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THE REAL ESTATE COMPANY
SINCE 1993

eRGT42169
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Dorobanti-Capitale

House for Rent

CARACTERISTICS

- **AREA**: Dorobanti-Capitale
- **Usable surface**: 212 sqm
- **Built surface**: 325 sqm
- **No. of Rooms**: 8
- **No. of Bathrooms**: 3
- **Parking places**: 8
- **Maximum height**: S+P+E+M
- **Balconies** : 1

DESCRIPTION

The villa is located on a quiet street in the prestigious Doroban?i–Capitale neighborhood, offering quick access to numerous points of interest.

Description

Situated in one of Bucharest's most sought-after residential areas, just a short walk from Doroban?i Square, this villa combines the elegance of interwar architecture with the comfort of modern renovations. Fully refurbished and available for immediate occupancy, the property is an excellent choice for a company headquarters, medical practice, clinic, representative office, embassy, or private residence.

The villa offers 212 sq m of usable space, complemented by 33 sq m of terraces, with a total built area of 325 sq m. The property is arranged over Basement + Ground Floor + First Floor + Attic, providing generous spaces and an efficient layout.

Layout

Basement: 2 rooms, bathroom, storage area, and hallway;

Ground Floor: 3 rooms, separate kitchen, bathroom, and entrance hall;

First Floor: 2 rooms, bathroom, terrace, and balcony;

Attic: Open-plan room of approximately 50 sq m.

In total, the property features 8 rooms and 3 bathrooms, making it suitable for both office use and residential living.

The renovation has preserved the villa's elegant character, highlighting its original architectural details, while modern finishes, bright interiors, and spacious terraces create a comfortable and representative environment.

Features

Available immediately;

Suitable for office or residential use;

Landscaped private courtyard;

Parking available for 2 to 6 vehicles at a cost of RON 500 per parking space per year.

Lease Terms

Minimum lease term: 24 months;
Security deposit: 2 months' rent;
The monthly property tax is payable by the tenant, amounting to EUR 400 per month.

5,200 EUR	0.08 BITCOIN	2.48 ETHEREUM

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