



Localizare:

An constructie: 1960  
23 camere

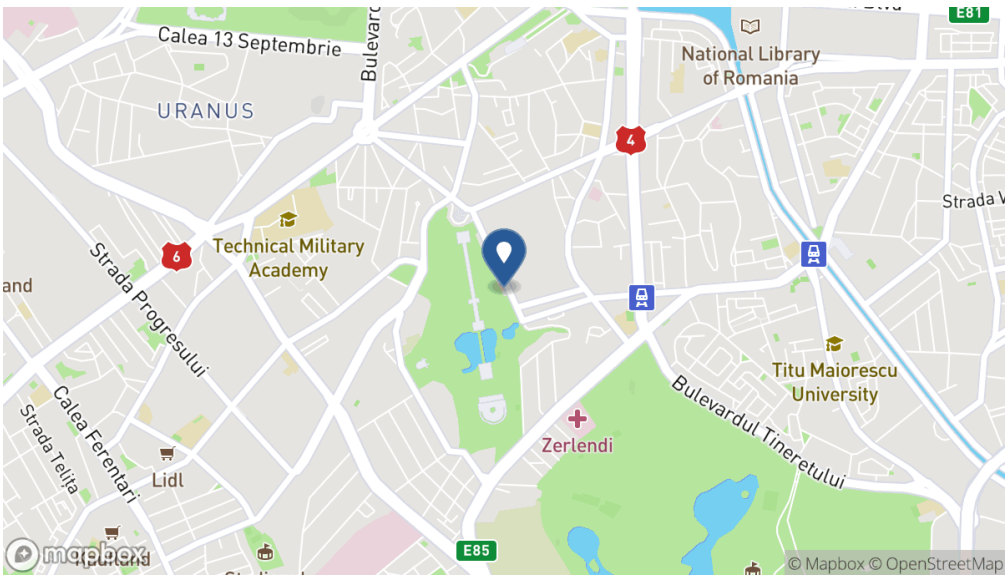
Supraf. utilă: 963 mp

We present to you exclusively an intriguing property with a 60-meter double frontage on two streets, featuring a mixed-use profile of residential and office spaces. This property also includes a spa area with a heated swimming pool and is excellently positioned right at one of the entrances to Tineretului Park. Furthermore, it's located between two major parks, Tineretului Park and Carol Park. The property enjoys a generous land area, with a total of over 1,400 square meters (1,000 square meters in official records for courtyards and buildings, and an additional 400 square meters for usage).

This is a versatile property, ideal for combining professional and residential activities with premium amenities in a green, central area of Bucharest. In terms of versatility and medium to long-term investment, the property's land allows for the development of a real estate project consisting of a ground floor plus five or six stories (S+P+4F), including around 30 two and three-bedrooms apartments, all with views of the park and residential areas. The project is partially authorized, and all the necessary steps already taken by the owner are included in the purchase price.

The office area, composed of two separate buildings, is street-fronted with direct access from Calea Serban-Voda. There is ample parking space for multiple automobiles (over 10 parking spaces) both within and outside the property. It offers all the comforts required for fully-equipped offices, including furniture, with more than 15 offices and conference rooms, sanitary facilities, well-appointed outdoor terraces, a dining area, pleasant lighting, tile flooring, double-glazed windows, and more.

The residential area, spanning over 490 square meters, meets the needs of a luxury residence. It features a private garden and a terrace adorned with flowers and decorative shrubs, offering a superb view of the area and Carol Park. There is access to a 50-square-meter enclosed pavilion with a functional wood-burning fireplace and access to an indoor heated pool, measuring 4m by 10m, with an efficient water circulation and treatment system. There is also access to a bar area. Other amenities include solid wood furniture, fully equipped and furnished kitchens, multiple Daikin air



conditioning units, gas central heating distributed per floor for cost optimization, and more.

The layout consists of a basement, ground floor, upper floors, and an attic (the attic is arranged and can be used for storage or as a hobby area). The residential area has a separate entrance from the office area and also includes a distinct area of approximately 25 square meters designed specifically for accommodating the family's pet dog.

For more details and information, please contact us by phone or schedule a viewing of the property.



Poze





