

Domenii

Apartment for Sale

4 rooms

### CARACTERISTICS

- ▶ **AREA:** Domenii
- ▶ **Usable surface:** 192 sqm
- ▶ **Built surface:** 231 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 4
- ▶ **No. of Bathrooms:** 3
- ▶ **Floor:** 11+12
- ▶ **Maximum height:** S+P+12E
- ▶ **Balconies :** 2



### DESCRIPTION

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

#### Description

Three-bedroom apartment in the Luxuria Residence Complex, part of a development featuring minimalist and modern design and architecture, harmoniously integrated with Feng Shui principles, in a select and quiet community.

The apartment is detached (decomandat), duplex-type, located on the 11th and 12th floors, with a total usable area of 192 sqm (166 sqm interior + 26 sqm balconies).

The finishes are premium, with individually metered underfloor heating controlled by thermostats in each living area.

It comes with 2 underground parking spaces, which can be purchased separately at an additional cost.

#### Luxuria Residence Amenities:

Modern architecture, contemporary design, and comprehensive facilities provide maximum comfort and elegance

24/7 reception service, available for both residents and visitors

Secured and controlled access at all entry points

Residents' lounge – a space designed to encourage interaction and relaxation, approx. 200 sqm

Green areas of 9,650 sqm with landscaping that includes perennial plants and decorative fountains; 2,500 sqm of parks; children's playground

Gym with access included in the maintenance fee

Bright rooms with large glazed areas; all apartments benefit from equal natural light throughout the day

Exclusively underground parking to ensure a peaceful environment

Video surveillance

**Construction Details, Equipment, and Finishes at Luxuria Residence:**

Partition walls between apartments made of reinforced concrete or 30 cm brick; interior partitions built using sound-insulating systems

Ventilated façade

Common areas: granite + marble

2 silent elevators per block

Room height up to 3 meters

Premium finishes: triple-layered parquet and marble

Bathrooms equipped with Villeroy & Boch and Laufen products

Individually metered underfloor heating with thermostat control in each living area

BREEAM certified (energy efficiency and sustainability)

Location Highlights:

Situated between Herastrau, Bazilescu, and Kiseleff parks

**569,000 EUR + VAT**

**8.61 BITCOIN + VAT**

**312.49 ETHEREUM + VAT**