eRGT41652
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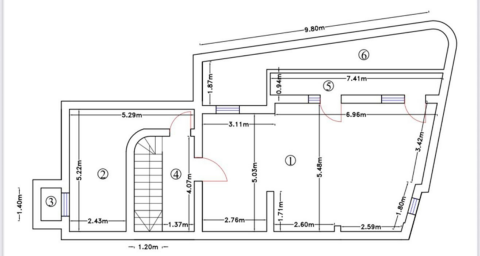
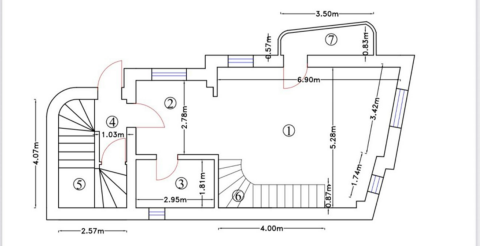
Cotroceni

Apartment for Sale

CARACTERISTICS

- **AREA**: Cotroceni
- **Usable surface**: 223 sqm
- **Built surface**: 400 sqm
- **Parking places**: 4
- **Construction year**: 2025
- **Maximum height**: S+P+2E+M





DESCRIPTION

This property is located near the Cotroceni area and the Military Academy. It benefits from easy access to public transportation, shopping centers such as AFI Cotroceni and Lidl, hospitals, and major boulevards.
The area is perfect both for families looking for a quiet home and for companies/businesses seeking a property suitable for commercial or office use.
Boutique building available for full sale, situated in a premium area with quick access to the city center. The property is arranged over Basement + Ground Floor + 2 Upper Floors + Attic, with a total usable area of 223 sqm and a built area of 400 sqm.
Configuration:
The building comprises 3 duplex-type apartments, each with its own internal staircase and a two-room layout (living room and bedroom):
Apartment 1: Ground Floor + 1st Floor
Apartment 2: 1st Floor + 2nd Floor
Apartment 3: 2nd Floor + Attic

The property also benefits from 2 terraces, balconies, and 4 underground parking spaces.
Potential
Ideal for investment, multi-family residential use, or conversion into offices/clinic, in a well-established area known for its long-term stability and value appreciation.

1,500,000 EUR + VAT	**26.11 BITCOIN + VAT**	**954.67 ETHEREUM + VAT**

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