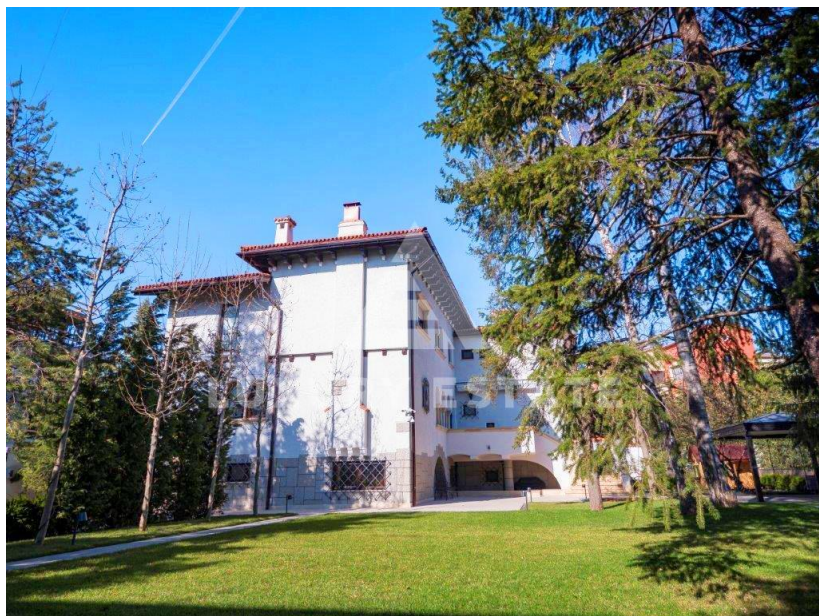


Primaverii luxurious residence remarkable property for sale or rent



Offer details

ID: 1084

VAT is added: Nu

Price type: Total

Property type: Sales offers>Villas

County:

City / District: Bucuresti - Sectorul 1

Area: Primaverii

Rooms: 10

Level / Floor: S+D+P+1

Parking: 10

Built / useful surface (m²): 650/572

Offer description

Available both - for sale or rent - this exquisite property built in 1937, with original interwar period architectural elements, is located at the confluence of Primaverii and Charles de Gaulle areas, known as the luxurious residential area of Bucharest. Ideally located between two parks (Herastrau and Bordei), the property benefits from quick access to the shopping areas of Primaverii boulevard and Calea Dorobantilor, a variety of public transportation means, prestigious schools and kindergartens.

Consolidated and reinforced in 2000, and completely refurbished in 2018, the building's charm shows both in the exterior, but especially at the interior, where the carved massive wood elements complement the surfaces of Venetian-style arcades, doors and windows decorated with Moorish influences with hand-painted stained-glass windows. **The structural residence system** consists of brick masonry walls and reinforced concrete pillars. On top of each floor there is reinforced concrete flooring. The electrical and sanitary installations have been completely replaced, the building is provided with floor heating system in the bathroom areas and domestic-use hot water re-circulation to ensure a high level of comfort. The future owner/tenant will enjoy **a smart home** with the latest in smart technology, which allows you to control all the systems, both inside and outside the house, on your mobile phone or tablet. Some of the features provided include alarm system, video surveillance, power driven reels, audio system, air conditioning and heating, which can all be controlled remotely from your mobile phone. **Premium finishes** of the highest quality, where the natural stone and wood essences are harmoniously integrated with the luxurious furniture and the latest technology available on the market.

Interior Layout:

BASEMENT - 35.06 sqm net area - technical room, storage space, cellar, small bathroom;

SEMI-BASEMENT - 143.95 sqm net area + patio 33.17 sqm - gym, small bathroom, massage room, laundry room, service kitchen, apartment for in-house help (living, bedroom, bathroom), garage (17.25 sqm) and a 13 sqm terrace;

GROUND FLOOR - 136.52 sqm net area - main hallway, small bathroom, study room (16 sqm), living room (40 sqm), dinning room (32 sqm), kitchen (22 sqm) + acces on a terrace (12 sqm);

FIRST FLOOR – 136.74 sqm net area – main bedroom (21.16 mp) provided with en-suite master bathroom (13 sqm) and a generously sized dressing room; three additional bedrooms (17.82 sqm, 14.07 sqm and 11.23 sqm) sharing a full-size bathroom, a small bathroom and a 5 sq.m dressing/storage room.

The technical and utility spaces consist of: guard booth (+ bathroom), waste disposal area, 3 outdoor storage units, central heating technical room, laundry room, 2 kitchens and a cellar that can be transformed into a wine cellar or a panic room (already equipped with armored door).

The leisure area is made up outdoors of a lounge area, gazebo and playground for children, while indoors provides a gym and a massage room.

Outdoors, the property delights the view with a beautifully landscaped garden, healthy lawn, hedge and flower-pots, decorative plants, provided with a complete irrigation system, automatic sprinklers and lawn mower for a self-sustaining maintenance system where no additional personnel is required.

There are 10 parking spaces: 4 parking units in the yard (with the possibility of creating a 5th parking space) and 6 parking spaces with bollards (retractable pillars that can be activated by remote control, locally or remotely through an application installed on your mobile phone) to ensure the availability of parking spaces outside the courtyard.

The property is available for rent at 19,000 Euro/month and for sale at 4.6 million Euro.

Price: 4600000 EURO