REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42540
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Izvor

House for Sale

CARACTERISTICS

- **AREA**: Izvor
- **Built surface**: 790 sqm
- **Land Surface**: 1356 sqm
- **Parking places**: 8
- **Maximum height**: Subsol + Parter + Mezanin + Etaj 1









Layout

Property areas

Land area: 1,356 sqm

The property comprises two buildings:

Building 1 – Main Building

Total built area: 534 sqm

Building footprint: 350 sqm

Layout: Basement + Ground Floor + Mezzanine + First Floor

Building 2 – Secondary Building

Total built area: 256 sqm

Building footprint: 128 sqm

Layout: Ground Floor + First Floor

Features and layout

Building 1 – Main building

Basement: Hallway, room, boiler room and bathroom.

Ground Floor: Entrance vestibule, seven rooms (14.42 sqm, 17.29 sqm, 29.6 sqm, 31.48 sqm, 66.92 sqm, 25.4 sqm and 12.7 sqm), hallway (36.30 sqm), hallway with staircase (11.11 sqm), and two bathrooms.

Mezzanine: Room, kitchenette, hallway and bathroom.

First Floor: Three rooms (18.19 sqm, 15.20 sqm and 12.89 sqm), staircase and a high, light-filled attic extending over the entire first-floor area, with potential for conversion into additional living or working space.

Building 2 – Secondary building

Ground Floor: Room, kitchen, hallway, bathroom and a garage accommodating two cars.

First Floor: Four rooms, hallway and three bathrooms.

DESCRIPTION

The ultra-central location, close to Izvor Park and the Palace of Parliament, provides easy access to Bucharest's main areas of interest, public institutions, business districts and major transport routes.
This property combines the architectural value of a characterful building with the functionality required for professional use. Its key distinguishing feature is the exceptionally generous plot of land, a rare asset in such a central location in Bucharest. With its distinctive character and considerable potential, the property represents a rare opportunity for companies, embassies or organisations seeking a prestigious headquarters in a remarkable architectural setting, complemented by an extensive plot of land seldom found in this part of the capital.
General description
Located on Splaiul Independentei, near Izvor Park and the National Opera House, this remarkable property stands out for its elegant architecture, original decorative features and the representative character of the main building.
The property comprises two buildings situated on a 1,356 sqm plot of land, offering generous spaces and a wide range of potential uses.
The main building features elegant architecture with Neoclassical influences and classical ornamental details, a harmoniously structured façade, and interiors adorned with restored original stucco work and decorative elements. High ceilings, distinctive finishes and the building's well-preserved condition retain the charm and prestige of this property.
The secondary building complements the ensemble functionally, providing additional accommodation, including a garage for two cars.
Outdoor areas and facilities
Garden
Parking for six cars
Garage for two cars
Features and finishes
Independent central heating system
Parquet flooring in the rooms
Double-glazed windows
Restored original stucco work and ornamental details
High-quality finishes
Spacious interiors and high ceilings
Potential uses
Thanks to its layout, architectural character and central location, the property is particularly suitable for an embassy, representative office, prestigious corporate headquarters, law firm, consultancy practice, organisation or other professional activities requiring a distinguished architectural setting and generous accommodation.

2,450,000 EUR | **42.79 BITCOIN** | **1,511.82 ETHEREUM**

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