REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41465
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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	8.99 BITCOIN + VAT	307.74 ETHEREUM + VAT

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