

## Dorobanti-Capitale

## House for Sale

### CARACTERISTICS

- **AREA:** Dorobanti-Capitale
- **Built surface:** 1127 sqm
- **Land Surface:** 656 sqm
- **Maximum height:** D+P+2E+M



### FINISHES/EQUIPMENT

- **Others:** Garage

### DESCRIPTION

Superb Villa in the Filipescu plot division with Restoration Permit, Bucharest

The villa is located in the heart of Bucharest, on one of the streets in the Doroban?i – Capitale area, offering easy access to all major points of interest in the city.

The villa offered for sale is a magnificent historic monument, enjoying a privileged and exceptional location on one of the streets in the Doroban?i – Capitale neighborhood.

The property is surrounded by numerous embassies, public institutions, high schools, schools, restaurants, and cafés.

#### History

Built around 1927 in the former Filipescu Park, the villa—together with several other residences in the area—was designed by architect Gheorghe Simotta.

Gheorghe Simotta, architect, professor, and draftsman, was part of the elite group of professionals who worked successfully and made an important contribution to one of the most prolific and valuable periods of Romanian architecture: the interwar period.

Although in his professional memoirs architect Simotta declared himself a member of the Neo-Romanian movement, his professional trajectory was far more complex.

His most important work is the Patriarchal Palace, indeed executed in the Neo-Romanian style; however, a substantial part of his projects feature elements that are partially or predominantly associated with Mediterranean picturesque aesthetics and, in an extended sense, with the Balkan architectural universe.

A preference for the tall attic—whether protected by roof tiles or not—which conceals the roof, the solid raised attic combined with a strong cornice projecting above the final horizontal window register, are hallmarks of Simotta's architectural style.

Moorish elements often complement the façades, giving them a distinctive picturesque character.

#### Additional details

The villa has a restoration permit

Garage  
3 separate entrances

Surfaces:

Total built area: 1,127 sqm

Ground floor: 294 sqm

First floor: 303 sqm

Second floor: 283 sqm

Attic: 247 sqm

Land area: 656 sqm

**5,800,000 EUR**

**100.56 BITCOIN**

**3,473.62 ETHEREUM**

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