

Piata Victoriei

Residential Project for sales

3 rooms

CARACTERISTICS

- ▶ **AREA:** Piata Victoriei
- ▶ **Built surface:** 1200 sqm
- ▶ **Land Surface:** 300 sqm
- ▶ **No. of Bedrooms:** 2
- ▶ **No. of Rooms:** 3
- ▶ **No. of Bathrooms:** 2
- ▶ **Parking places:** 8
- ▶ **Floor:** 3
- ▶ **Maximum height:** S+P+3
- ▶ **Balconies :** 2



DESCRIPTION

This exceptional project, located in the heart of the capital, right next to Victoriei Square, impresses with its avant-garde architectural design — a true representation of luxury and modern comfort.

Neighborhood highlights: well-known restaurants, elegant cafés, Kiseleff Park, the Victoria Palace, the Museum of the Romanian Peasant, and the Museum of Natural History, as well as the Victoriei Square metro station, providing extremely easy access to all key areas of Bucharest.

The project extends over a structure with a height regime of Basement + Ground Floor + 3 Floors (B+GF+3), comprising 7 spacious and bright 3-room apartments.

At the ground floor, there is a commercial space and one 3-room apartment.

The basement includes 8 parking spaces.

There are 2 three-room apartments per floor.

It stands out for its modern and elegant design, as well as advanced technical solutions that ensure residents' safety and comfort.

The layout is intelligently designed, adaptable to any dynamic lifestyle, so that every moment spent at home feels relaxing.

Built area: 1,200 sqm

Land area: 300 sqm

The robust structure of the building, made of reinforced concrete frames with shear walls, ensures durability and seismic safety, meeting the quality standards of modern buildings.

Technical innovation is highlighted by the retaining structure of bored piles located at level -1, consisting of 138 piles drilled to a depth of over 12 meters.

The clear ceiling height of 2.85 meters adds a sense of volume to the apartments.

The use of high-grade concrete (C30/37) and steel (BST500S – ductility class C) demonstrates the project's commitment to excellence.

REHAU underfloor heating throughout all apartments and Cocif armored doors contribute to both comfort and security.

The apartments are pre-fitted for air conditioning using a multi-split system for each room, with ingenious solutions for concealing outdoor units.

Access control in the building prioritizes safety with a video intercom system and 24/7 video surveillance.

A Desk Concierge is available on the ground floor.

Interior lighting is provided by NOVA LUCE, and premium finishes are supplied in partnership with Delta Studio, including top-quality materials and sanitary ware from renowned brands such as Porcelanosa, Laufen, and Steinberg.

Each apartment is prepared for SMART HOME integration, allowing intuitive and efficient control of the living environment.

Access to apartments is ensured by high-quality SCHINDLER elevators, guaranteeing smooth, quiet, and safe movement between floors.

The underground parking provides safe and convenient parking, maximizing residents' comfort.

The window joinery is made of Reynaers CS77 aluminum with high-quality anti-reflective glass and additional waterproof insulation.

The ventilated façades, clad in ceramic panels, offer both aesthetic appeal and energy efficiency.

Thermal and acoustic insulation is achieved with mineral wool from KNAUF Insulation, ensuring superior living comfort.

The exterior walls are made of cast shear walls with composite BCA closure, 30 cm thick.

The interior partitions are made of BCA composite walls 15 cm thick, while the walls between apartments are 30 cm thick, guaranteeing optimal sound insulation and increased durability.

Purchase Options:

Building in “grey” stage (current status)

Investment contribution for a percentage of the completed building, from the seller

Fully finished “turnkey” building with a stable tenant (clinic, aparthotel, etc.)