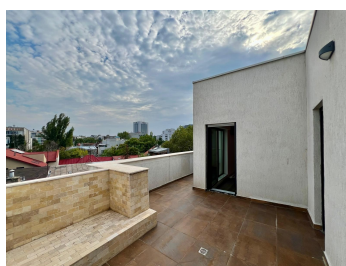


Polona

Apartment for Sale

CARACTERISTICS

- ▶ **AREA:** Polona
- ▶ **Usable surface:** 519.2 sqm
- ▶ **No. of Rooms:** 2-3
- ▶ **Parking places:** 6
- ▶ **Maximum height:** S+P+4E



DESCRIPTION

Regatta is pleased to offer for sale an exceptional boutique property, located in one of Bucharest's most sought-after central areas, in the vicinity of Polona and Dorobanti streets, in a quiet setting with limited traffic.

The location provides quick access to Calea Dorobantilor, Polona Street, Romana Square, Floreasca and the capital's main business districts. Restaurants, cafés, shops and public transportation are all within close proximity.

The property stands out through its contemporary architecture, premium finishes and a layout designed to provide privacy, comfort and functionality. It represents an excellent opportunity for both investment and residential or mixed-use purposes.

The property is configured as follows:

- 5 premium apartments, one on each floor;
- approximately 30 sqm office space at basement level;
- approximately 40 sqm additional space at the lower basement level;
- spacious terraces and balconies;
- penthouse with an approximately 100 sqm terrace;
- 6 parking spaces, including 3 covered and 3 outdoor spaces;

Otis elevator, with direct access from the parking area.

Features and specifications:

reinforced concrete structure;

brick interior partitions;

Reynaers triple-glazed windows;

underfloor heating;

individual heating system for each apartment;

Daikin air conditioning;

fully equipped bathrooms;

convenient access to the building from both the parking area and the elevator.

Thanks to its layout and prime location, the property is particularly well suited for premium rental, corporate housing, aparthotel use, long-term investment or residential purposes.

Regatta remains at your disposal for further information, the property documentation and to arrange a viewing.

1,650,000 EUR + VAT

24.83 BITCOIN + VAT

778.69 ETHEREUM + VAT

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