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Icoanei Garden | Commercial Spaces

CARACTERISTICS

- **AREA**: Icoanei Garden
- **Usable surface**: 402 sqm
- **Land Surface**: 150 sqm
- **Maximum height**: S+P+2E+M



DESCRIPTION

Mixed-use building with interwar architecture, premium central location

Located in one of the most sought-after central areas near Gr?dina Icoanei and just a few steps from Bulevardul Magheru, this mixed-use property offers an ideal balance between functionality and architectural charm.

Set in a quiet area, yet extremely well-connected area, it is suitable for commercial, office, and residential use alike.

The location provides quick access to cultural landmarks, restaurants, cafés, and public transportation, making it one of the most desirable areas for mixed-use investments in Bucharest.

General features:

Built in 1945, the building is arranged as Basement + Ground Floor + 2 Floors + Attic and is not classified as seismic risk. The property preserves distinctive period architectural elements—balanced proportions, large windows, subtle decorative details, and a pitched roof with dormer windows—harmoniously integrated with modern adaptations.

The warm-toned façade blends naturally into the architectural fabric of the area, while its position in a quiet square enhances its exclusive character.

Functional layout:

Basement (70.62 sqm): 4 rooms and hallway – ideal for storage or technical spaces

Ground Floor (77.85 sqm): 3 rooms, kitchen, 2 restrooms, 2 hallways – perfect for commercial use

1st Floor (77.73 sqm): 3 rooms, bathroom, kitchen, hallway, balcony – configured for office use

2nd Floor (81.32 sqm): 3 rooms, hallway, bathroom, kitchen, pantry, balcony – generous residential space

Attic (94.55 sqm): living room, bedroom, dressing room, bathroom – modernized living area with a cozy atmosphere

Total usable area: 402.07 sqm

Land plot: 150 sqm

Features & advantages:

individual heating system

two separate access staircases (flexible usage)

light well (natural interior daylight)

private courtyard – a valuable asset in a central location

1,600,000 EUR	22.94 BITCOIN	788.90 ETHEREUM

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