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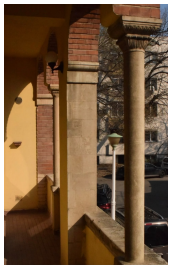
Floreasca

House for Sale

CARACTERISTICS

- **AREA**: Floreasca
- **Usable surface**: 640 sqm
- **Land Surface**: 686 sqm
- **No. of Rooms**: 15
- **Parking places**: 6
- **Construction year**: 1947







DESCRIPTION

A distinctive property combining architectural character, history and outstanding versatility
Located in the prestigious Floreasca – Dorobanti area, this representative villa, originally built in 1947, stands out for its distinctive architectural character, generous dimensions and versatile layout.
The property underwent structural consolidation and complete renovation between 2015 and 2021, benefiting from new installations and modern amenities. It is currently offered in excellent, turnkey condition.
With a usable area of 640 sqm and a land plot of 686 sqm, the villa features 15 rooms, spacious interiors and a flexible layout suitable for a variety of uses, both residential and professional.
One of the property's key advantages is its frontage on two streets, providing enhanced accessibility and additional flexibility. The landscaped courtyard accommodates five parking spaces and a garage, complemented by a garden and generous outdoor areas.
Layout and functionality
The villa features a spacious layout comprising 15 rooms, a living area, dressing room, attic, terrace, wine cellar and staff room.
Approximately 190 sqm of interior space remain unfinished, offering the opportunity for customisation according to the future owner's requirements and preferences.
Features and amenities

The property benefits from new installations, central heating, air conditioning, an alarm system and thermal insulation.
A distinctive feature is the photovoltaic system equipped with 25 kW energy storage capacity, contributing to the property's energy efficiency.
The outdoor area includes a paved courtyard, landscaped garden, garage and electric gates.
Property Details:
Usable area: 640 sqm
Land area: 686 sqm
Year of construction: 1947
Structural consolidation and complete renovation: 2015–2021
Number of rooms: 15
Bathrooms: 2+
Parking spaces: 5 within the courtyard
Garage
Frontage on two streets
Photovoltaic system with 25 kW energy storage
Unfinished interior area: approximately 190 sqm
Condition: Turnkey
A property with distinctive architectural identity and remarkable potential, located in one of Bucharest's most desirable residential areas, ideal for those seeking a representative villa with generous spaces and multiple possibilities for use.

3,800,000 EUR	65.67 BITCOIN	2,345.43 ETHEREUM

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