REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42107
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Universitate

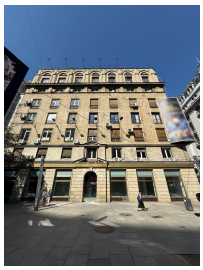
Apartment for Sale

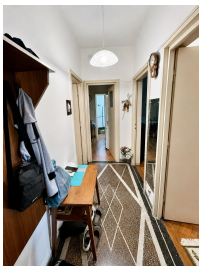
2 rooms

CARACTERISTICS

- **AREA**: Universitate
- **Usable surface**: 49.6 sqm
- **Built surface**: 52.1 sqm
- **No. of Bedrooms**: 1
- **No. of Rooms**: 2
- **No. of Bathrooms**: 1
- **Floor**: 1
- **Construction year**: 1957
- **Maximum height**: S+P+6E









DESCRIPTION

The apartment is located on the first floor of a building constructed in 1957, in University Square (Pia?a Universit??ii), with easy access to numerous points of interest.
Description:
Located in the heart of Bucharest, just a few steps from Universitate metro station, this two-room apartment represents an excellent opportunity for those seeking a centrally located property with strong appreciation potential.
The apartment is situated on the first floor of a six-storey building completed in 1957. The building consists of two sections, and the apartment is located in Section B, which was structurally assessed in 2000 and classified as Seismic Risk Class III (RS III).
With a usable area of 49.6 sq m, the apartment features a separate (decomandat) layout and faces the rear of the building, providing a high level of peace and privacy—an uncommon advantage for a property in the city centre.
The property requires a complete renovation, offering the opportunity to redesign and finish it according to your own preferences. The approximately 3-metre-high ceilings create a spacious feel and allow for a variety of interior design solutions. The apartment also benefits from French balconies, two storage rooms, and a 2.5 sq m basement storage unit. The kitchen and bathroom both have windows, ensuring natural light and efficient ventilation.
The location is one of the property's greatest assets. The University of Bucharest, the National Theatre, the Old Town, Ci?migiu Park, as well as numerous restaurants, cafés, and office buildings, are all within a short walking distance. Excellent access to the metro and the city's main thoroughfares makes this property equally attractive as a private residence or as an investment.
A property with outstanding potential, located in one of Bucharest's most sought-after areas, where opportunities of this kind are becoming increasingly rare.

	119,000 EUR	2.19 BITCOIN

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