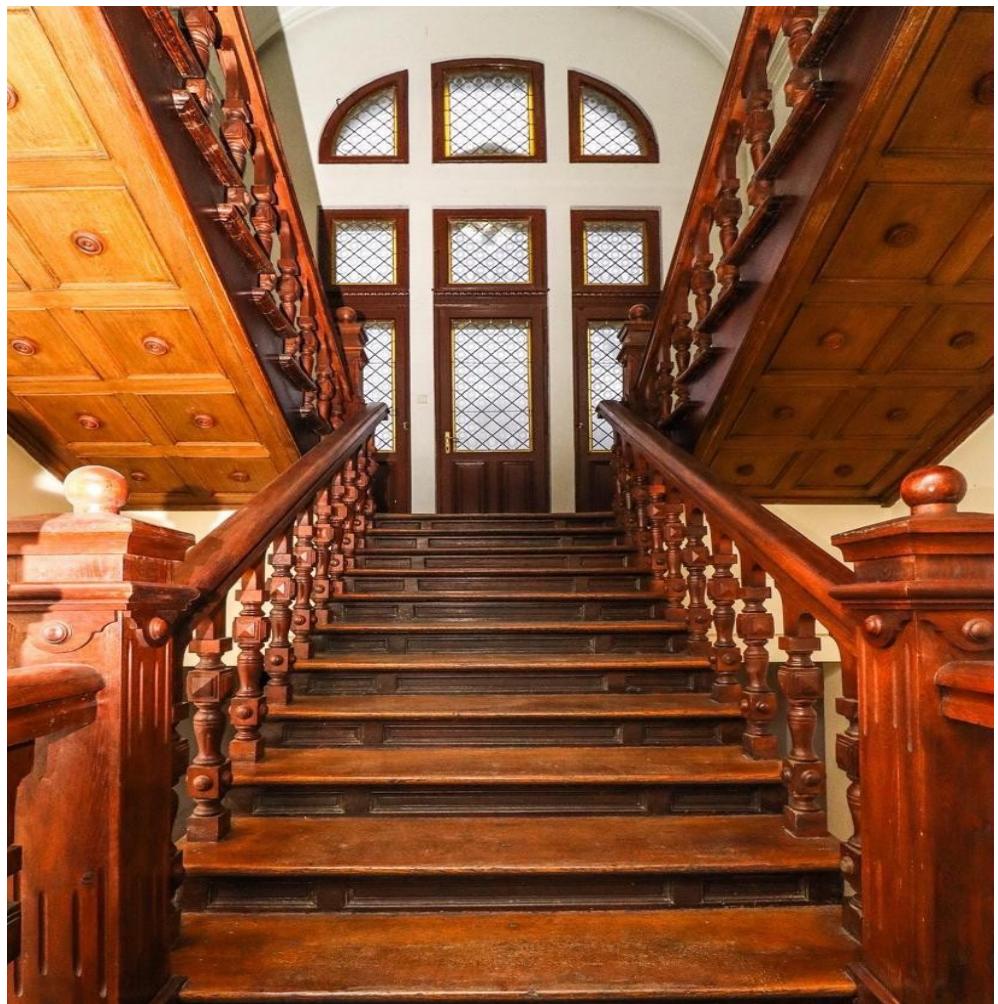


## Universitate

### CARACTERISTICS

- **AREA:** Universitate
- **Built surface:** 1700 sqm
- **Land Surface:** 1264 sqm



### DESCRIPTION

This exceptional property stands as a true landmark of Bucharest architecture. Located in the city center, just minutes from University Square, Magheru Boulevard, the National Theatre, and the Old Town, the villa enjoys a prime location with easy access to all public transportation and proximity to major public institutions, museums, schools, restaurants, and cafés.

Classified as a Class B historic monument, the villa was designed in an eclectic style by the renowned architect Dimitrie Maimarolu and preserves numerous valuable elements of Romanian cultural heritage, including:

Main façade and entrance canopy, remarkable for their intricate architectural details;

Original stained glass windows, bringing color and light to the interior;

Hand-carved oak staircase, a stunning example of craftsmanship and elegance of its era.

Historical overview:

Constructed around 1910;

Expropriated by authorities in 1939, with demolition plans canceled in 1946;

Reinforced in 1993, maintaining its historic charm and structural integrity.

Property details:

Built area: 1,700 sqm

Land area: 1,264 sqm

The villa is available for rent and is ideal for administrative headquarters, representative offices, or cultural spaces. It also features a beautiful projection room, suitable for events or presentations, offering multiple possibilities for adaptation to tenant needs.

This property perfectly combines historic architectural elegance with modern functionality, representing a unique opportunity to rent an iconic space in the center of Bucharest.

**30,000 EUR + VAT**

**0.52 BITCOIN + VAT**

**18.16 ETHEREUM + VAT**

REGATTA® - Leader of Romanian Real Estate Brands  
Phone: 021.232.90.12, 021.232.90.88 /// E-mail: [office@regatta.ro](mailto:office@regatta.ro)

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