

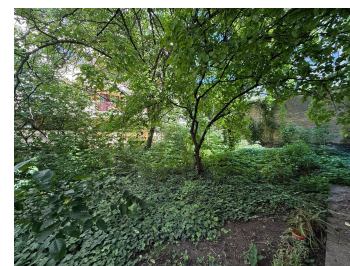
Charles de Gaulle Square

Apartment for Sale

3 rooms

### CARACTERISTICS

- ▶ **AREA:** Charles de Gaulle Square
- ▶ **Usable surface:** 139.9 sqm
- ▶ **Garden Surface:** 300 sqm
- ▶ **No. of Bedrooms:** 2
- ▶ **No. of Rooms:** 3
- ▶ **No. of Bathrooms:** 1
- ▶ **Floor:** D+P
- ▶ **Construction year:** 1957
- ▶ **Maximum height:** D+P+E+M
- ▶ **Balconies :** 1



### DESCRIPTION

The apartment is located on the ground floor of a distinguished 1957 villa, right in the Aviatorilor area, offering easy access to numerous points of interest.

Description:

Exceptional ground-floor apartment in a post-war urban villa with Neo-Romanian and late interwar modernist influences, built in 1957, located in one of the Capital's most exclusive areas, Aviatorilor – Charles de Gaulle.

The property benefits from two separate entrances and offers a generous layout, featuring 3 large, well-defined rooms characteristic of the architecture of that period.

The apartment includes a 10.6 sqm terrace, ideal for relaxation or for creating an intimate urban outdoor space.

Heating is provided by gas stoves, preserving the authenticity and elegant atmosphere of the building.

In addition to the ground-floor apartment, the property also includes a studio apartment located in the semi-basement, with an area of 29.4 sqm.

The generous courtyard of approximately 300 sqm is shared ownership/use, providing a green and peaceful setting in a premium area of the city.

A rare property with distinctive architecture and excellent potential both as a residence and as a representative office or investment opportunity.

Total usable area – Ground Floor: 110.5 sqm

Total usable area – Semi-basement: 29.4 sqm

Terrace: 1 (10.6 sqm)

**495,000 EUR**

**8.82 BITCOIN**

**315.04 ETHEREUM**