

## 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

7.41 BITCOIN + VAT

218.93 ETHEREUM + VAT