

## Floreasca

### CARACTERISTICS

- ▶ **AREA:** Floreasca
- ▶ **Built surface:** 4000 sqm
- ▶ **Land Surface:** 1000 sqm
- ▶ **Parking places:** 17
- ▶ **Maximum height:** 3S+P+6E



## Layout

## FINISHES/EQUIPMENT

► Others: Pool, Parking

### Building concept

The property is designed as an exclusive boutique building, with generous spaces on each level, offering privacy, organizational flexibility and the possibility of configuring each floor independently.

Height regime: 3 Basements + Ground Floor + 6 Upper Floors

Total built area: approx. 4,000 sqm

Land area: 1,000 sqm

Each level benefits from dedicated access, abundant natural light and impressive panoramic views of Floreasca Lake. The building is oriented towards the lakeside promenade, opening directly to the waterfront and walking areas.

The vertical configuration allows each floor to function as an independent space, providing a high degree of flexibility for investment or operational projects.

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## DESCRIPTION

### **Investment Opportunity – Exclusive Boutique Building on the Shore of Floreasca Lake - Contemporary architecture, privacy, generous spaces and spectacular lake views**

Located in one of Bucharest's most prestigious areas, on the shore of Floreasca Lake, this boutique property stands out through its contemporary architecture, privileged positioning, and open views over the lake.

The property offers a rare combination of natural tranquility and fast access to the city's main business hubs and vibrant urban areas. Its strategic location ensures close proximity to key landmarks such as the Floreasca – Barbu V?c?rescu business district, Promenada Mall, premium restaurants, parks and shopping areas, while providing easy access to the city center.

Premium amenities

Generous lobby

Indoor swimming pool

Sauna

Spacious fitness center

Private social club

Wine cellar and lounge for private meetings or events

Landscaped Japanese gardens

Glass pergolas and relaxation areas

Private parking

Strong investment potential and versatile use

Investment potential and versatile uses

Thanks to its exceptional location and the independent layout of each level, the property can be easily adapted for a wide range of premium activities, such as:

Representative corporate headquarters

Private medical clinic or exclusive aesthetic center

Boutique office spaces

Wellness center or urban retreat

Premium service hub

Private events venue or membership club