eRGT42414
View this offer online

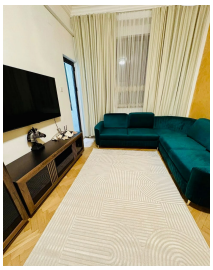
Universitate

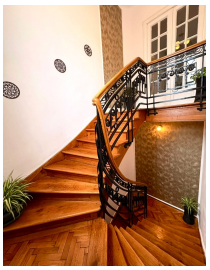
Apartment for Sale

4 rooms

CARACTERISTICS

- **AREA**: Universitate
- **Usable surface**: 118 sqm
- **Garden Surface**: 105 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 4
- **No. of Bathrooms**: 2
- **Floor**: 1
- **Construction year**: 1927
- **Maximum height**: S+P+1E+M





DESCRIPTION

We are pleased to present for sale this exceptional apartment located in the University - Coltei area, close to Hristo Botev, Coltei and the historic centre of Bucharest.
The apartment occupies the first floor of a classic villa built in 1927, which has been completely renovated. The building is home to only two owners, offering a high level of privacy and exclusivity.
With a usable area of 118 sqm, the apartment benefits from a separate private entrance and a well-proportioned layout.
The property comprises:
entrance vestibule;
4 semi-detached rooms;
2 bathrooms;
kitchen;
2 hallways;

pantry;
storage areas;
charming balcony.
One of the property's key features is the privately owned courtyard, with the apartment benefiting from an approximately 105 sqm private green and relaxation area. This outdoor space is ideal for relaxing, entertaining guests or creating a beautiful urban garden.
The property also includes 2 additional rooms in the attic, each with its own bathroom, as well as a storage unit in the basement, providing valuable additional space and multiple possibilities for use.
A premium location in the heart of Bucharest
The location is one of the property's major advantages. Situated in the University - Coltei area, the apartment enjoys easy access to some of the most important landmarks and amenities in central Bucharest.
Within close proximity you will find:
University Square and central Bucharest;
Coltei and Hristo Botev streets;
a wide selection of restaurants, cafes and social venues;
schools and kindergartens;
local markets and shops;
public transportation;
cultural and leisure attractions.
This property is ideal for a family looking for a spacious and elegant home in a central location, as well as for those who appreciate classic architecture, private outdoor space and the unique advantages of living in the heart of the city.
A property with character and history, set in a fully renovated classic villa, offering generous interiors and a rare private green area, right in the heart of Bucharest.

390,000 EUR	**5.43 BITCOIN**	**185.96 ETHEREUM**

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