

GRADINA ICOANEI - Elegant villa perfect for residence/
exclusive offices
ID:2802406

6,000 € / lună



GENERAL INFORMATION

- 8 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, shower, bathtub, dressing room, fridge, kitchen hood, washing machine, dishwasher, staircase, alarm system, partially furnished, radiators, central heating, closed kitchen, furnished kitchen, equipped kitchen, water meters, electricity meter, gas meter, yard, service closet

Property details

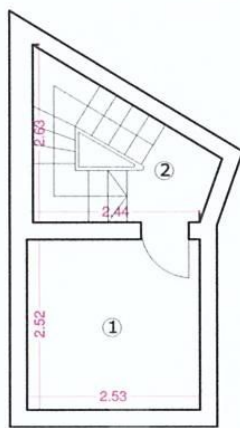
This Ug+Gf+2+Attic Villa is located in an ultra-central location near Gradina Icoanei Park with quick access to both Romana Square and Magheru Boulevard, benefiting from all the facilities of the area. It has a total area of 464sqm, 364 sqm usable, a free yard of about 60 sqm and has a garage and parking 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 is composed of 2 bedrooms with exit to the terrace, bathroom and living room with small kitchen. 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-residence-exclusive-offices-cp2802406>

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
CATEGORIA B

Receptionat

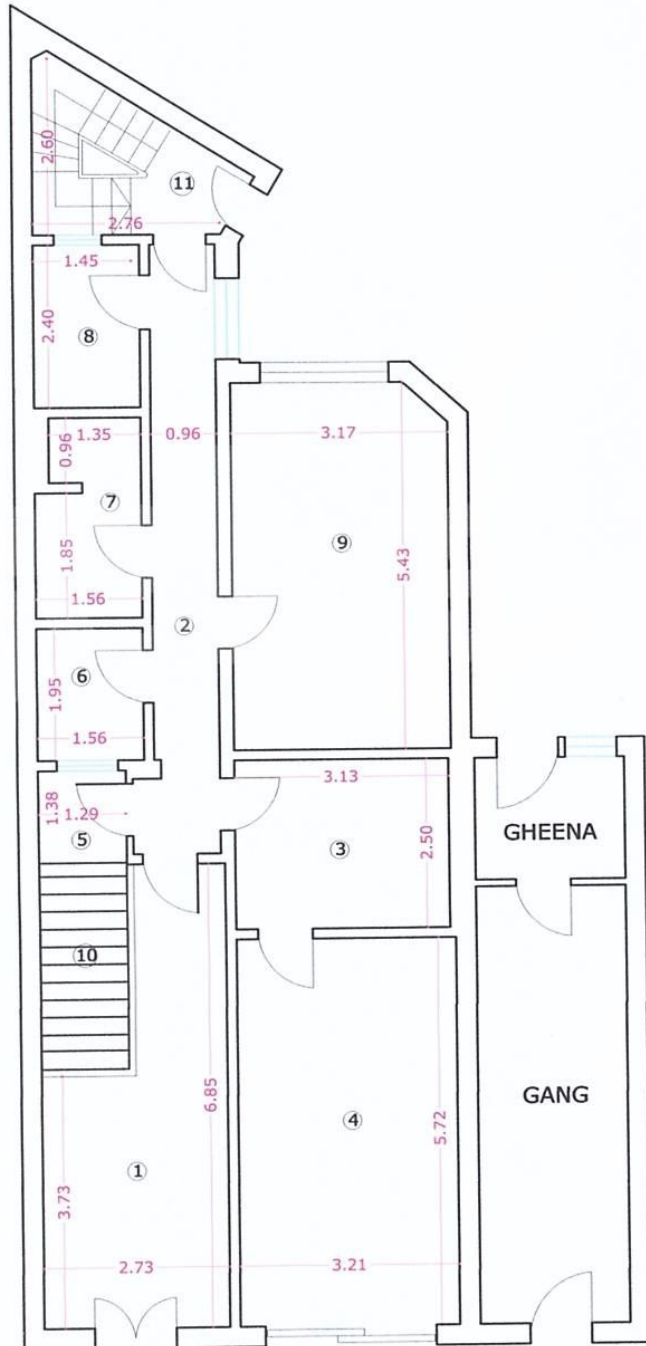
Oficiul de Cadastru și Publicitate Imobiliară
BUCUREȘTI
IOAN DANIELA
Director de cadastru

Ioan Daniela
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	



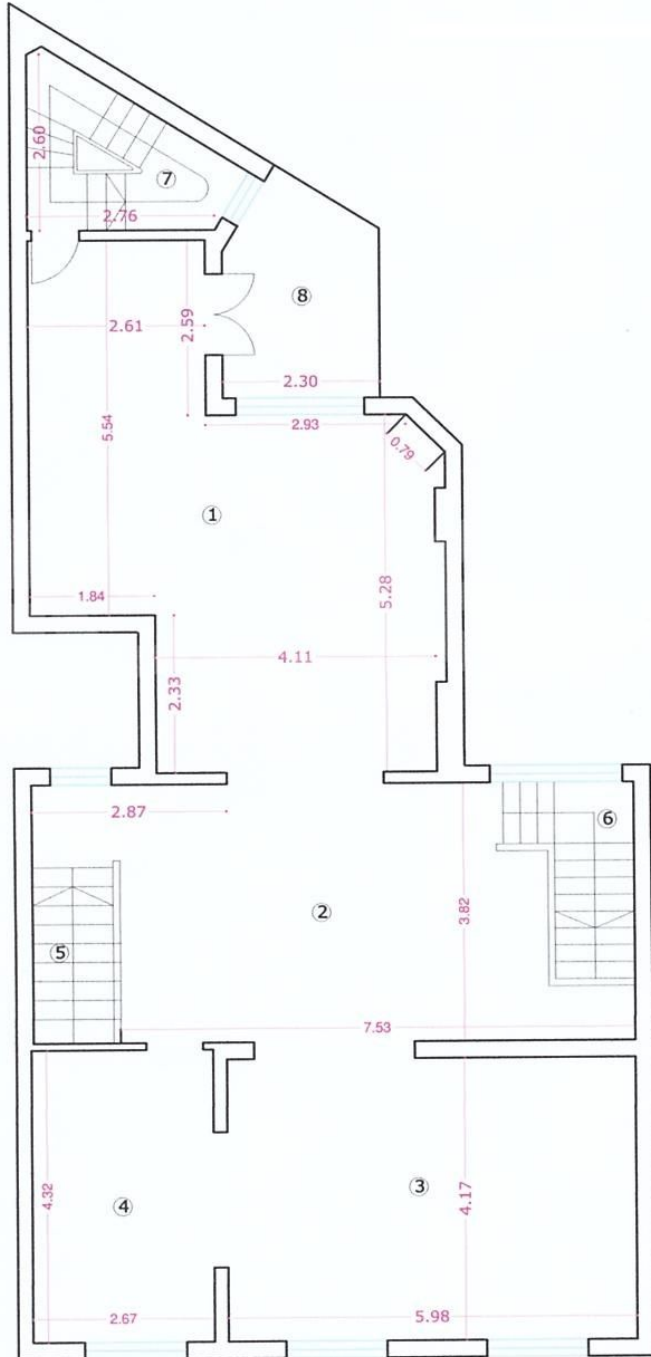
Recapitulatie

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

RELEVEU IMOBIL - ETAJ 1
Scara 1:100

223861-C1

Nr. cadastral al terenului	Suprafata	Adresa imobilului	
	116.89		
Cartea Funciara colectiva nr.		UAT	Sector. 1, Bucuresti
Cod unitate individuala(U)		CF individuala	



Recapitulatie

Nr. cam.	Denumire camera	Suprafata [mp]
1	Bucatarie	34.20
2	Hol	25.86
3	Camera	24.94
4	Camera	11.53
Suprafata utila =		96.53
5	Scara	3.36
6	Scara	4.47
7	Scara	5.82
8	Terasa	6.72
Suprafata totala =		116.89

Oficiul de

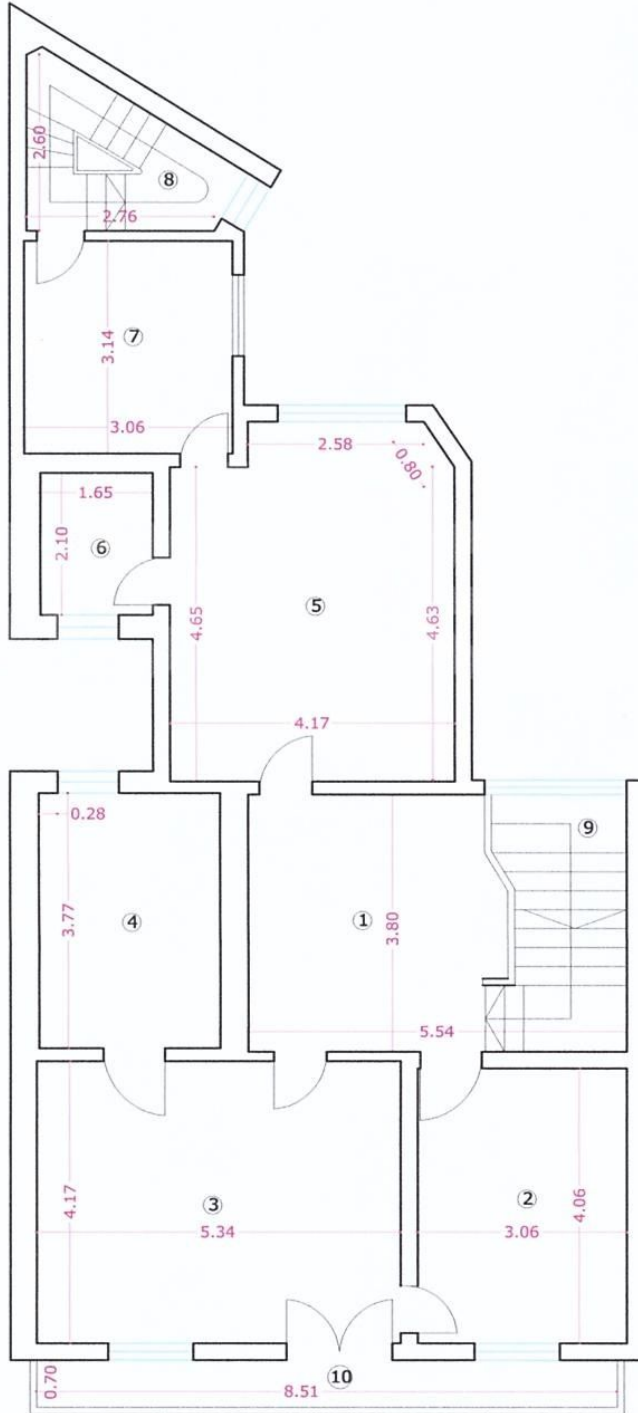
D: 85

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

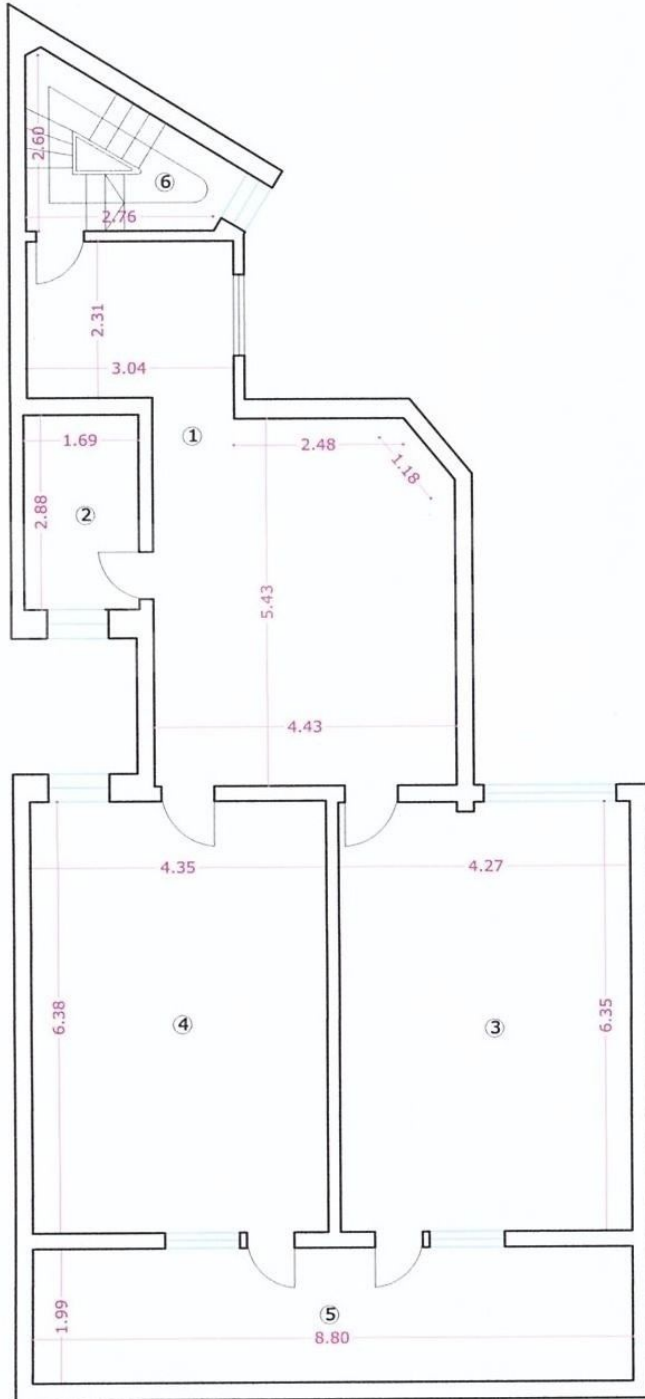
Oficiul de Cac

S1
Ins

RELEVEU IMOBIL - MANSARDA
Scara 1:100

223861-C1

Nr. cadastral al terenului	Suprafata	Adresa imobilului	
	114.16		
Cartea Funciara colectiva nr.		UAT	Sector. 1, Bucuresti
Cod unitate individuala(U)		CF individuala	



Recapitulatie

Nr. cam.	Denumire camera	Suprafata [mp]
1	Bucatarie	31.12
2	Baie	4.87
3	Camera	27.08
4	Camera	27.75
Suprafata utila =		90.83
5	Terasa	17.51
6	Scara, excludere	5.82
Suprafata totala =		114.16

Oficiul