

HERASTRAU - Imposing 5 bedrooms villa by the park, interior vertical garden, swimming pool  
ID:520231

**4,100,000 €**



### **GENERAL INFORMATION**

- 6 rooms
- level: 1S+P+2E
- construction year: 2000

### **AREAS**

- built: 800 sqm
- usable: 600 sqm

### **CONTAINS**

- 5 bedrooms
- 6 bathrooms

### **Utilities**

air conditioning, stove, fridge, jacuzzi, washing machine, dishwasher, staircase, alarm system, tv, partially furnished, unfurnished, radiators, central heating, furnished kitchen, equipped kitchen, water meters, heating meter, electricity meter, gas meter, underground storage, private garden, service closet

### **Property details**

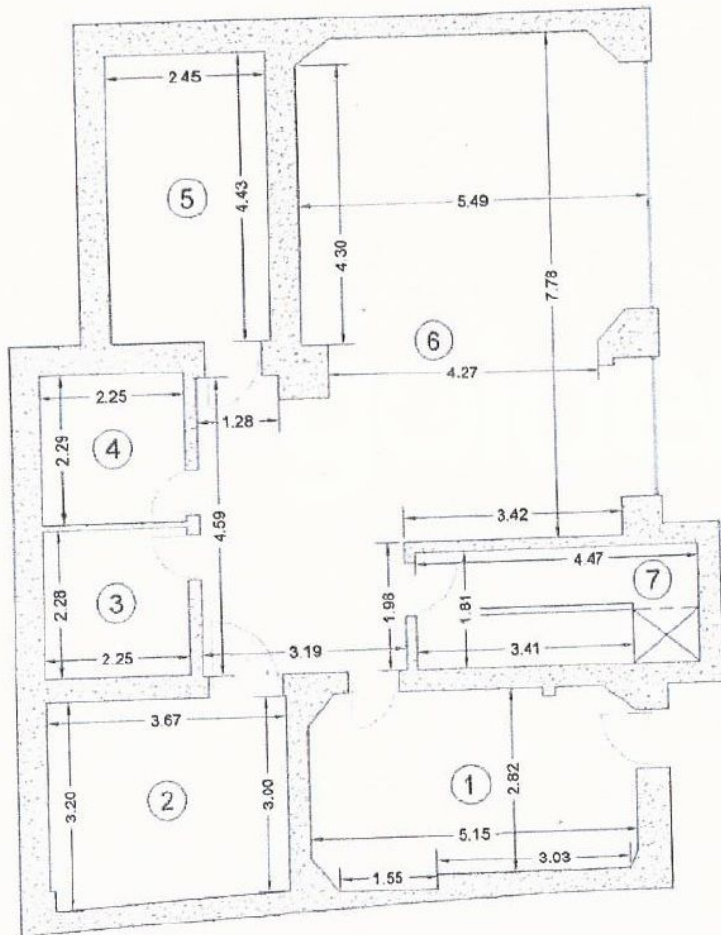
Located 100 meters from Herastrau Park, surrounded by mature vegetation, this impressive villa with 5 bedrooms is on 4 levels, Ug+Gf+2, finalized in 2000. It is South-East oriented, sunny, with generous glazed spaces and benefit from the outdoor pool. It has a total area of 800sqm out of which 600sqm usable, on a plot of 1400sqm with 1150sqm garden. The basement has 4 garages, laundry, technical room, bathroom and storage spaces. The ground floor consists of a living room with high ceilings (5 m) and panoramic windows, dining area, lounge, interior vertical garden, fully equipped kitchen, bathroom and study/bedroom. First floor has 2 bedrooms (22/19sqm) with walk in wardrobes and bathrooms, hobby room and terrace. Second floor has 33sqm master bedroom with en-suite bath with Jacuzzi and shower, terrace, hobby area 42sqm (can be divided into two-bedroom), bathroom and 47sqm terrace. Materials of the highest quality have been harmonised under the guidance of a well-known architect (Schuco Windows aluminum, wooden flooring, natural stone). The building is a passive regarding energy consumption, Buderus gas heating system being coupled to photovoltaic panels. Considering the premium location, quality, vast and bright spaces, this property promises a unique upscale residential experience.

➔ <https://www.goldenkey.ro/en/property-imposing-5-bedrooms-villa-by-the-park-interior-vertical-garden-swimming-pool-cp520231>

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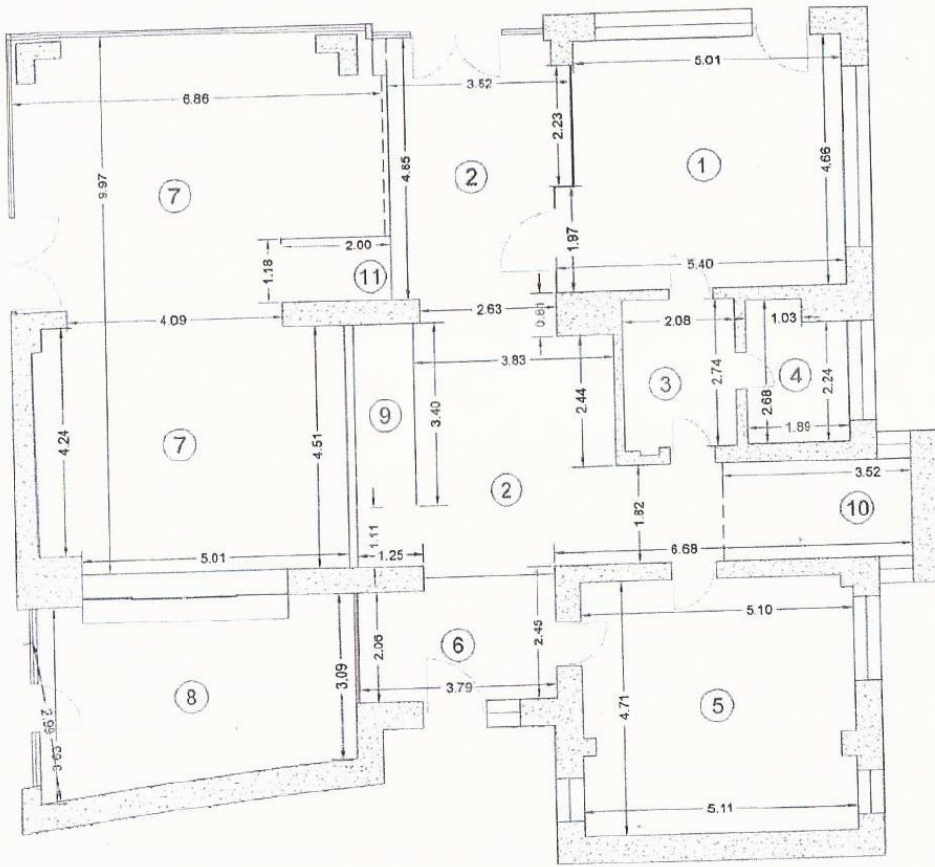
RELEVU C1-Subsol  
SCARA 1:100



Nr. incap.	Denumire camera	Suprafata [mp]
1	Depozitare	14.61
2	Centrala termica	11.35
3	Baie	5.11
4	Spalatorie	5.15
5	Depozitare	10.84
6	Garaj	51.57
Suprafata utila =		98.63 mp
7	Casa scarii	7.22
Suprafata totala =		105.85 mp
Executant		Data
Receptionat		Data

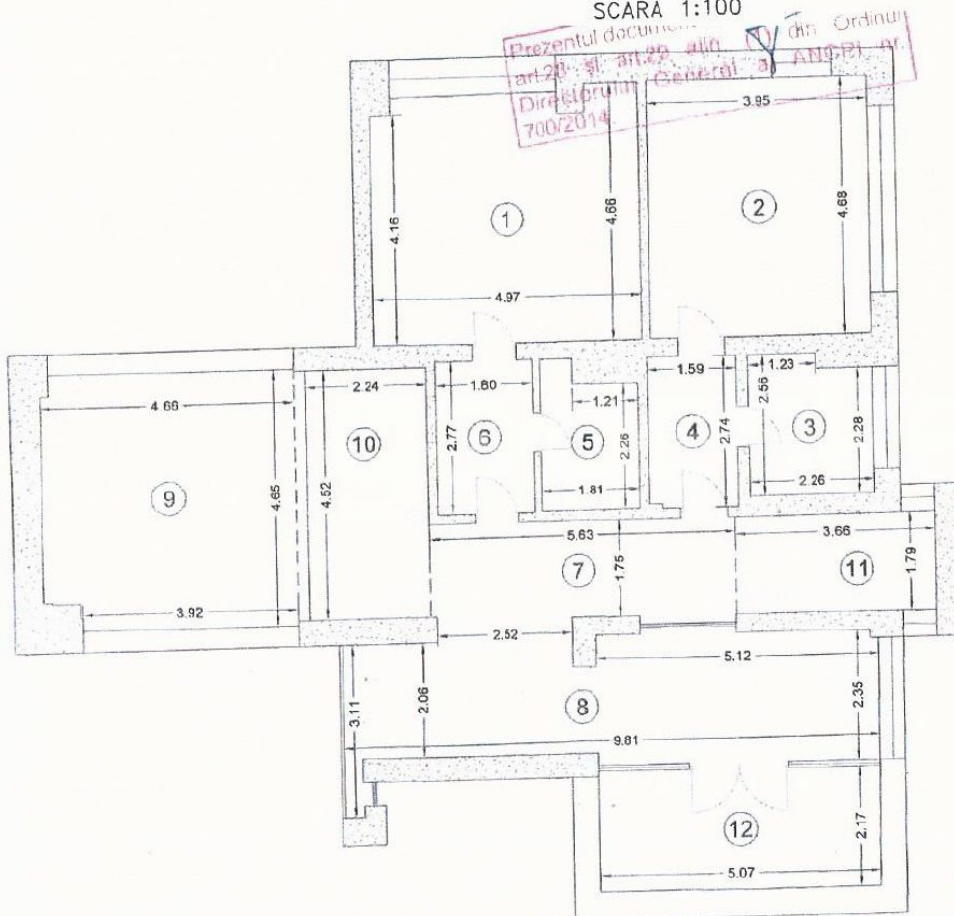
Prezentat  
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7007054

RELEVU C1- Parter  
SCARA 1:100



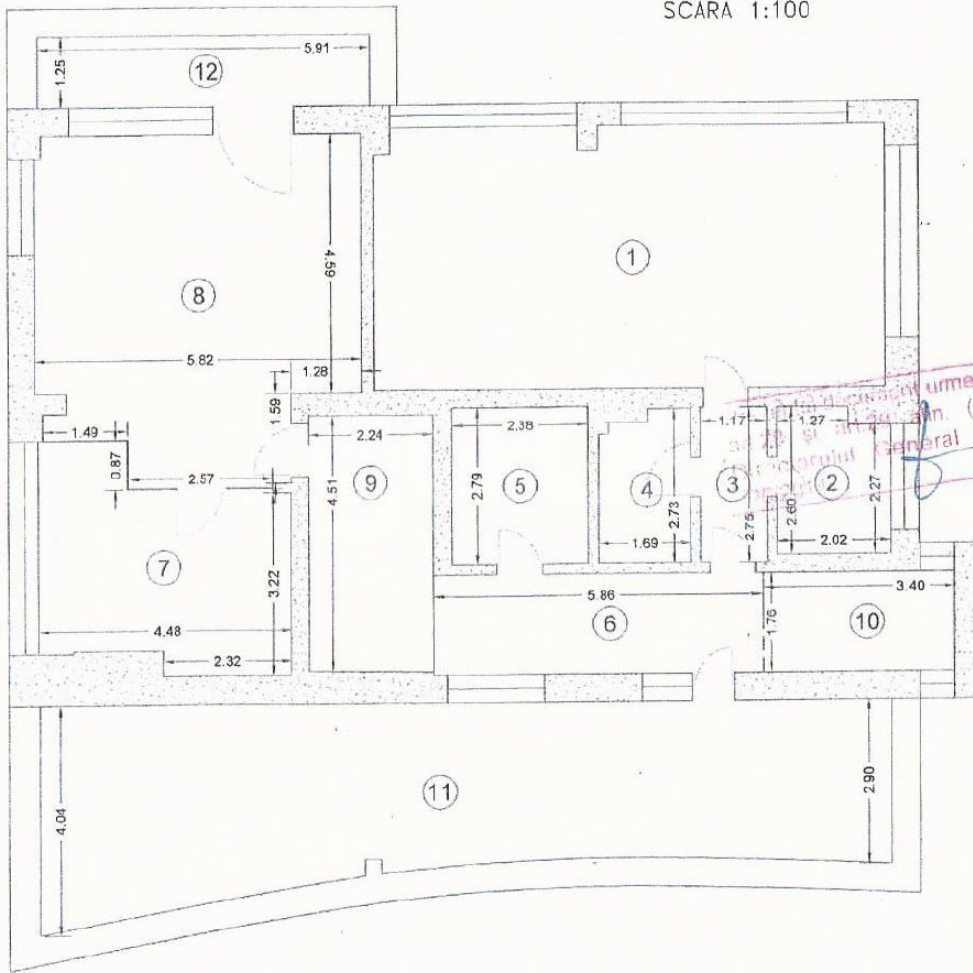
Nr. incap.	Denumire camera	Suprafata [mp]
1	Bucatarie	24.19
2	Spatiu primire	39.75
3	Hol	5.77
4	Baie	4.70
5	Living	23.77
6	Hol acces	8.38
7	Living	58.86
8	Gradina interioara	19.91
Suprafata utila =		185.33 mp
9	Scara	3.85
10	Casa scarii	6.41
11	Scara	2.37
Suprafata totala =		197.96 mp
Executant		Data
Receptionat		Data

RELEVU C1-Etaj 1  
SCARA 1:100



Nr. incap.	Denumire camera	Suprafata [mp]
1	Dormitor	22.24
2	Dormitor	18.51
3	Baie	5.50
4	Hol	4.33
5	Baie	4.38
6	Hol	4.97
7	Hol	10.49
8	Camera hobby	22.72
9	Supanta living	21.25
Suprafata utila =		114.39 mp
10	Casa scarii	10.10
11	Casa scarii	10.87
12	Terasa	11.03
Suprafata totala =		146.39 mp
Executant		Data

RELEVU C1-Etaj 2  
SCARA 1:100




Nr. incap.	Denumire camera	Suprafata [mp]
1	Dormitor	42.02
2	Baie	5.00
3	Hol	3.22
4	Dressing	4.36
5	Dressing	6.63
6	Hol	10.31
7	Baie	15.15
8	Dormitor	32.54

Suprafata utila = 119.23 mp

9	Casa scarii	10.12
10	Casa scarii	5.98
11	Terasa	46.91
12	Balcon	7.36

Suprafata totala = 189.60 mp

Executant	Data
	
Receptionat	Data