounge spaces, meeting rooms, or even a showroom.

The upper level consists of a generous open-plan attic that retains the original wooden structure with exposed beams and columns. This space is ideal for hosting various events, as it is separated from the rest of the villa, offering a high degree of privacy.