eRGT42474
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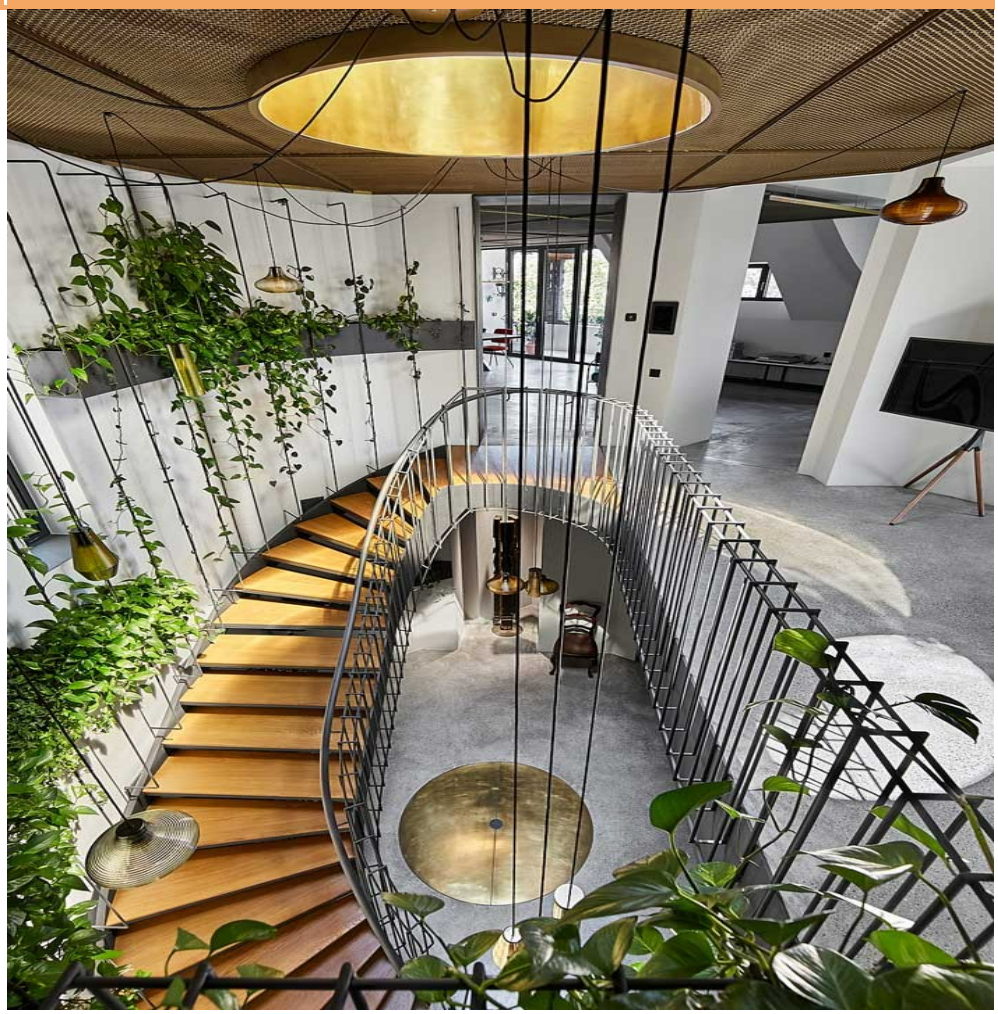
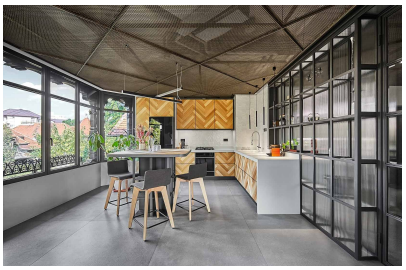
Dorobanti-Capitale

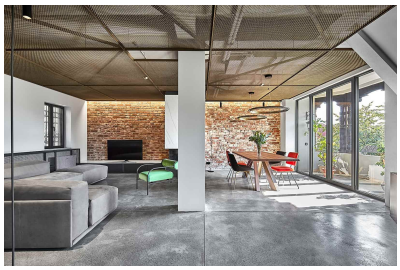
House for Sale

CARACTERISTICS

- **AREA**: Dorobanti-Capitale
- **Usable surface**: 782.9 sqm
- **Land Surface**: 413 sqm
- **No. of Rooms**: 11
- **Construction year**: 1929
- **Maximum height**: D+P+2E+M







Layout

NAPOLEON III SQUARE BUILDING – PRESENTATION

LOCATION & HISTORY

The property is located in Bucharest, Sector 1, in one of the most exclusive neighborhoods – Doroban?i–Capitale – and benefits from frontage on three streets.

The main entrance is from Napoleon III Square.

The villa was built in 1929, based on the design of architects A. Ghiaciu and M. Iliescu, and is one of the area's landmark buildings, enjoying exceptional visibility. Architecturally, the property is designed in a richly decorated Neo-Romanian style and is included in the List of Historical Monuments.

PROPERTY DESCRIPTION

The building has a built area of 782.9 sqm and is arranged over 5 levels:

Basement + Ground Floor + 1st Floor + 2nd Floor + Attic.

The building is organized into three distinct spaces, each with a separate entrance. They can function independently or together, being connected by an internal elevator:

Triplex Space (1st Floor, 2nd Floor and Attic): 486.8 sqm, with an exclusive staircase from the ground floor

Ground Floor Space: 147.3 sqm, with exclusive access

Service Space (Basement): 68.4 sqm

The common areas (technical rooms, garage, security room) are located in the basement and ground floor and total 80.4 sqm, in addition to the elevator shaft on each level.

DESCRIPTION

ARCHITECTURE & FIT-OUTS

The exterior of the building has been restored and preserved in full accordance with its original design, the most recent intervention being completed in 2022. The façades are finished in elegant shades of white and grey, while the windows feature high-performance aluminum joinery ensuring superior thermal and acoustic insulation.

The roof is made of antiqued ceramic tiles, similar to the original ones. The attic benefits from a green terrace, fully waterproofed and thermally insulated, equipped with an automatic irrigation system.

Inside, the central lobby is arranged with a natural decorative garden. The attic features large glazed surfaces opening onto the terrace, fitted with electrically operated exterior blinds, enhancing thermal comfort during the warm season.

Premium finishes include:

antique solid oak wood flooring and terrazzo;

fully equipped bathrooms with designer sanitary fittings;

custom-made interior doors combining wood, metal, and glass;

metallic decorative details and brass inserts.

The building was fully structurally reinforced between 2001 and 2003. The structure consists of reinforced brick masonry, reinforced concrete columns and beams, and concrete slabs.

The wooden roof structure of the attic has been restored and treated, benefiting from high-performance thermal insulation. Waterproofing systems have been renewed both at ground level and in the inner courtyard.

The building is equipped with:

a modern electrical system, prepared for operation with a backup generator;

lightning protection system;

video surveillance, access control, anti-burglary and fire detection systems;

video intercom at both entrances.

All systems are integrated into a Building Management System (BMS), allowing control of lighting, climate, and security both locally and remotely via a mobile application.

CLIMATE CONTROL & COMFORT

Heating and cooling are provided by an efficient, complex system that includes:

high-performance thermal plant;

underfloor heating in main areas;

fan coil units and radiators, depending on the space;

chiller-based cooling system.

Temperature can be individually adjusted for each room.

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PROJECT & RESTORATION

The restoration project was carried out in compliance with the building's historical monument status, while meeting modern standards of comfort and technology.

5,500,000 EUR	**75.66 BITCOIN**	**2,551.48 ETHEREUM**

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