REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41264
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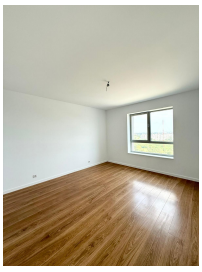
Domenii

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	8.55 BITCOIN + VAT	270.86 ETHEREUM + VAT

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