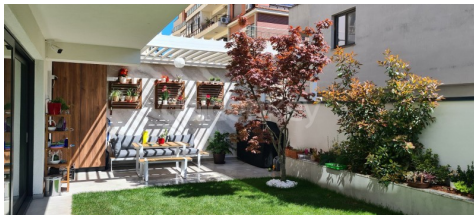
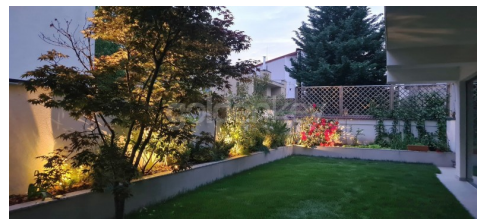
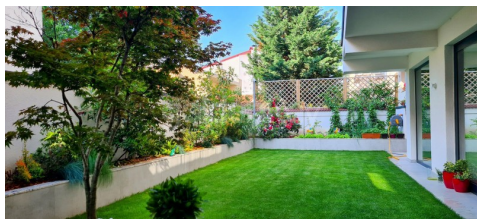


HERASTRAU - Unique apartment with exclusive garden  
3-4 bedrooms, 4 baths

**847,000 €**



### **GENERAL INFORMATION**

- 4 rooms
- level: Parter / 1S+P+2E+3R+Pod
- construction year: 2024

### **AREAS**

- built: 297 sqm
- usable: 140 sqm

### **CONTAINS**

- 3 bedrooms
- 4 bathrooms

### **Utilities**

air conditioning, stove, bidet, shower, bathtub, dressing room, fridge, kitchen hood, washing machine, dishwasher, fireplace, alarm system, tv, fully furnished, luxury furnished, central heating, underfloor heating, open kitchen, closed kitchen, furnished kitchen, equipped kitchen, water meters, heating meter, electricity meter, gas meter, yard, limber box, private garden, irrigation, elevator, service closet, barbeque area

### **Property details**

Just a few steps from Herastrau Park, on a private street with restricted access, this boutique residential property runs on 3 levels, Ug+GF+2+3R, with only 7 residential units all with 3 bedrooms. It South-West oriented so is sunny all day. The total built area of the apartment is 297sqm, out of which 140sqm usable and 140sqm garden/terraces. It is composed of generous day area with living room, dining area and kitchen, 115sqm exclusive garden with grass and mature vegetation, guest toilet, master bedroom with en-suite bathroom with both shower and tub, 26sqm terrace and dressing, 2 secondary bedrooms each with en-suite shower bathrooms. A study/guest bedroom/nanny can be arranged. The finishes are of superior quality (ventilated facade HPL, Reynaers aluminum windows, Vaillant independent heating system with 150l boiler and recirculation system, Uponor underfloor heating fully automated, Mitsubishi air conditioners with Plasma Cluster and detection sensors, Bauwerk parquet-Switzerland, large slab ceramics Marazzi Grande Italy, sanitary Villeroy&Boch and Hans Grohe Metropol, Otis elevator, 2 retractable aluminium pergolas). 2 underground parking lots can be purchased for 30.000 euro+VAT each. Due to the unrepeatable location in the green and quiet area, the proximity to the business area of Barbu Vacarescu-Floreasca, the generous spaces and the superior quality of the building, is one of the best residential options of luxury.

➔ <https://ct.goldenkey.ro/en/property-unique-apartment-with-exclusive-garden-3-4-bedrooms-4-bths-297sqm-cp762613>

