

FLOREASCA - Ultra premium Ug+Gf+4 building  
7 bedrooms, 8 baths

**4,200,000 €**



### **GENERAL INFORMATION**

- 10 rooms
- level: 1S+P+3E+4R
- construction year: 2010

### **AREAS**

- built: 1053 sqm
- usable: 727 sqm

### **CONTAINS**

- 7 bedrooms
- 8 bathrooms

### **Utilities**

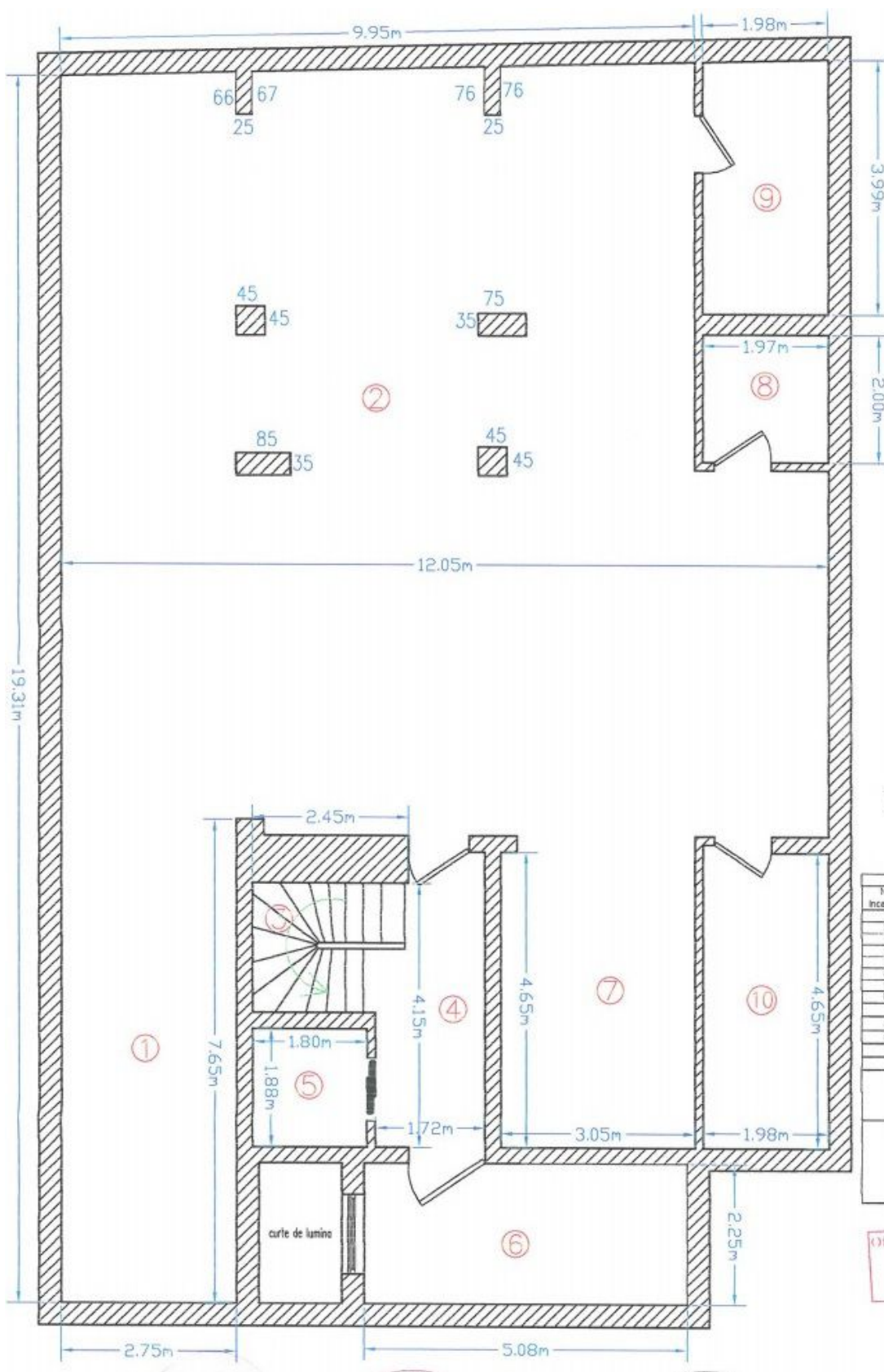
air conditioning, stove, bidet, shower, bathtub, dressing room, fridge, kitchen hood, jacuzzi, washing machine, dishwasher, staircase, fireplace, alarm system, tv, partially furnished, central heating, underfloor heating, furnished kitchen, equipped kitchen, water meters, heating meter, electricity meter, gas meter, underground storage, private garden, elevator, sauna, service closet

### **Property details**

Located in Floreasca peninsula, on a closed street with no traffic, few minutes from Aurel Vlaicu Metro station, this property is surrounded by greenery and benefits of panoramic views of the Floreasca Lake. It is sunny all day being oriented South-West-East. Consists of 2 individual duplex apartments, each level individually accessed by stairs and elevator Schindler. It has a total built area of 1053sqm out of which 727sqm usable plus 128sqm terraces on a plot of land 361sqm with garden 200sqm. In the basement are 6 parking lots, storage and technical room (heating system and water treatment). The ground floor consists of large living area with dining, fully fitted kitchen, terrace and 2 bedrooms with 2 bathrooms. On the interior stairs we get to the 1st floor which has a master bedroom with dressing room, en-suite bathroom with jacuzzi and shower, large terrace and 2 bedrooms with en-suite bathrooms. 2nd floor consists of the master bedroom with dressing room and en-suite bathroom with jacuzzi and shower, and secondary bedroom with bathroom. The 3rd floor has 100sqm composed of the living room area, terrace 18sqm, open study/library, fully equipped kitchen and toilet. 4th floor is made up of hobby area/living room with fireplace, bathroom, sauna and 67sqm terraces with jacuzzi. Finishes and installations are ultra-premium (Schuco Windows, underfloor heating, natural stone, Duravit sanitary, intelligent lighting system). Considering the exceptional location away from the urban bustle, generous spaces, top quality design and finishes, this property is a unique option ideal for a family residence or commercial destination.

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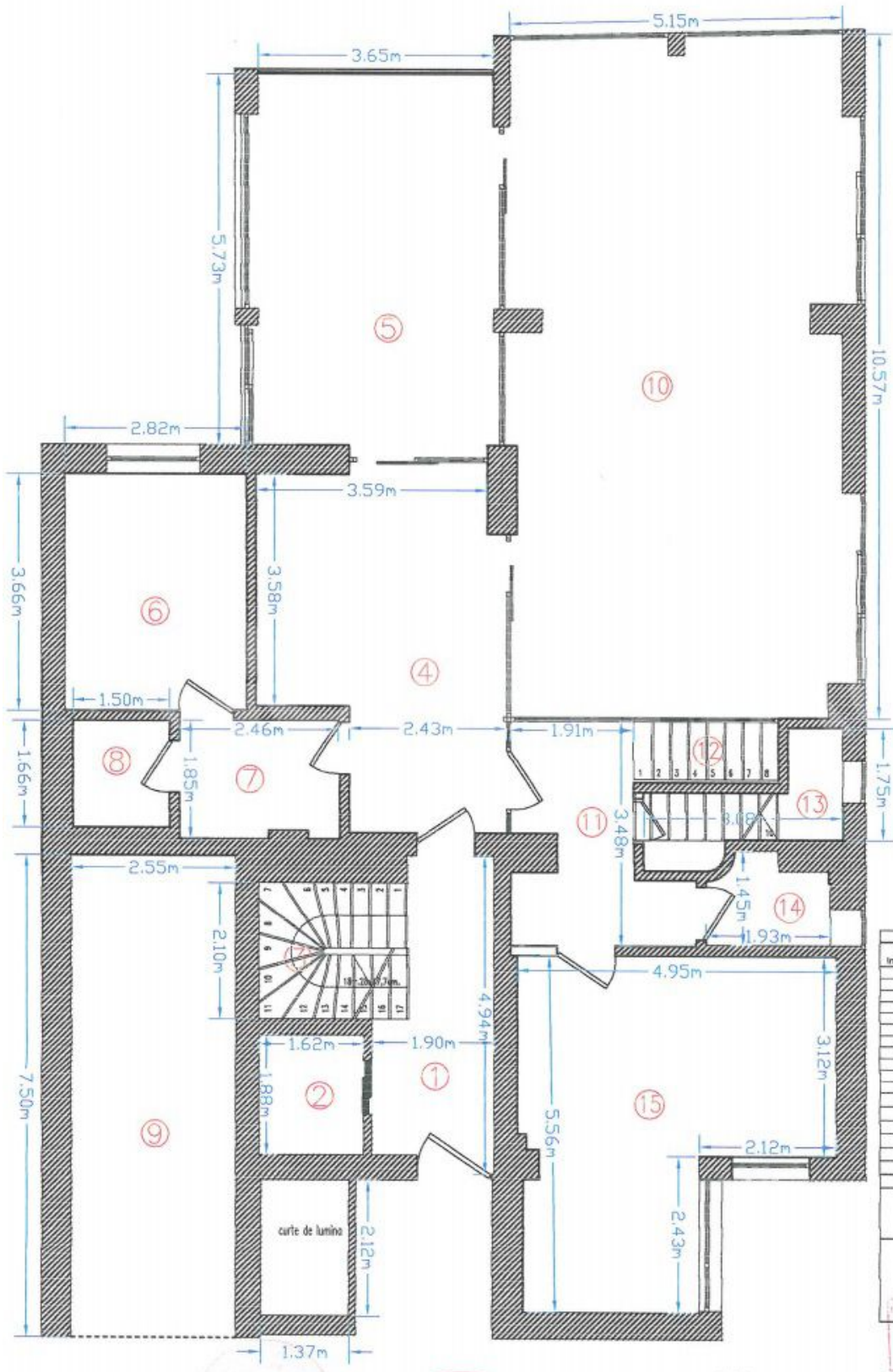
**RELEVU SUBSOL**  
**SCARA 1:100**

CALCUL SUPRAFETE CI - SUBSOL		
Nr. Incapere	Denumire Incapere	Suprafata utila (mp)
1	PLATFORMA HIDRAULICA	21.04
2	GARAJ	129.57
4	HOL	7.40
6	CENTRALA TERMICA	11.42
7	ANEXA TEHNICA	14.16
8	TABLOU ELECTRIC GENERAL	3.95
9	ANEXA TEHNICA	7.85
10	ANEXA TEHNICA	9.32
Suprafete utila =		204.73 mp
3	SCARI	4.28
5	LIFT	3.37
Suprafete utila totale =		212.38 mp

Receptionat, \_\_\_\_\_

22-Nov-10

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BUCUREȘTI  
MINEA MĂGAREȘII  
Inspector Cadastral



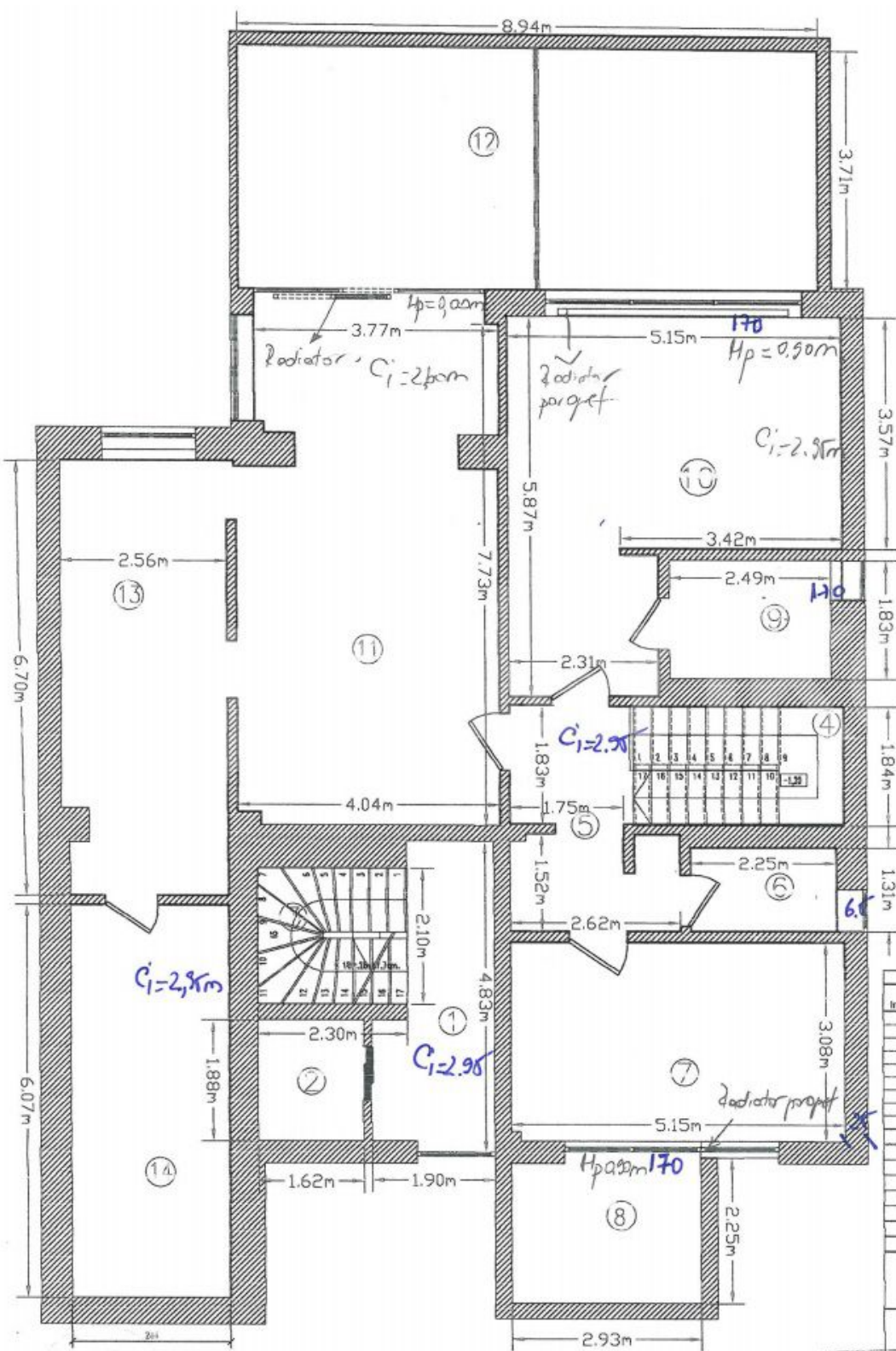
**RELEVU DEMISOL**  
**SCARA 1:100**

CALCUL SUPRAFETE C1 - DEMISOL		
Nr. Incapeare	Denumire Incapeare	Suprafata utilă (mp)
1	HOL	7.75
4	BIBLIOTECA	18.84
5	BUCATARIE	22.34
6	CAMERA TERNAJERA	10.31
7	HOL	4.65
8	GRUP SANITAR	2.49
10	LIVING	65.00
11	HOL	7.20
13	CAMERA DEPOZITARE	3.73
14	GRUP SANITAR	2.39
15	CAMERA JOACA PENTRU COPII	21.96
Suprafata utilă =		156.82 mp
2	LIFT	3.05
3	SCARI	4.83
9	LIFT-ACCES GARAJ	19.12
12	SCARI	2.12
Suprafata utilă totala =		185.64 mp

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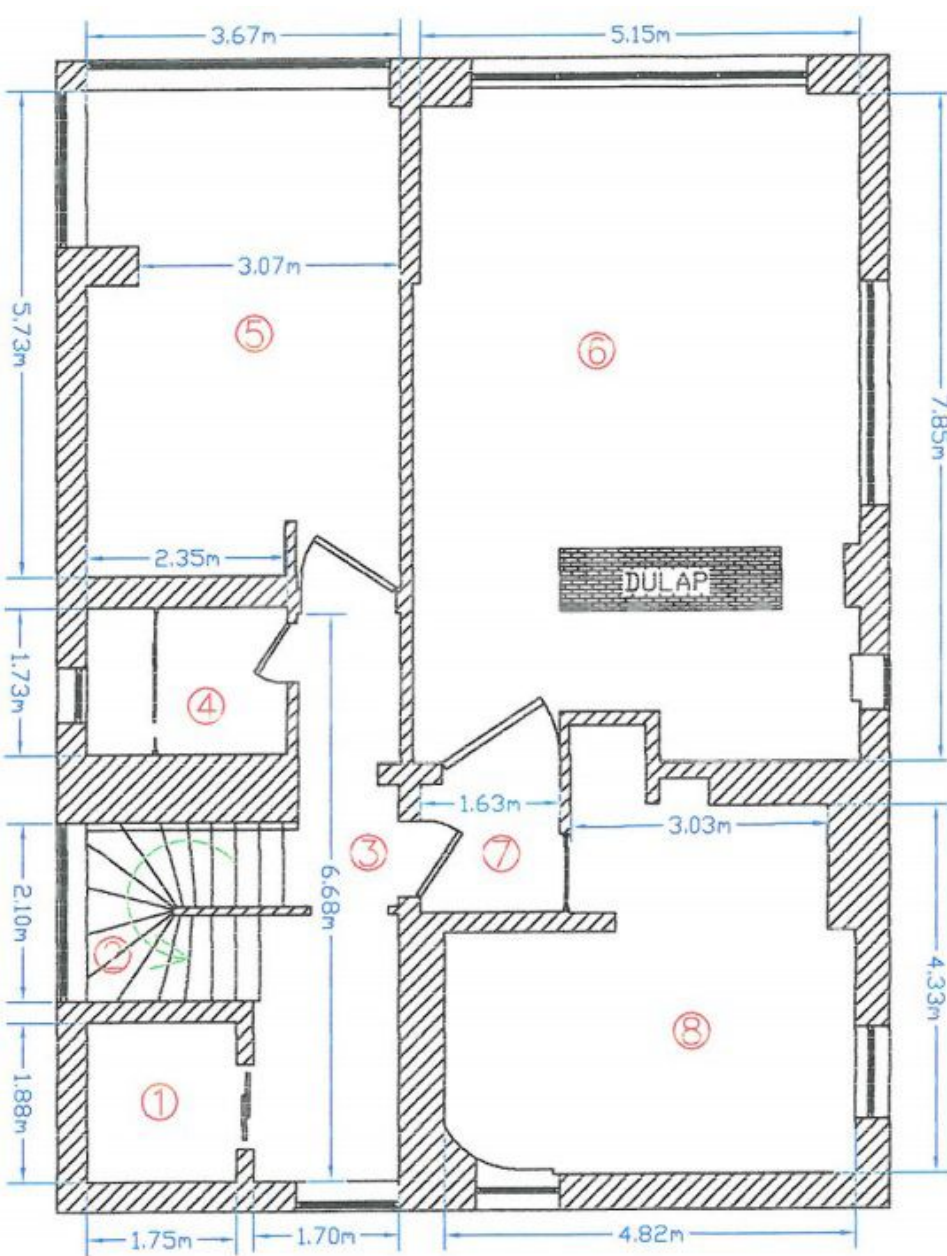
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MARCEA 2013 S.C. S.A.



**RELEVU PARTER**  
**SCARA 1:100**

CALCUL SUPRAFATEI CI - PARTER		
Nr. Incapere	Denumire Incapere	Suprafata utilă (mp)
1	HOL	7.62
5	HOL	7.19
8	GRUP BANTAR	2.95
7	DORMITOR	15.84
9	GRUP BANTAR	4.66
10	DORMITOR	23.65
11	DORMITOR MATRIMONIAL	31.28
13	DRESING	16.84
14	GRUP BANTAR	14.79
<b>Suprafata utilă =</b>		<b>124.62 mp</b>
2	LIFT	3.05
3	SCARI	4.83
4	SCARI	6.25
6	TERASA	6.26
12	TERASA	33.35
<b>Suprafata utilă totală =</b>		<b>178.39 mp</b>
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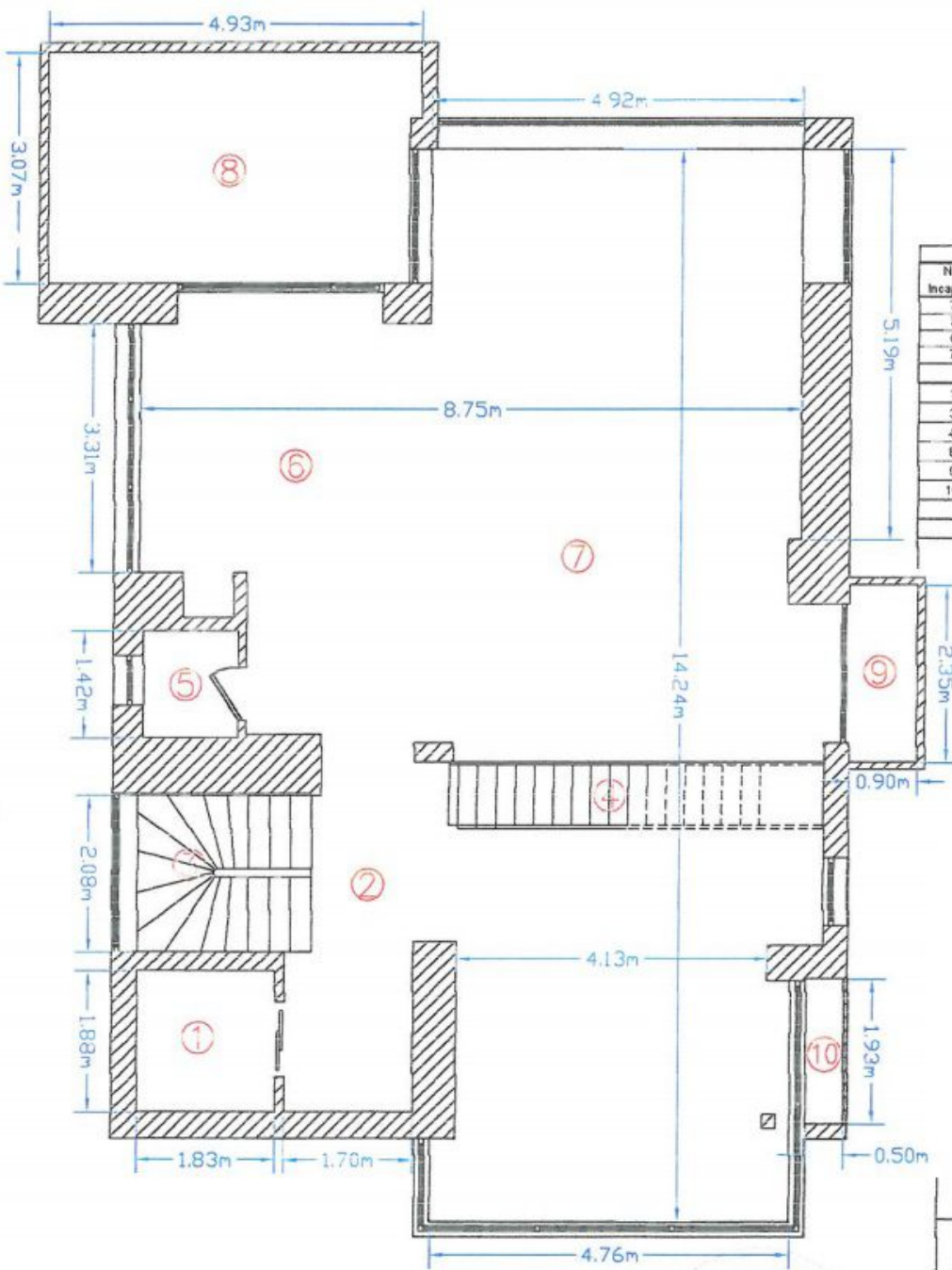


### RELEVU ETAJ 1 SCARA 1:100

CALCUL SUPRAFETE ETAJ 1		
Nr. Incapere	Denumire Incapere	Suprafata utila (mp)
3	HOL	8.94
4	GRUP SANITAR	4.07
5	DORMITOR	20.81
6	DORMITOR	38.43
7	HOL	2.46
8	GRUP SANITAR	18.96
Suprafata utila =		94.37 mp
1	LIFT	3.28
2	SCARI	4.75
Suprafata utila totala =		102.40 mp

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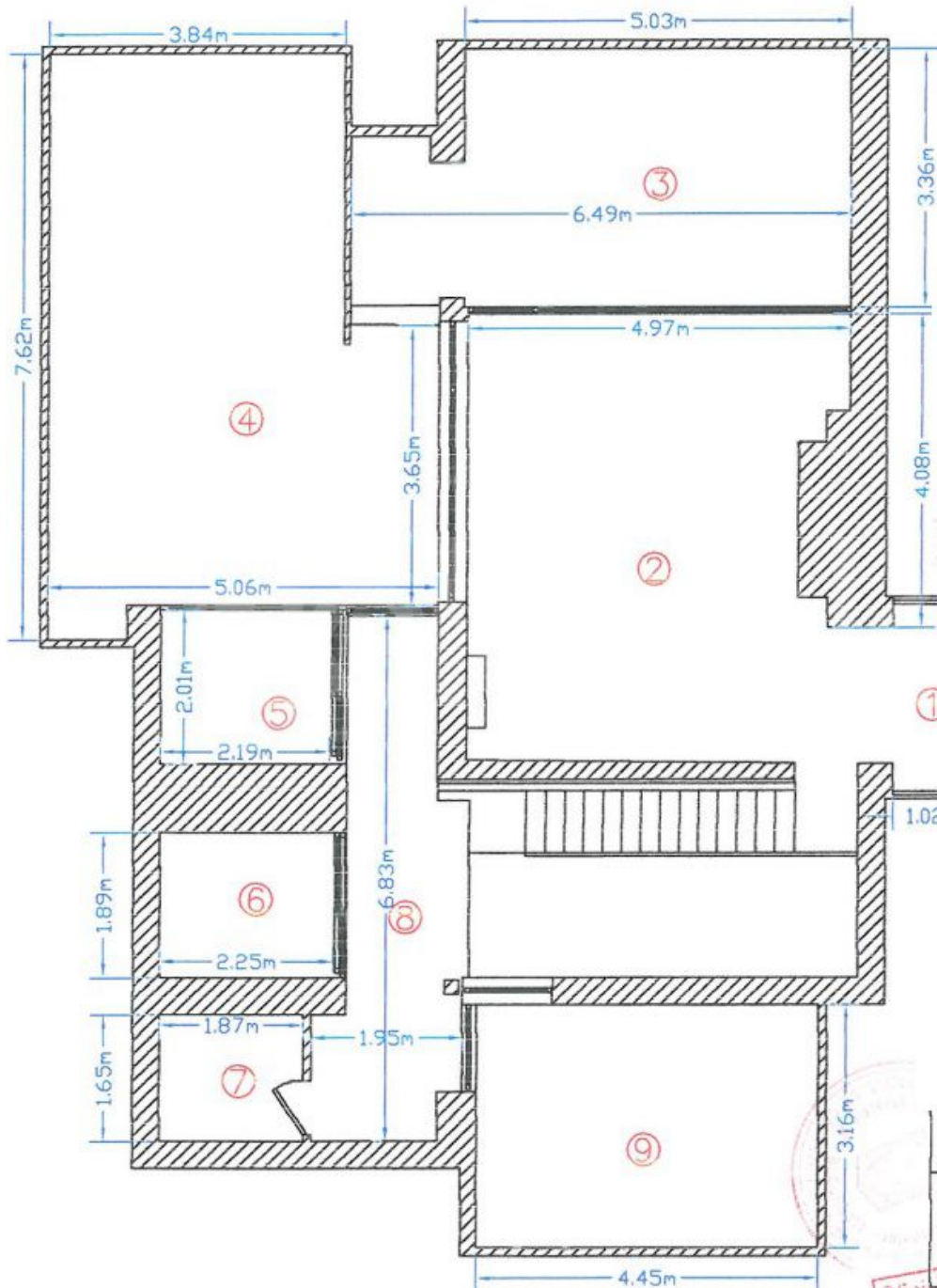
**RELEVU ETAJ 2**  
**SCARA 1:100**

**CALCUL SUPRAFETE CI - ETAJ 2**

Nr. Incapere	Denumire incapere	Suprafata utila (mp)
2	HOL	8.53
5	GRUP SANITAR	1.76
8	BUCATARIE	18.55
7	LIVING	70.22
Suprafata utila =		99.09 mp
1	LIFT	3.42
3	SCARI	4.00
4	SCARI	4.41
8	TERASA	14.81
9	BALCON	2.12
10	BALCON	0.97
Suprafata utila totala =		129.61 mp



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**RELEVU ETAJ 3**  
**SCARA 1:100**

**CALCUL SUPRAFETE CI - ETAJ 3**

Nr. Incapere	Denumire Incapere	Suprafata utila (mp)
2	LI/ING	28.75
5	GRUP SANITAR	4.47
6	GRUP SANITAR	4.29
7	SAUNA	3.08
8	HOL	10.17
Suprafata utila = 50.09 mp		
1	BALCON	2.54
3	TERASA	19.82
4	TERASA	32.88
9	TERASA	14.09
Suprafata utila totala = 119.39 mp		

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