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SINCE 1993

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Magheru Blvd

House for Sale

CARACTERISTICS

- **AREA**: Magheru Blvd
- **Built surface**: 736.9 sqm
- **Land Surface**: 837.17 sqm
- **Construction year**: 1908
- **Maximum height**: S+P+1E+M









Layout

Surface areas

Land area: 837.17 sqm

Built area: 397.50 sqm

Total built-up area: 736.90 sqm

DESCRIPTION

Casa Costin Nenitescu – Historic Property for Sale in the Magheru – C.A. Rosetti Area, Bucharest

General description
The property is located in the Magheru – C.A. Rosetti area, in a central urban setting characterized by a valuable architectural heritage and an identity shaped by the history of Bucharest.
The nearby Tudor Arghezi and Jean Louis Calderon streets reflect the historic character of the urban fabric, defined by diverse architectural styles and buildings representative of the city's evolution.
The location provides direct access to Gradina Icoanei Park, one of the area's main green landmarks, as well as convenient connections to key points of interest in central Bucharest.
History
Designed by architect Dimitrie Herjeu, one of the notable figures in Romanian architecture at the turn of the 20th century, the building is representative of the emergence of the Neo-Romanian architectural style, which evolved from the eclectic influences of the period towards a distinct national architectural language.
The property's history is closely linked to the Nenitescu family. The house was built for Dimitrie S. Nenitescu, a politician and former Minister of Industry and Commerce. Subsequently, academician Costin D. Nenitescu lived and worked here.
Distinctive features
Neo-Romanian architecture
Special historical significance
Year of construction: 1908
Land plot of 837.17 sqm
Main building and secondary structures
The property is sold in its current condition.
Existing layout:
The property comprises a main building and secondary structures, including a garage and ancillary spaces.
The surface areas are based on the existing documentation and refer exclusively to the property's current configuration.
Architectural features:
The house is representative of the Neo-Romanian architectural style of the early 20th century. Its ornate facades, decorative window surrounds, wooden joinery and motifs inspired by Romanian folk traditions give the property a distinctive character.
The historical and architectural study highlights features such as the main staircase with its carved wooden balustrade, stucco decorations, wood paneling and ornamental details characteristic of the period.
The property stands out for its recessed position relative to the street alignment, complemented by a front garden and decorative boundary fencing, features that give it a distinctive presence within the urban landscape.
Investment opportunity:
The property is sold in its current condition. Its generous land plot, existing built area and distinctive architectural identity make it an attractive opportunity for buyers interested in restoring and preserving a historic residence in a central Bucharest location.

1,990,000 EUR	35.97 BITCOIN	1,279.87 ETHEREUM

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