REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41526
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Floreasca

# Apartment for Sale

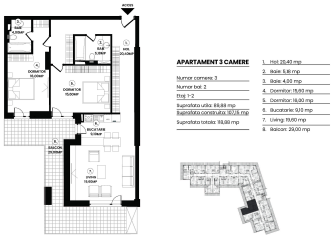
3 rooms

## CARACTERISTICS

- **AREA**: Floreasca
- **Usable surface**: 89.88 sqm
- **Built surface**: 107.15 sqm
- **No. of Bedrooms**: 2
- **No. of Rooms**: 3
- **No. of Bathrooms**: 2
- **Parking places**: 1
- **Floor**: 1
- **Maximum height**: S+P+6E
- **Balconies** : 1








## Layout

Elegant 3-Room Apartment with Spacious Terrace and Panoramic Lake View – New Residential Complex

We are pleased to present this elegant and well-designed apartment, located in a newly built residential complex featuring contemporary architecture and a low-density community that ensures privacy and enhanced comfort. The property stands out

through quality finishes, well-proportioned spaces, and a bright, welcoming atmosphere.

The apartment benefits from a West-facing orientation, is situated on the 1st floor, and offers an ideal balance between comfort, functionality, and refined living, making it suitable both for personal use and as an investment opportunity.

**Layout and key features:**

spacious and bright living area with open-plan kitchen

master bedroom with en-suite bathroom

guest bathroom

entrance hall

Generous 29 sqm terrace, accessible from each room

Parking space available at extra cost

## DESCRIPTION

**Premium finishes & fittings**
Durability and comfort are ensured through high-quality materials and finishes:
Walls finished with washable paint in soft, elegant tones
White-painted gypsum board ceilings for enhanced natural light
Triple-layer hardwood flooring in the living room and bedrooms – durable and warm
Fully equipped bathrooms with anti-slip ceramic tiles
Reinforced security entrance door, discreetly finished interior doors
Balconies with transparent glass railings, ceramic flooring, storage spaces, and rainwater drainage system
**State-of-the-art thermal comfort**
High-efficiency multisplit air conditioning system with individual outdoor unit
Indoor units discreetly integrated into ceilings / chilled ceilings
Air-to-water heat pumps for maximum energy efficiency
Gas-powered central heating system located in the basement for extreme cold periods
Underfloor heating throughout the entire apartment
Bathroom radiators for added comfort
**Building & project facilities**
Underground parking
Schindler elevators or similar (7–9 person capacity)
Modern construction with contemporary design
Low-density, exclusive residential community
**Premium location & spectacular views**
Panoramic lake view
Landscaped and fenced park
Guaranteed peace, privacy, and relaxation
Quick access to the main business hubs in Northern Bucharest
This apartment is the perfect choice for those seeking elegance, comfort, modern technology, and an exceptional location with direct views of nature—without giving up the benefits of urban living.

**345,000 EUR + VAT** **5.20 BITCOIN + VAT** **187 ETHEREUM + VAT**



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