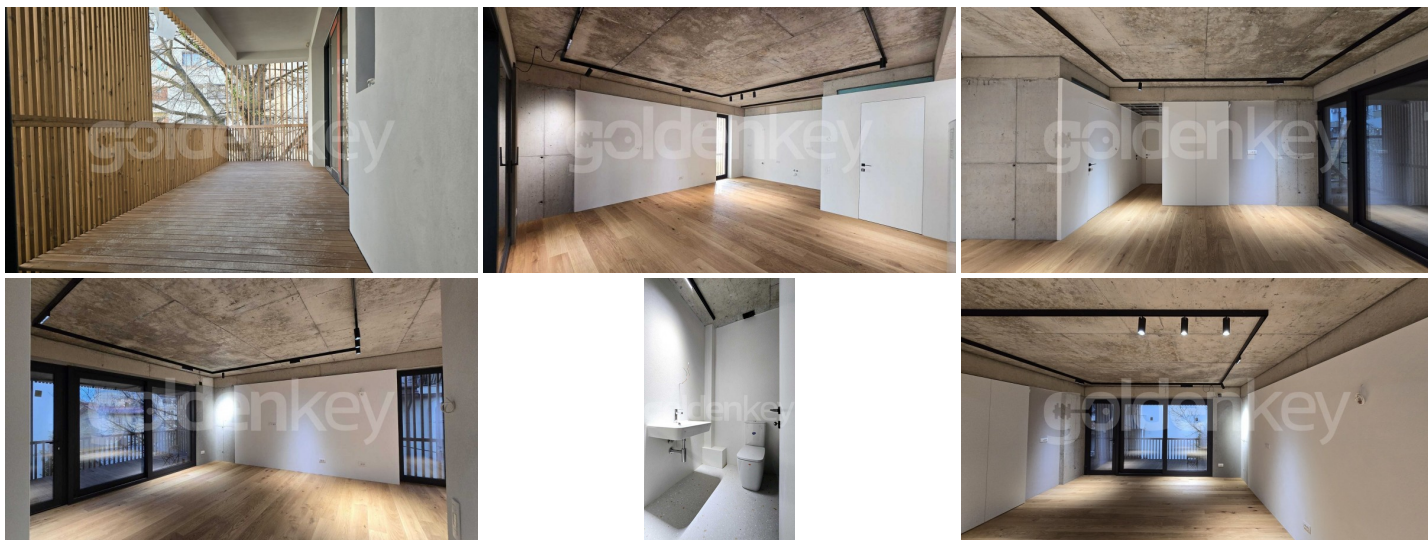


**DOROBANTI - Premium 2 bedrooms apartment
boutique building**

450,000 €



GENERAL INFORMATION

- 3 rooms
- level: 2 / P+2E+M
- construction year: 2024

AREAS

- built: 103.1 sqm
- usable: 64.5 sqm

CONTAINS

- 2 bedrooms
- 1 bathrooms

Utilities

shower, bathtub, unfurnished, underfloor heating, heat pump, fan coil units, open kitchen, water meters, heating meter, electricity meter, shared yard, elevator

Property details

This 2 bedrooms apartment is located in Dorobanti area, on a quiet street, on the 2nd floor of a boutique building GF+2+Attic with only 3 apartments. It has a total area of 103sqm, 64.5sqm usable and 2 terraces of 22.3sqm. It consists of spacious living room with open kitchen and dining area, master bedroom with private bathroom, secondary bedroom and 2nd bathroom. All rooms have exit on the terrace. Includes 1 covered parking space with electrical charging station. The building benefits from a minimalist contemporary architecture and high quality finishes, with special attention being paid to details: heating and cooling with heat pump, stone wool thermal insulation, Reynaers top range aluminum joinery, Bauwerk parquet, etc.

<https://www.goldenkey.ro/en/property-premium-2-bedrooms-apartment-boutique-building-nzeb--tandard-cp2291304>

APARTAMENT 3 CAMERE



| | | | |
|--|-----------------------------------|-----------------------------|------------------------------|
| S. CONSTRUITA TOTALA: 103.1 MP | S. CONSTRUITA : 80.8 MP | S. UTILA: 64.5 MP | S. TERASE: 22.3 MP |
|--|-----------------------------------|-----------------------------|------------------------------|



LOC DE PARCARE INCLUS (INDIVIDUAL SUPRATERAN ACOPERIT)
-priza proprie dedicata pentru incarcare masina electrica



ACCES CU LIFTUL DIRECT IN APARTAMENT
- acces principal la etajul 2/3, direct de langa locul de parcare
- acces secundar pe scara



CLADIRE P+2+M CU DOAR 3 UNITATI LOCATIVE (2024)
-asigura intimitate si unicitate
-cota 27% din curtea comuna a imobilului



EFICIENTA TERMICA RIDICATA la standard nZEB, pentru costuri de intretinere minime
-incalzire in pardoseala si racire cu ventiloconvector de plafon prin intermediul pompei de caldura individuale (NIBE SUEEDIA)
-tamplariile aluminiu cu geam tripan (REYNAERS BELGIA,- SlimLine 38 si MasterPatio)cu inaltime de 2.40 m ce asigura iluminarea naturala a spatiului interior
-termoizolatie vata bazaltica ROCKWOOL 20 cm
-fatada Sud ventilata, asigura controlul solar si elimina supraincalzirea cladirii
-posibilitate montare panouri fotovoltaice pe acoperisul cladirii



FINISAJE, DOTARI SI IMAGINE PREMIUM pentru durabilitate in timp
-compartimentari si inchideri realizate integral din caramida tencuita
-parchet BAUWERK ELVETIA
-fatade lemn LUNAWOOD ThermoWood® si deck terase din lemn de frasin
-finisaj bai din terrazzo turnat cu rasina, model 100% custom
-luminat arhitectural led control smart ce asigura flexibilitatea solutiei
-design contemporan, minimalist si optimizat



| | |
|---------------------------------|----------|
| 1. LIVING + DINNING + BUCATARIE | 30.17 MP |
| 2. DORMITOR principal | 14.56 MP |
| 3. DORMITOR secundar/ BIROU | 10.02 MP |
| 4. BAIE dormitor principal | 3.77 MP |
| 5. BAIE zona de zi | 3.56 MP |
| 6. HOL | 2.40 MP |
| 7. TERASA LIVING | 12.65 MP |
| 8. BALCON DORMITOARE | 9.71 MP |