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SINCE 1993

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# Kiseleff Blvd

# House for Sale

## CARACTERISTICS

- **AREA**: Kiseleff Blvd
- **Usable surface**: 668.4 sqm
- **Land Surface**: 758 sqm
- **No. of Rooms**: 18
- **No. of Bathrooms**: 14
- **Parking places**: 4
- **Construction year**: 1924
- **Maximum height**: D+P+1E+M









## FINISHES/EQUIPMENT

- **Others**: Heating System, fireplace, Sandstone, Parquet, Garage

## DESCRIPTION

Located on Kiseleff Road, one of Bucharest's most prestigious and exclusive addresses, this property enjoys an exceptional location just minutes from the Arch of Triumph and Her?str?u Park.
The area is renowned for its elite residential character, surrounded by diplomatic residences, embassies, international institutions, and some of the Capital's most representative buildings. The property is discreetly set back from the boulevard, with access via a private paved driveway, offering a rare level of privacy, tranquility, and exclusivity.

**Technical Specifications**

Total usable area: approx. 668.40 sq m
Living area: approx. 485.84 sq m
Building footprint: 286.35 sq m
Number of rooms: 18
Bathrooms: 6
Guest restrooms: 8
Garage: 1

**Floor Areas**

Basement + Ground Floor
Combined usable area: 350.95 sq m
First Floor + Attic + Converted Loft
Combined usable area: 317.45 sq m
Heated Garage: 36.66 sq m

**General Description**

The villa is part of an exclusive ensemble of six villas built between 1924 and 1926 by the renowned architect Duiliu Marcu for the Halfon family.

In 1926, Duiliu Marcu personally acquired this property and resided here until his passing in 1966.

Designed in the Art Deco style, the property preserves numerous original heritage features that contribute to its authenticity, historical significance, and representative character.

With nearly a century of history, the villa has had a remarkably limited number of owners and has been exceptionally well maintained, preserving its original architectural identity and character.

**Land and Exterior**

The property is situated on a private plot of approximately 758 sq m.

The estate currently includes:

Heated above-ground garage (36.66 sq m)

Private inner courtyard

Generous landscaped garden

Minimum of 4 parking spaces

The garden may be redesigned or enclosed to further enhance the property's exclusive character.

In 2010, an Urban Planning Certificate was obtained for the construction of an additional Ground Floor + 1 Floor (P+1) building on part of the land; however, this project was never implemented.

**Features and Amenities**

Two gas-fired heating systems

Domestic hot water installations

Air-conditioning units

Double-glazed windows designed to preserve the original architectural appearance

Solid oak parquet flooring

Ceramic tile finishes in technical areas

Multiple electrical points for decorative lighting fixtures

**Investment Highlights**

A truly rare opportunity on Bucharest’s luxury real estate market, combining historical, architectural, and institutional value in one of the city's most prestigious residential districts.

Thanks to its exceptional location, distinguished history, generous dimensions, and representative character, the villa is ideally suited as: a luxury private residence, corporate headquarters, embassy or diplomatic mission, International representative office, foundation or cultural institution, professional practice, trophy asset and long-term heritage investment.

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| **3,500,000 EUR** | **61.13 BITCOIN** | **2,159.75 ETHEREUM** |



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