

Floreasca

Apartment for Sale

4 rooms

CARACTERISTICS

- ▶ **AREA:** Floreasca
- ▶ **Usable surface:** 211.7 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 4
- ▶ **No. of Bathrooms:** 4
- ▶ **Floor:** 24+25
- ▶ **Maximum height:** S+P+25



Layout

Building Amenities

- SPA with indoor swimming pool
- Fully equipped fitness centre
- Elegant lobby with natural stone finishes
- High-speed elevators
- 298 underground parking spaces on two levels
- 24/7 security, CCTV surveillance, access control and concierge service
- Smart Home system in every apartment
- Architectural LED lighting
- Energy-efficient centralized HVAC systems

Backup generator for essential building services

Premium Apartment Finishes

Three-layer engineered hardwood flooring (Tarkett / Barlinek)

Full-height glazed façade maximizing natural daylight

Underfloor heating throughout

Premium sanitary ware by Duravit and Laufen

Bathrooms finished with Carrara marble and gold mosaic

Grohe and Kludi gold-finish bathroom fittings

Premium interior doors by Porta Doors / Pinum

CERIM and PORCELANOSA porcelain tiles

Individual utility metering

Smart climate control with remote access via mobile application

This exceptional penthouse is a rare opportunity on the Bucharest luxury property market, offering an exclusive lifestyle, premium comfort, world-class amenities, and one of the city's most spectacular panoramic views.

DESCRIPTION

We are pleased to present this spectacular duplex penthouse, occupying the top two floors of the prestigious UP-Site residential development, one of Bucharest's most exclusive luxury residential projects.

The property enjoys breathtaking 360-degree panoramic views over the city and is ideally located in the heart of the Floreasca – Nordic Business District.

The architectural concept was designed by BUESO-INCHAUSTI & REIN ARQUITECTOS SLP (Spain), renowned for delivering contemporary, elegant and highly functional residential developments.

The project consists of two residential towers of 25 and 12 floors, connected by a shared podium that accommodates an extensive range of exclusive resident amenities.

Layout (Certified Areas)

Lower Level

Living Room: 38.6 sq m

Kitchen: 8.1 sq m

Bedroom: 23.3 sq m

Bathroom: 8.9 sq m

Guest WC: 3.4 sq m

Storage Room: 6.0 sq m

Entrance Hall: 23.8 sq m

Upper Level

Master Bedroom: 33.8 sq m

Bedroom: 30.2 sq m

En-suite Bathroom: 11.1 sq m

Bathroom: 4.8 sq m

Hallway: 8.3 sq m

Additional Areas

Internal Staircase: 1.5 sq m

Balcony: 9.9 sq m

Net Usable Area: 200.3 sq m

Total Area: 211.7 sq m

1,950,000 EUR + VAT

28.59 BITCOIN + VAT

908.68 ETHEREUM + VAT