REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42445
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Downtown

CARACTERISTICS

- **AREA**: Downtown
- **Built surface**: 1200 sqm
- **Maximum height**: D+P+4E+ penthouse









DESCRIPTION

Exceptional property for sale -Romanian Athenaeum Area
Premium location
The ultra-central location, just minutes away from the Romanian Athenaeum, Revolution Square, Calea Victoriei and Cismigiu Gardens, makes this property an ideal choice both for exclusive residential use and as an investment – suitable for boutique offices, short-term rental, or mixed-use purposes.
General description:
Basement + Ground Floor + 4 Floors
Modernly Furnished Apartments
In the heart of Bucharest, just steps away from the Romanian Athenaeum and Calea Victoriei, lies a remarkable property that combines the refinement of classical architecture with contemporary comfort.
The elegant, recently restored façade, architectural details and high-quality finishes transform this property into a discreet landmark of

urban elegance.
The building comprises a basement, ground floor and 4 upper floors.
Areas:
Total built area: ~ 1,200 sqm
Area per floor: ~ 200 sqm
The building is configured as follows:
Basement - Generous storage spaces;
Individual storage units for the apartments;
Ground Floor - Street-facing commercial space, with large display windows and direct street access;
Floors 1, 2, 3 and 4: one apartment per floor, approximately 200 sqm, 4 rooms.
5th floor: 4-room penthouse, approximately 200 sqm.
The layouts can still be modified, as the property is currently at the design/restoration stage.
Interior Design
The apartments are beautifully designed, featuring modern finishes while preserving the charm of the original architecture. Excellent natural light, high ceilings, large windows and carefully considered design details create an elegant and comfortable atmosphere.
Key Benefits
Staircase with elevator,
Renovated façade with classical architectural details;
Modernized and fully functional apartments;
Commercial space on the ground floor;
Premium location, with quick access to major cultural and business landmarks;
At this price, it is sold turnkey.

12,000,000 EUR	172.52 BITCOIN	5,857.17 ETHEREUM

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