

AVIATORILOR - 2 bedrooms premium apartment, 3 baths
246sqm exclusive garden

1,370,000 €



GENERAL INFORMATION

- 3 rooms
- level: Parter / 2S+P+5E+6R
- construction year: 2024

AREAS

- built: 170 sqm
- usable: 136 sqm

CONTAINS

- 2 bedrooms
- 3 bathrooms

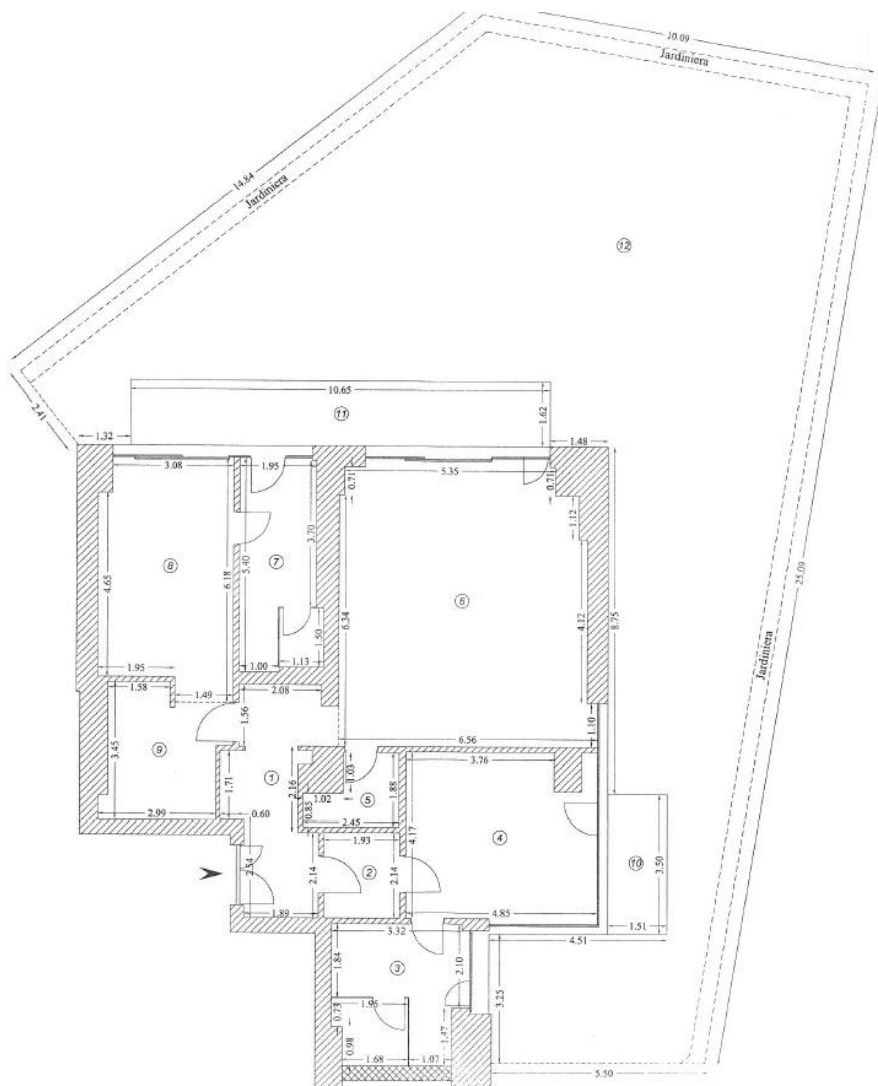
Utilities

air conditioning, bidet, shower, bathtub, central heating, underfloor heating, water meters, heating meter, electricity meter, gas meter, yard, private garden, elevator, service closet

Property details

Located in the Aviatorilor area, Vsv de Herastrau Park and Charles de Gaulle Square, this 2 bedrooms apartment is on the ground floor of a premium 2Ug + Gf + 6 with only 13 units completed in 2024. It has a total built area of 417sqm of which 170sqm build the apartment, 136sqm usable and 246sqm garden. It consists of generous living room with dining area of 36sqm with open nice view to the green area, garden 246sqm with access from all rooms, kitchen 12sqm, guest toilet, secondary bedroom 21sqm with en-suite bath 12sqm, master area composed of bedroom 19sqm, dressing 12sqm ad bathroom 11sqm. Finishing and installations are of the highest quality (ventilated facade with natural stone, Schuco windows with triple glazing, Schindler lift, underfloor heating Viega/Oventrop, AC VRV Daikin, Bticino electricals, Villeroy & Boch sanitary). Due to the ultra-premium location Vsv Herastrau Park, extensive views and impeccable quality of construction, this building is one of the best residential options.

<https://ct.goldenkey.ro/en/property-2-bedrooms-premium-apartment-3-baths-246sqm-exclusive-garden-cp1608804>



RELEVU
Scala 1:100

Nr. crt.	Denumire incaperi	Suprafata [mp]
1	Vestibul	11.8
2	Dressing	4.1
3	Baie	11.5
4	Dormitor	19.9
5	Grup sanitar	3.6
6	Living + Bucatarie	44.8
7	Baie	10.6
8	Dormitor	19.7
9	Dressing	9.5
TOTAL SUPRAFATA UTILA = 135.5 mp		
10	Terasa	5.3
11	Terasa	17.3
12	Terasa exterioara	217.7
SUPRAFATA TOTALA = 375.8 mp		



STROESCU I. DRAGOS ION	Executant,	Data
Aut. Seria RO-B-F-1916	Arhitect si Publicitate Imobiliara	09.2024
ing. Stroescu Dragos Ion	Receptionat,	Data