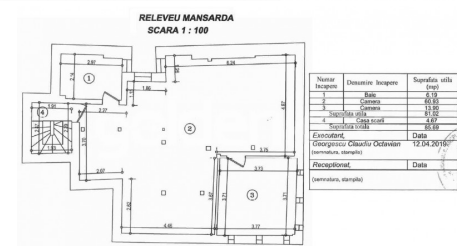
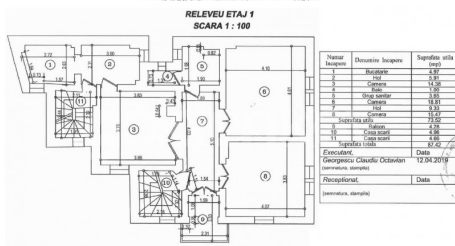
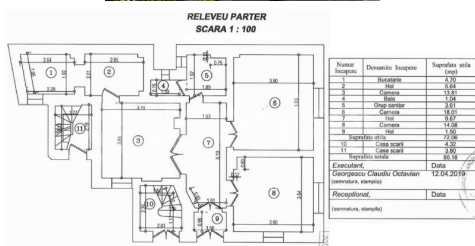
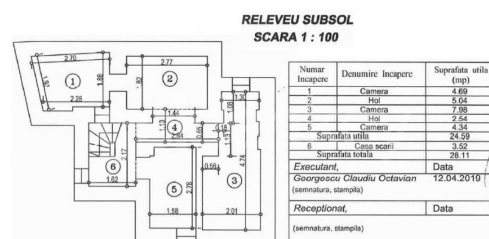


**DOROBANTI - Chozy villa Ug+GF+1+At**  
8 bedrooms, 3 baths

**1,250,000 €**



**GENERAL INFORMATION**

- 8 rooms
- level: 1S+P+1E+M
- construction year: 1940

**AREAS**

- built: 337 sqm
- usable: 282 sqm

**CONTAINS**

- 6 bedrooms
- 3 bathrooms

**Utilities**

air conditioning, staircase, unfurnished, radiators, central heating, water meters, heating meter, electricity meter, gas meter, private garden, service closet

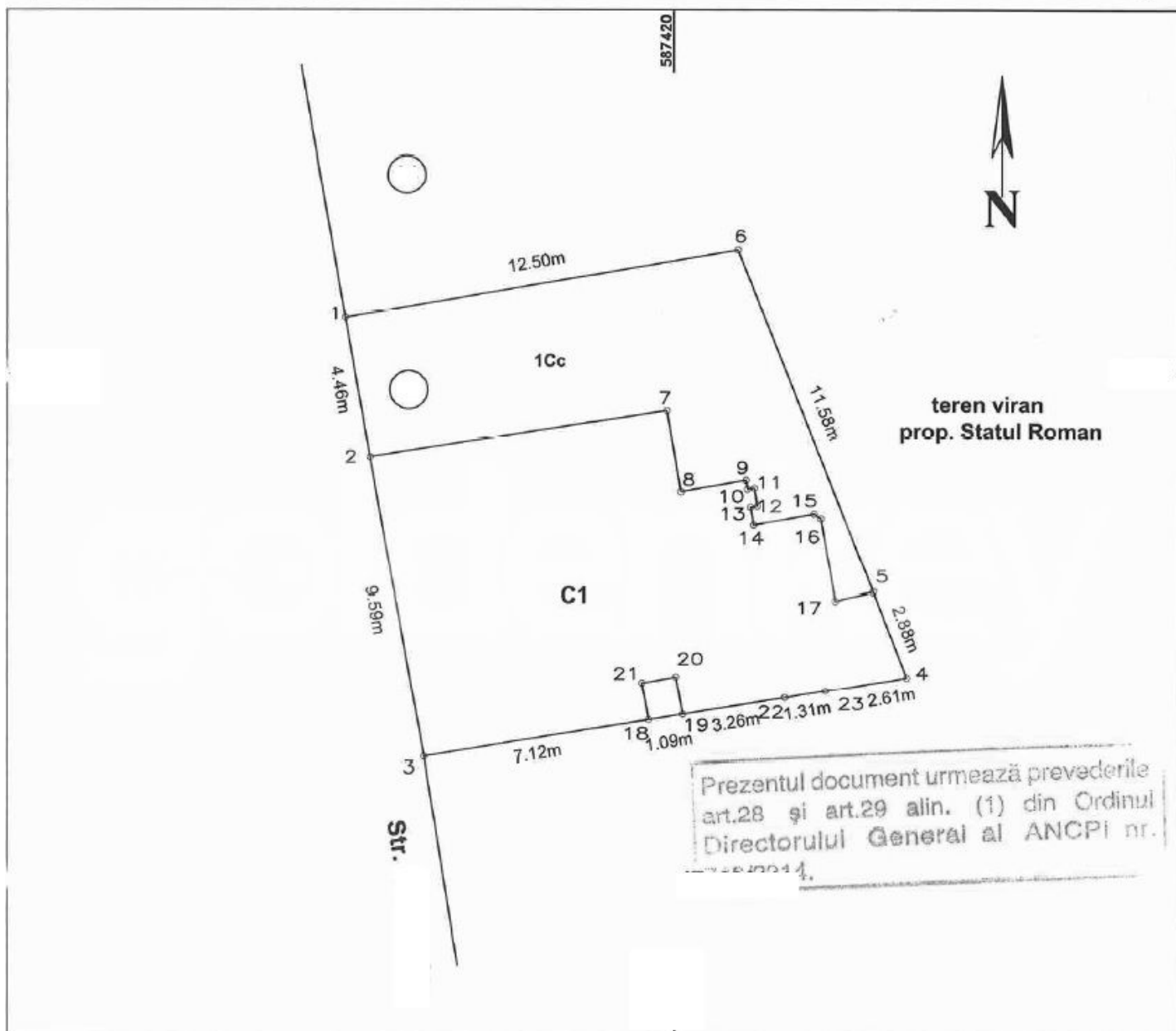
**Property details**

On a quiet, traffic-free street in Dorobanti Capitale, close to Victoriei Square and Dorobanti Square, this chic Ug+Gf+1+At villa was built in 1940 and renovated in 2005. It has a built area of 337sqm of which 282sqm usable, on a plot of land of 200sqm with a footprint of 120sqm. In the basement it has storage spaces and 2 rooms, approx. 30sqm usable. The ground floor consists of 3 rooms, kitchen, bathroom, bathroom, approx. 80sqm The first floor is identical to the ground floor: 3 rooms, kitchen, bathroom, bathroom, balcony, approx. 87sqm. The attic has an open space of 60sqm, another room and bathroom, approx. 86sqm. 2-3 cars can be parked in the courtyard. The layout of the rooms allows the floors to be used independently, being suitable for residence or commercial/offices.

<https://www.goldenkey.ro/en/property-chozy-villa-ug-gf-1-at-8-bedrooms-3-baths-337sqm-cp2956703>

**PLAN DE AMPLASAMENT SI DELIMITARE A IMOBILULUI  
SCARA 1 : 200**

|                            |                           |                           |                            |
|----------------------------|---------------------------|---------------------------|----------------------------|
| <b>Nr. cadastral</b>       | <b>Suprafata masurata</b> | <b>Adresa Imobilului:</b> |                            |
|                            | <b>197 mp</b>             |                           |                            |
| <b>Cartea Funciara nr.</b> |                           | <b>UAT</b>                | <b>sector 1, Bucuresti</b> |



**A. Date referitoare la teren**

| Nr. parcela  | Categoria de folosinta | Suprafata (m.p.) | Mentiiuni                                                                 |
|--------------|------------------------|------------------|---------------------------------------------------------------------------|
| 1            | Cc ( TDI )             | 197              | Teren intravilan partial imprejmuit cu gard, in rest delimitat de calcan. |
| <b>TOTAL</b> |                        | 197              |                                                                           |

**B. Date referitoare la constructii**

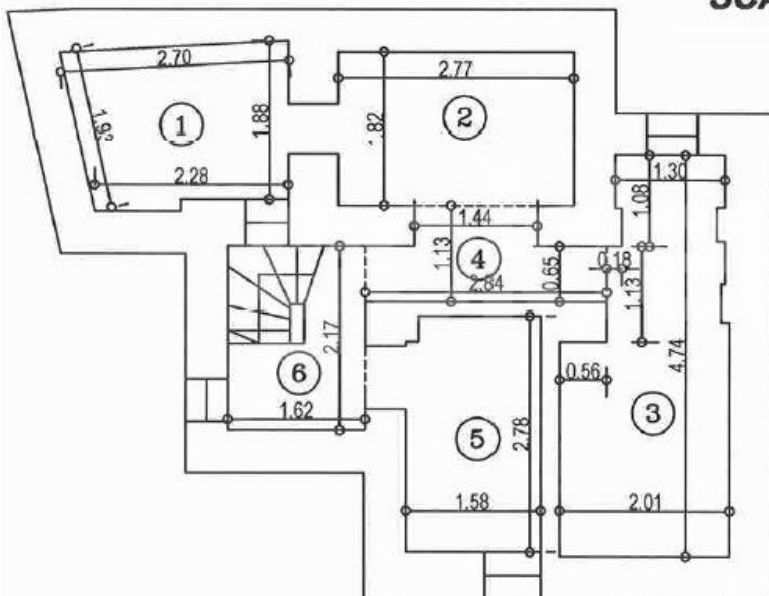
| Cod constr.  | Destinatia | Suprafata construita la sol (mp) | Mentiiuni                                   |
|--------------|------------|----------------------------------|---------------------------------------------|
| C1           | CL         | 119                              | Constructie S+P+1E+M. Supraf. desf. 401 mp. |
| <b>TOTAL</b> |            | 119                              |                                             |

Suprafata totala masurata a imobilului = 197 mp

Suprafata din act = 186 mp

## RELEVU SUBSOL

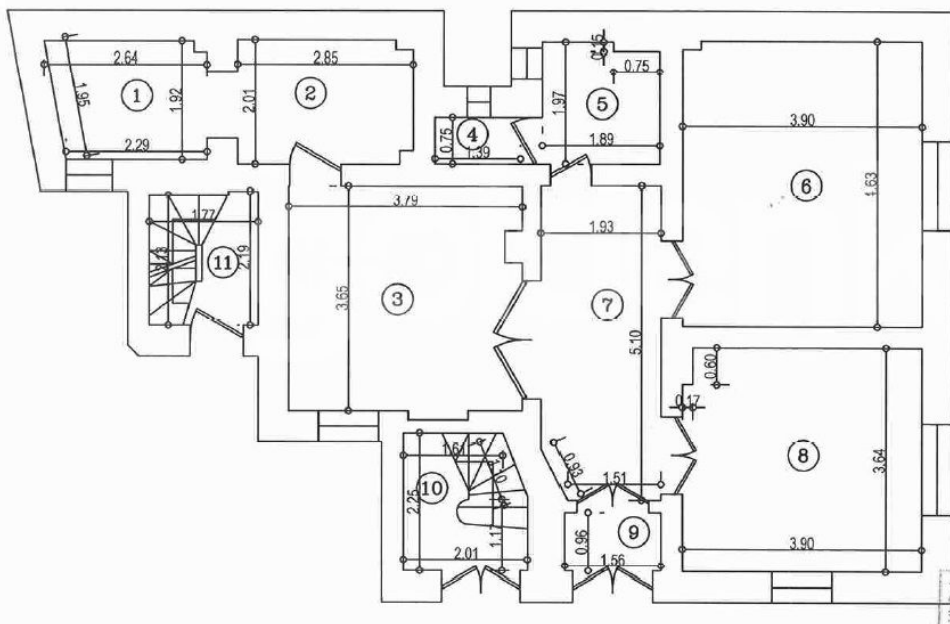
SCARA 1 : 100



| Numar Incapere                                      | Denumire Incapere | Suprafata utila (mp) |
|-----------------------------------------------------|-------------------|----------------------|
| 1                                                   | Camera            | 4.69                 |
| 2                                                   | Hol               | 5.04                 |
| 3                                                   | Camera            | 7.98                 |
| 4                                                   | Hol               | 2.54                 |
| 5                                                   | Camera            | 4.34                 |
| Suprafata utila                                     |                   | 24.59                |
| 6                                                   | Casa scarii       | 3.52                 |
| Suprafata totala                                    |                   | 28.11                |
| <b>Executant,</b>                                   |                   | <b>Data</b>          |
| Georgescu Claudiu Octavian<br>(semnatura, stampila) |                   | 12.04.2019           |
| <b>Receptionat,</b>                                 |                   | <b>Data</b>          |
| (semnatura, stampila)                               |                   |                      |

## RELEVU PARTER

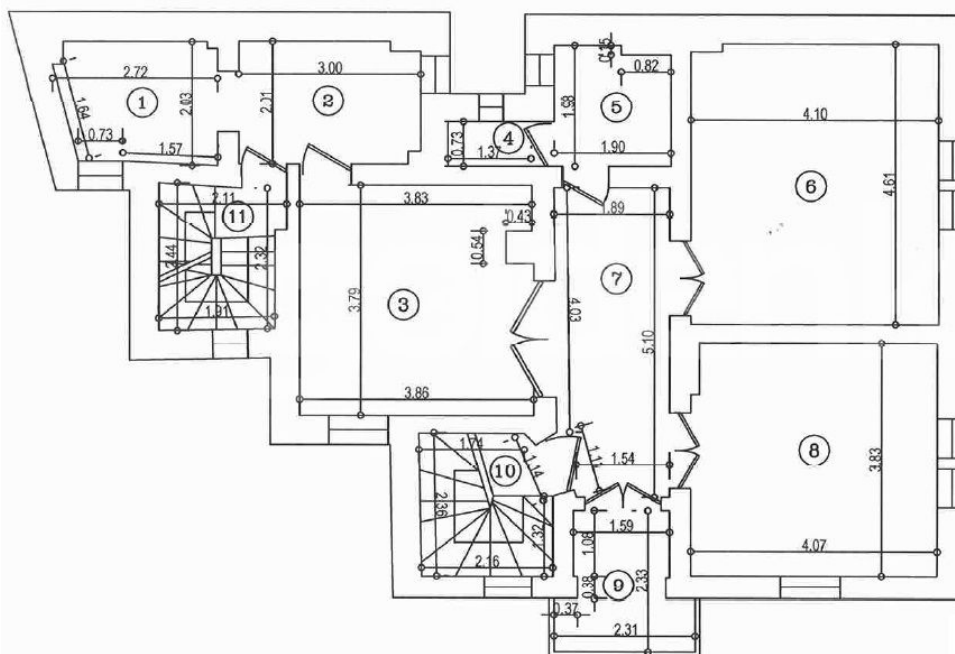
SCARA 1 : 100



| Numar Incapere                                      | Denumire Incapere | Suprafata utila (mp) |
|-----------------------------------------------------|-------------------|----------------------|
| 1                                                   | Bucatarie         | 4.70                 |
| 2                                                   | Hol               | 5.64                 |
| 3                                                   | Camera            | 13.81                |
| 4                                                   | Baie              | 1.04                 |
| 5                                                   | Grup sanitar      | 3.61                 |
| 6                                                   | Camera            | 18.01                |
| 7                                                   | Hol               | 9.67                 |
| 8                                                   | Camera            | 14.08                |
| 9                                                   | Hol               | 1.50                 |
| Suprafata utila                                     |                   | 72.06                |
| 10                                                  | Casa scarii       | 4.32                 |
| 11                                                  | Casa scarii       | 3.80                 |
| Suprafata totala                                    |                   | 80.18                |
| <b>Executant,</b>                                   |                   | <b>Data</b>          |
| Georgescu Claudiu Octavian<br>(semnatura, stampila) |                   | 12.04.2019           |
| <b>Receptionat,</b>                                 |                   | <b>Data</b>          |
| (semnatura, stampila)                               |                   |                      |

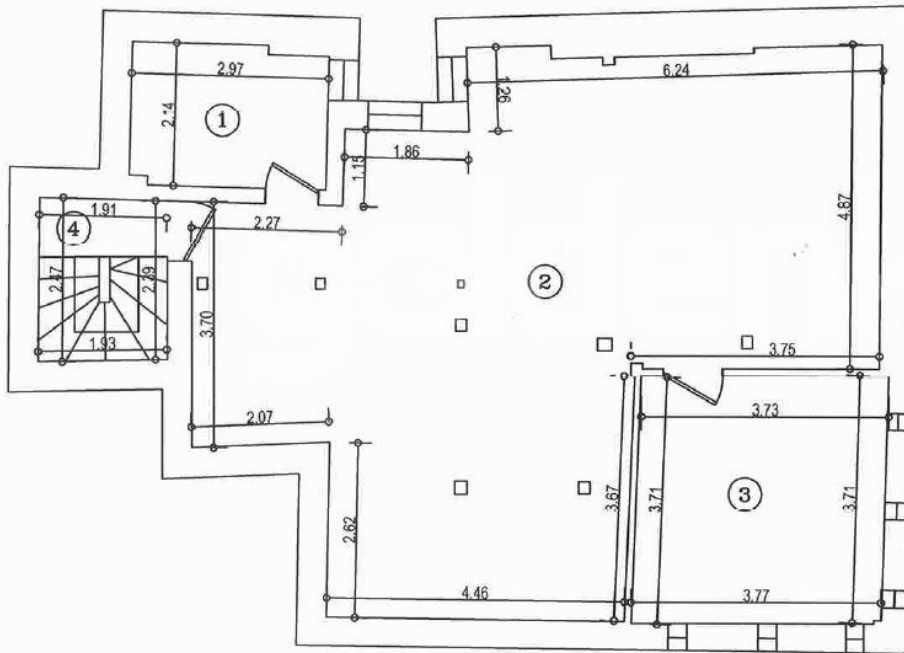
## RELEVU ETAJ 1

SCARA 1 : 100



| Numar Incapere                                      | Denumire Incapere | Suprafata utila (mp) |
|-----------------------------------------------------|-------------------|----------------------|
| 1                                                   | Bucatarie         | 4.97                 |
| 2                                                   | Hol               | 5.91                 |
| 3                                                   | Camera            | 14.38                |
| 4                                                   | Baie              | 1.00                 |
| 5                                                   | Grup sanitar      | 3.65                 |
| 6                                                   | Camera            | 18.81                |
| 7                                                   | Hol               | 9.33                 |
| 8                                                   | Camera            | 15.47                |
| Suprafata utila                                     |                   | 73.52                |
| 9                                                   | Balcon            | 4.28                 |
| 10                                                  | Casa scarii       | 4.98                 |
| 11                                                  | Casa scarii       | 4.66                 |
| Suprafata totala                                    |                   | 87.42                |
| <b>Executant,</b>                                   |                   | <b>Data</b>          |
| Georgescu Claudiu Octavian<br>(semnatura, stampila) |                   | 12.04.2019           |
| <b>Receptionat,</b>                                 |                   | <b>Data</b>          |
| (semnatura, stampila)                               |                   |                      |

**RELEVEU MANSARDA**  
**SCARA 1 : 100**



| Numar Incapere                    | Denumire Incapere | Suprafata utila (mp) |
|-----------------------------------|-------------------|----------------------|
| 1                                 | Baie              | 6.19                 |
| 2                                 | Camera            | 60.93                |
| 3                                 | Camera            | 13.90                |
| Suprafata utila                   |                   | 81.02                |
| 4                                 | Casa scarii       | 4.67                 |
| Suprafata totala                  |                   | 85.69                |
| <i>Executant,</i>                 |                   | Data                 |
| <i>Georgescu Claudiu Octavian</i> |                   | 12.04.2019           |
| <i>(semnatura, stampila)</i>      |                   |                      |
| <i>Receptionat,</i>               |                   | Data                 |
| <i>(semnatura, stampila)</i>      |                   |                      |