REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41263
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Domenii

Apartment for Sale

4 rooms

CARACTERISTICS

- **AREA**: Domenii
- **Built surface**: 179 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 4
- **No. of Bathrooms**: 3
- **Floor**: 11+12
- **Maximum height**: S+P+11E









Layout

Description

A 3-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 152 sqm (134 sqm interior + 18 sqm terraces), and is laid out as follows:

Entrance hallway, guest bathroom, living room, closed kitchen, master bedroom with en-suite bathroom; secondary bedroom, second bathroom, guest bedroom, terrace (18 sqm)

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 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
Terrace: 1 (18 sqm)
Parking: 2 underground spaces (additional cost - 20,000 Euro +VAT/ place)

494,000 EUR + VAT | **7.18 BITCOIN + VAT** | **245.22 ETHEREUM + VAT**

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