

P-TA ROMANA - Elegant villa perfect for exclusive offices
ID:476936

5,000 € / lună



GENERAL INFORMATION

- 10 rooms
- level: 1S+P+2E+M
- construction year: 1936

AREAS

- built: 464 sqm
- usable: 364 sqm

CONTAINS

- 4 bedrooms
- 4 bathrooms

Utilities

air conditioning, stove, fridge, washing machine, dishwasher, staircase, alarm system, luxury furnished, open kitchen, furnished kitchen, yard, service closet

Property details

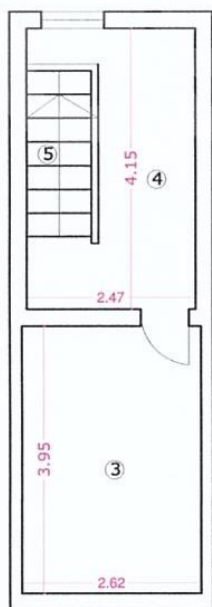
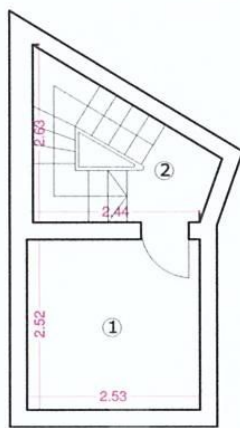
This Ug+Gf+2+Attic Villa is located in an ultra-central location near Gradina Icoanei Park with quick access to both Romana Square and Magheru Boulevard, benefiting from all the facilities of the area. It has a total area of 464sqm, 364 sqm usable, a free yard of about 60 sqm and has a garage and parking spaces in front of the house. The basement is composed of storage space and technical room. The ground floor consists of the chic vestibule, bedroom, bathroom with shower, pantry, garage and exit to the inner courtyard with barbecue, where a summer kitchen with dining area is also arranged. The 1st floor consists of a bright and spacious living room, large reception hall, kitchen equipped with dining area and exit to the terrace. On the 2nd floor there is the master bedroom with dressing room and private bathroom, secondary bedroom with private bathroom and office. The attic -90sqm usable has separate entrance and is rented. The villa has the highest quality finishes, is renovated, modernized and partially furnished. Due to the ultra-central location and the elegance of the exterior architecture, this property is suitable for both offices/exclusive representation of a company and residential.

<https://www.goldenkey.ro/en/property-elegant-villa-perfect-for-exclusive-offices-cp476936>

RELEVEU IMOBIL - SUBSOL
Scara 1:100

223861-cj

| | | | |
|-------------------------------|-----------|-------------------|----------------------|
| Nr. cadastral al terenului | Suprafata | Adresa imobilului | |
| | 31.76 | Strada | |
| Cartea Funciara colectiva nr. | | UAT | Sector. 1, Bucuresti |
| Cod unitate individuala(U) | | CF individuala | |



Recapitulatie

| Nr. cam. | Denumire camera | Suprafata [mp] |
|--------------------------|-----------------|----------------|
| 4 | Hol | 7.56 |
| Suprafata utila = 7.56 | | |
| 1 | Pivnita | 6.38 |
| 2 | Scara | 4.78 |
| 3 | Pivnita | 10.35 |
| 5 | Scara | 2.69 |
| Suprafata totala = 31.76 | | |

Intocmit

DE
ACTORIZARE

Seria RO-MB-E Nr. 0068

IONELA
POPA

PROFESIONISTA DE
CATEGORIA B

Receptionat

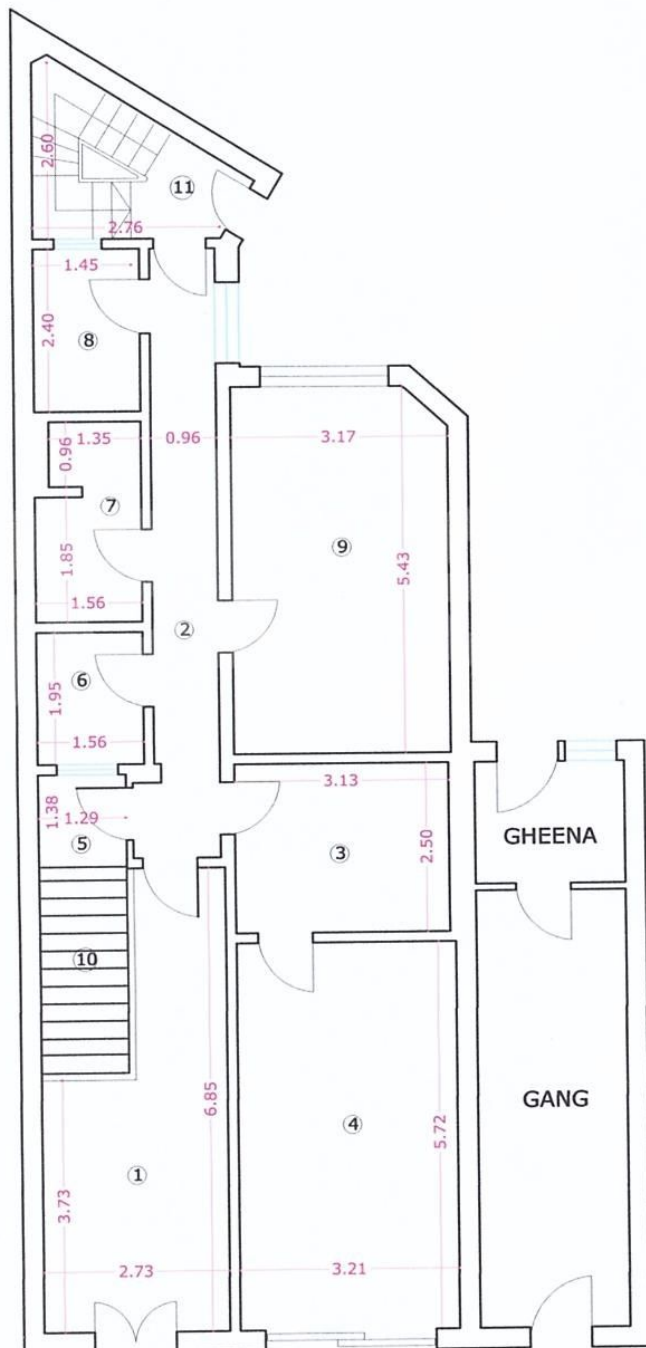
Oficiul de Cadastru și Publicitate Imobiliară
BUCUREȘTI
IAN DANIELA
Director de cadastru

Handwritten signature and date:
D: 85330/2018

RELEVU IMOBIL - PARTER
Scara 1:100

223861-01

| | | | |
|-------------------------------|-----------|-------------------|----------------------|
| Nr. cadastral al terenului | Suprafata | Adresa imobilului | |
| | 89.57 | | |
| Cartea Funciara colectiva nr. | | UAT | Sector. 1, Bucuresti |
| Cod unitate individuala(U) | | CF individuala | |



Recapitulatie

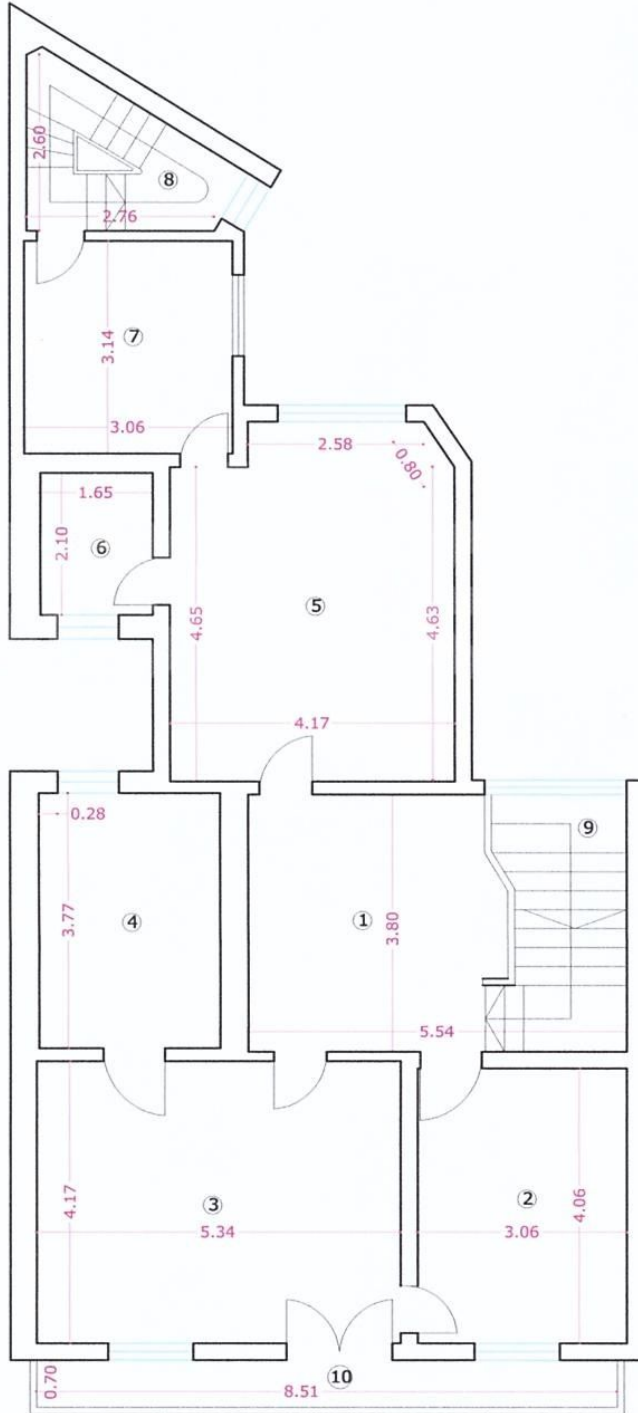
| Nr. cam. | Denumire camera | Suprafata [mp] |
|--------------------|-----------------|----------------|
| 1 | Vestibul | 14.36 |
| 2 | Hol | 8.97 |
| 3 | Hol | 7.82 |
| 4 | Garaj | 18.36 |
| 5 | Hol | 1.76 |
| 7 | Baie | 4.31 |
| 8 | Camara | 3.74 |
| 9 | Camera | 17.02 |
| Suprafata utila = | | 76.35 |
| 6 | Luminator | 3.04 |
| 10 | Scara | 4.37 |
| 11 | Scara | 5.81 |
| Suprafata totala = | | 89.57 |

RELEVU IMOBIL - ETAJ 2

Scara 1:100

223861-9

| | | | |
|-------------------------------|-----------|-------------------|----------------------|
| Nr. cadastral al terenului | Suprafata | Adresa imobilului | |
| | 111.87 | Strada | |
| Cartea Funciara colectiva nr. | | UAT | Sector. 1, Bucuresti |
| Cod unitate individuala(U) | | CF individuala | |



Recapitulatie

| Nr. cam. | Denumire camera | Suprafata [mp] |
|--------------------|-----------------|----------------|
| 1 | Hol | 13.69 |
| 2 | Camera | 12.42 |
| 3 | Camera | 22.27 |
| 4 | Baie | 10.03 |
| 5 | Camera | 21.26 |
| 6 | Baie | 3.46 |
| 7 | Spalatorie | 9.61 |
| Suprafata utila = | | 92.74 |
| 8 | Casa scarii | 5.81 |
| 9 | Casa scarii | 7.36 |
| 10 | Terasa | 5.96 |
| Suprafata totala = | | 111.87 |

Oficiul de Cac
S1
Ins

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