

HERASTRAU - 5 bedrooms spacious villa  
650sqm

**2,300,000 €**



**GENERAL INFORMATION**

- 8 rooms
- level: 1S+D+P+1E+2R
- construction year: 2005

**AREAS**

- built: 650 sqm
- usable: 550 sqm

**CONTAINS**

- 5 bedrooms
- 5 bathrooms

**Utilities**

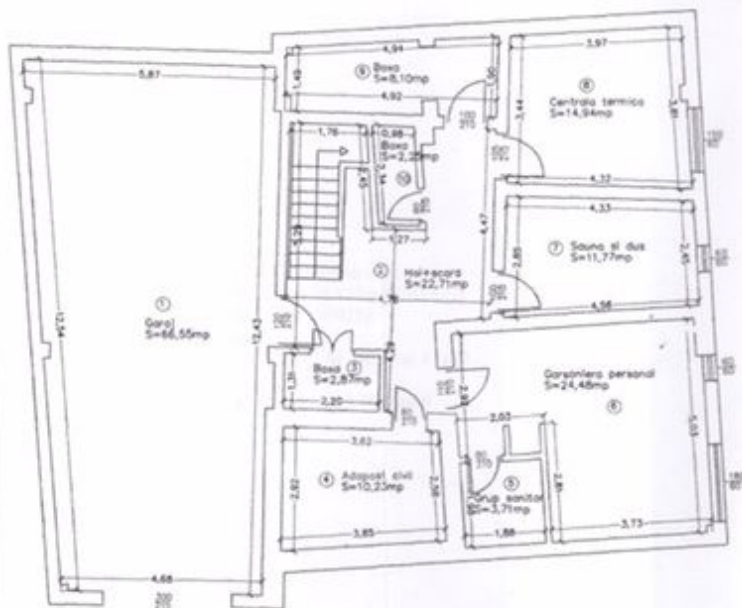
air conditioning, stove, fridge, jacuzzi, washing machine, dishwasher, staircase, fireplace, tv, unfurnished, radiators, central heating, open kitchen, furnished kitchen, equipped kitchen, water meters, heating meter, electricity meter, gas meter, underground storage, yard, limber box, private garden, sauna, service closet

**Property details**

Located in Herastrau area, close to park and public transportation, this Ug+Gf+1 villa has a total area of 650sqm built (550sqm usable) and 450sqm land plot. It has around 210 sqm/level. At the Bs it has a large room for house keeper with it own shower toilet, sauna room with shower, laundry and 3 garage lots. The Gf is composed of large living room with fire place, dining area, equipped open kitchen, bedroom/study and toilet. The 1st floor is composed of 3 bedrooms with 2 bathrooms. The roof is a big terrace. Supplementary levels can be built.

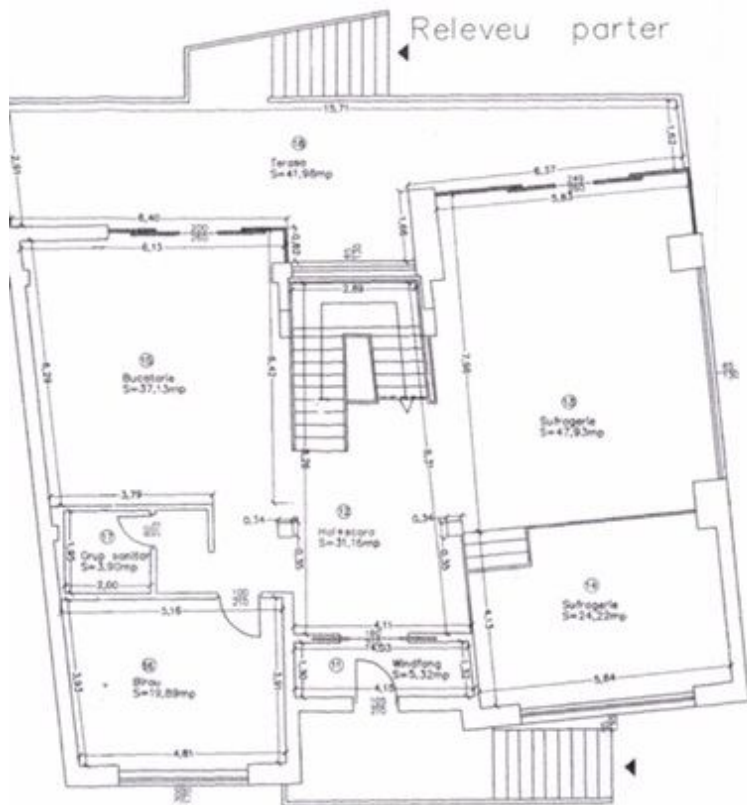
<https://www.goldenkey.ro/en/property-5-bedrooms-spacious-villa-650sqm-near-herastrau-park-cp662563>

Relevu demisol



RECAPITULATIE demisol

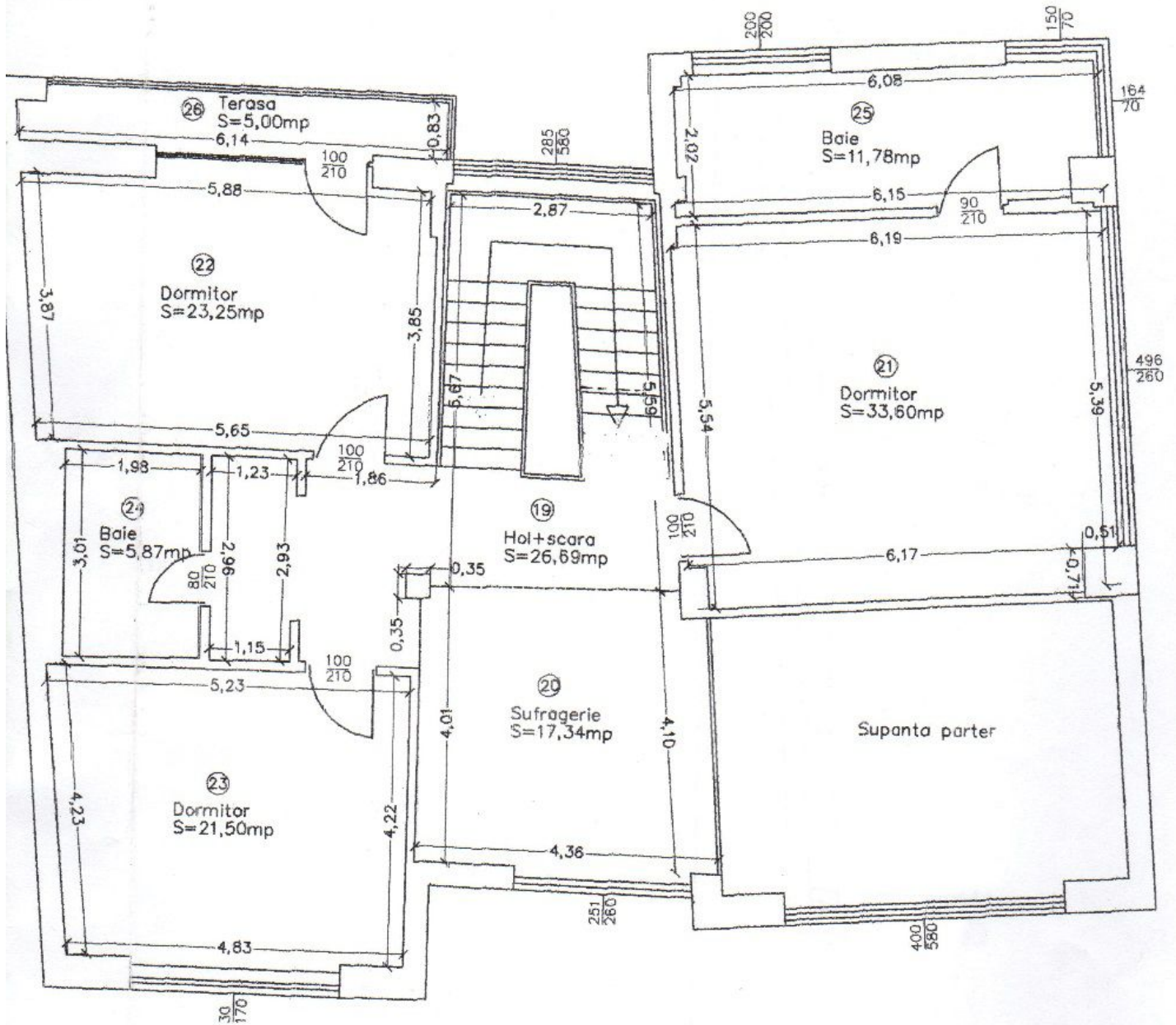
Nr.	Denumire incaperi	Suprafata utila (mp)
1	Garaj	66,55
2	Hol+scara	22,71
3	Baza	2,87
4	Adapost civil	10,23
5	Grup sanitar	3,71
6	Garaniera personal	24,48
7	Sauna si dus	11,77
8	Centrua termica	14,94
9	Baza	8,10
10	Baza	2,25
<b>Total suprafata utila demisol</b>		<b>167,61</b>



RECAPITULATIE parter

Nr.	Denumire incopere	Suprafata utila (mp)
11	Windfang	5,32
12	Hol+scara	31,16
13	Sufragerie	47,93
14	Sufragerie	24,22
15	Bucatarie	37,13
16	Birou	19,89
17	Grup sanitar	3,90
18	Terasa	41,98
<b>Total suprafata utila parter</b>		<b>211,53</b>

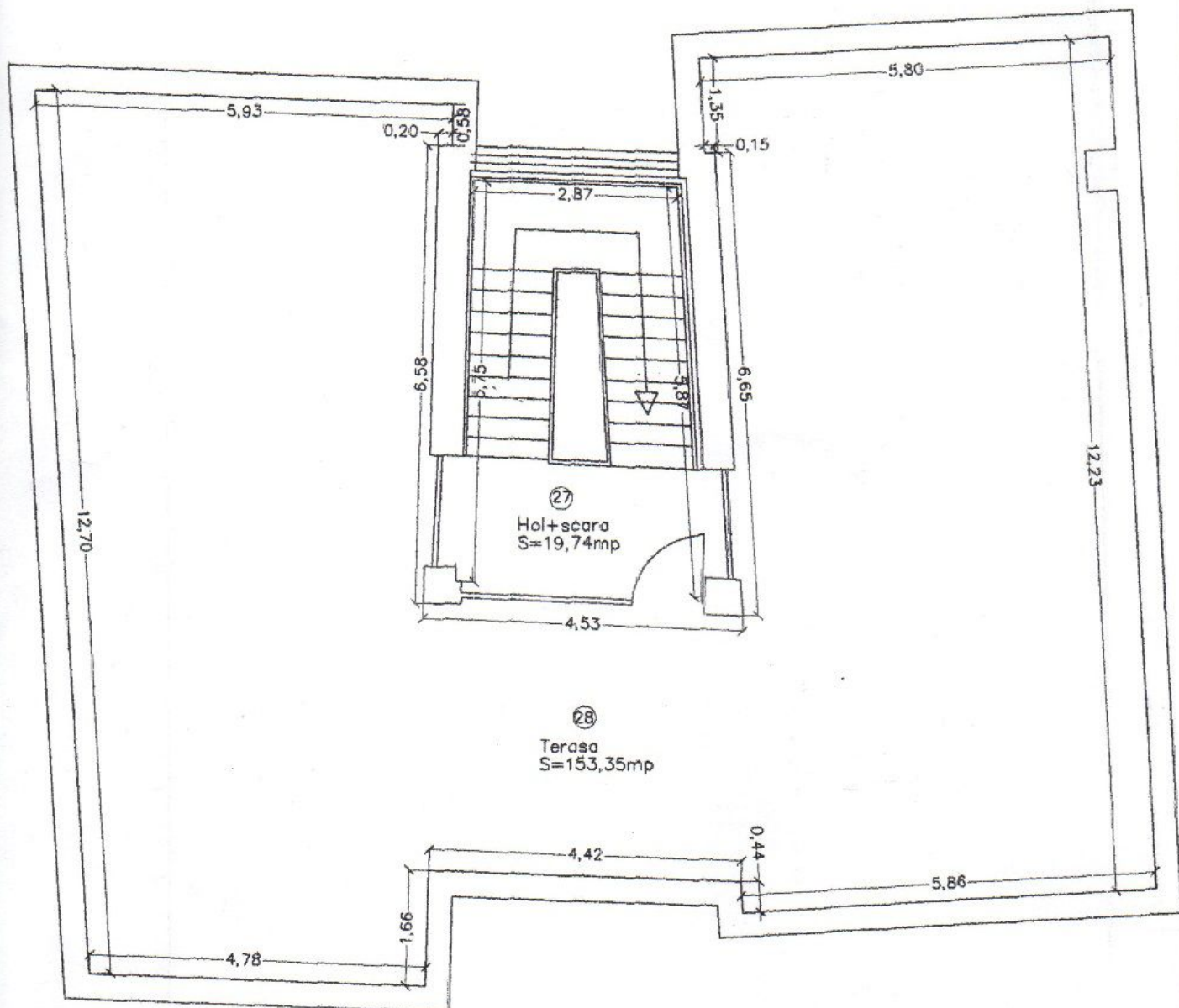
# Relevu etaj 1



## RECAPITULATIE etaj 1

Nr.	Denumire incapere	Suprafata utila (mp)
19	Hol+scara	26,69
20	Sufragerie	17,34
21	Dormitor	33,60
22	Dormitor	23,25
23	Dormitor	21,50
24	Baie	5,87
25	Baie	11,78
26	Terasa	5,00
<b>Total suprafata utila etaj 1</b>		<b>145,03</b>

# Relevu terasa circulabila



## RECAPITULATIE terasa

Nr.	Denumire incapere	Suprafata utila (mp)
27	Hol+scara	19,74
28	Terasa	153,35
<b>Total suprafata utila terasa</b>		<b>173,09</b>