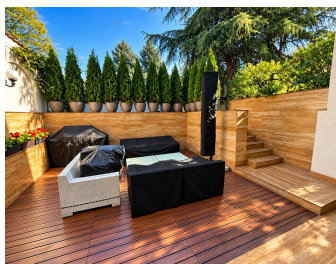


Primaverii

House for Sale

CARACTERISTICS

- ▶ **AREA:** Primaverii
- ▶ **Usable surface:** 640 sqm
- ▶ **Land Surface:** 535 sqm
- ▶ **No. of Rooms:** 9
- ▶ **No. of Bathrooms:** 7
- ▶ **Construction year:** 2017
- ▶ **Maximum height:** D+P+2E



Layout

Lower Ground Floor / Basement

Small staff apartment;

Technical room, including central heating system, boiler and water reserve;

Storage area;

Home cinema area;

Armoured room for hunting firearms;

Hunting clothing and equipment room;

Fully equipped gym;

Hammam (Turkish bath).

Ground Floor

Living room with direct access to the

terrace;

Office;

Dining room;

Secondary kitchen / service kitchen.

First Floor

Two independent bedrooms, each with its own dressing room and en-suite bathroom.

Second Floor

Two separate bedrooms, each with its own bathroom;

Storage area;

Attic.

DESCRIPTION

Located in one of Bucharest's most exclusive and secure residential areas – the Primaverii district – this impressive property perfectly combines architectural elegance with modern functionality and absolute comfort.

The Primaverii area is renowned for its exclusivity, tranquillity and proximity to Herastrau Park, prestigious restaurants, embassies and major business centres. Easy access to the capital's main points of interest makes this property one of the most sought-after residences in Bucharest.

Property Description

Modern building, completed in 2017, situated between two ambassadorial residences.

Built entirely from the ground up, with no original walls or structural elements retained.

The property was extended at the rear, with the current basement and garage being added as part of the development.

The property is a completely new construction.

The facades were fully reproduced according to the original architectural design, while the entire structure is new.

All required permits and approvals were obtained in accordance with the law.

The property offers an intelligent layout and generous living spaces.

The villa has been designed to provide a refined lifestyle, with distinct areas for relaxation, work and entertainment:

4 spacious bedrooms, each with its own en-suite bathroom and dressing room;

Elegant office, ideal for professional activities or study;

Generous living and dining area opening onto the terrace and garden;

Fully equipped modern kitchen with premium finishes and appliances;

Private home cinema, perfect for relaxing evenings with family and friends;

Spacious terrace, ideal for outdoor entertaining;

Garage for two cars, plus additional parking spaces within the property;

Landscaped garden with green areas, decorative plants and paved pathways.

The villa is offered for sale fully furnished and equipped, featuring high-quality furniture, as well as numerous valuable paintings and decorative objects.