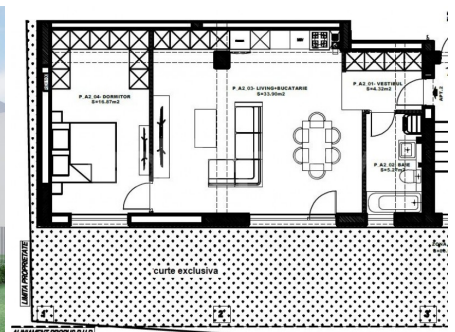


**AVIATIEI - Atlanta Residence**  
Modern 1 bedroom apartment

**193,600 €**



**GENERAL INFORMATION**

- 2 rooms
- level: Parter / 1S+P+2E
- construction year: 2026

**AREAS**

- built: 108 sqm
- usable: 59 sqm

**CONTAINS**

- 1 bedrooms
- 1 bathrooms

**Utilities**

bathtub, unfurnished, central heating, underfloor heating, heat pump, water meters, heating meter, electricity meter, private garden, elevator, service closet

**Property details**

Ideally located in the Aviatiei area, behind the Crystal Palace hotel, 950m from the Aurel Vlaicu - Promenada metro and 1500m from Herastrau Park, this boutique building has 9 residential units spread over 3 levels, Ug+Gf+2. There are only 3 apartments/level with 2 and 4 rooms each. The apartment is located on the ground floor and benefits from an exclusive garden. The total area is 108sqm of which 72sqm built, 59sqm usable plus 37sqm garden. It consists of a spacious living room with a dining area and kitchen of 34sqm, a bedroom of 17sqm with a dressing area and a bathroom of 5sqm. Technical specifications: The structure is made of reinforced concrete with 30cm Porotherm brick filling, thermally and soundproofed slab, the rooms optimally compartmentalized without lost spaces with large glazed surfaces. The thermal insulation is provided by the complete system from Caparol, the windows are with Salamander Green Evolution tripane profiles, the elevator is Klemann. Each unit has individually metered utilities, the building having its own central and heat pumps. The finishes and equipment are modern and of good quality: triple layered parquet, underfloor heating, large ceramics, Ideal Standard sanitary ware, Pinum doors, Schneider electric. Advantages: The location very close to the metro and the most developed office area of the city, the proximity of all points of interest within walking distance are the main asset of this project. Smart partitioning, high rooms, small number of units, modern installations and finishes are also just some of the reasons why you should choose Atlanta Residence.

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