

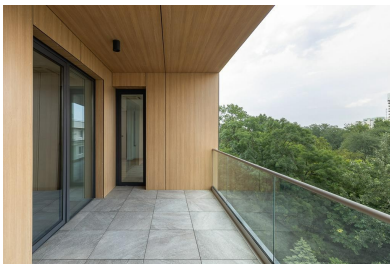
Floreasca

Apartment for Sale

3 rooms

### CARACTERISTICS

- ▶ **AREA:** Floreasca
- ▶ **Usable surface:** 120 sqm
- ▶ **Built surface:** 140 sqm
- ▶ **No. of Bedrooms:** 2
- ▶ **No. of Rooms:** 3
- ▶ **No. of Bathrooms:** 3
- ▶ **Floor:** 1



### DESCRIPTION

#### 3-Room Luxury Apartment

That refined 3-room apartment, located on the 1st floor of a modern residential building, completed in 2020 is the perfect option for a family who wants to be close to a green area, in the heart of the city, far from noise.

The property features a total usable area of 120 sqm, with a fully detached layout designed for comfort and privacy.

The apartment includes two spacious bedrooms, three bathrooms, and a large, bright living room with beautiful views over Verdi Park and Floreasca Lake.

#### Technical Details & Finishes

Structure: brick and concrete

Exterior walls: brick

Partition walls between apartments: brick

Thermal insulation: basalt wool and polystyrene

Facade: Porotherm Wienerberger masonry with ventilated facade finished in Equitone and Formica panels

Interior partitions: gypsum board (Siniat)

#### Utilities & Metering

Water, electricity, gas, sewage

CATV

Individual metering: heat meter, water meters, gas meter

#### Premium Features

Aluminum window frames (Alumil)

Security metal entrance door

Triple-layer parquet flooring (Bauwerk)

Air conditioning system LG VR-F

Interior doors by Dierre (metal or wood)

Bathrooms equipped with:  
hydromassage bathtub (Belform Ludica)  
bidet (Tempo)  
Central heating system at building level  
Heating: underfloor heating (Tece) or radiators Vogel & Noot

630,000 EUR + VAT

11.98 BITCOIN + VAT

455.03 ETHEREUM + VAT