

An constructie: 2025
Etaj: 0 / P + 2
Decomandat

6 camere
Supraf. utilă: 188 mp

Duplex de lux de vanzare in ansamblul rezidential ICON Garden:
- 6 camere + 4 bai, decomandat, la parter+etaj 1, confort lux,
- suprafata utila de 187,5 mp + gradina privata de 519 mp = suprafata totala 710 mp,

Face parte din proiectul rezidential Icon Garden Residence - ansamblu rezidential premium, unic in zona Mosilor, cu predare in 2025.

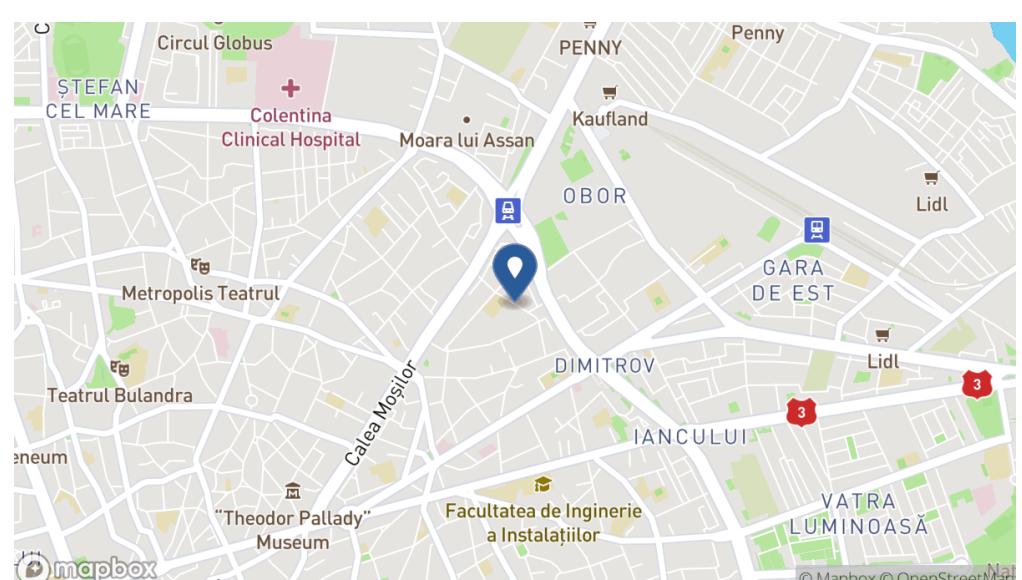
ICON Garden Residence este situat pe Str. Titu Maiorescu nr. 13 - 17, la doar 3 minute de mers pe jos de Calea Mosilor si cinci minute de statia de metrou Obor.

Pozitia este strategica, intr-o zona linistita, de case, cu trafic auto redus si cu acces facil catre centrul Bucurestiiui. In apropiere se afla scoli si gradinite, centre comerciale si zone de agrement, dar si de restaurante, cafenele si terase.

Construit cu materiale de inalta calitate si dotat cu facilitati exclusiviste, ansamblul ofera multiple beneficii:
? Regim redus de inaltime: P + 3 etaje + etajul 4 retras
? Gradina interioara de 1590 mp, amenajata cu alei si spatii verzi generoase - un adevarat spatiu de relaxare in mijlocul orasului
? Acces premium: usa de acces in apartament este de inalta calitate, echipata cu o yala digitala, asigurand astfel un plus de securitate si confort
? Monitorizare permanenta CCTV
? Curti private pentru apartamentele de la parter
? Terase generoase pentru apartamentele de la etajul 4
? Subsol prevazut cu locuri de parcare si adapost ALA.

Materiale de constructie de top:
? Termosistem vata minerala si 10 cm polistiren Austrotherm & SikaHome Insulate
? Termo-Hidroizolatie terasa cu minim 32 cm grosime si minim 25 ani garantie
? Zidarie exterioara si interioara din caramida de tip Porotherm de ultima generatie Veka, cu geam tripan cu protectie UV si izolatie termica.

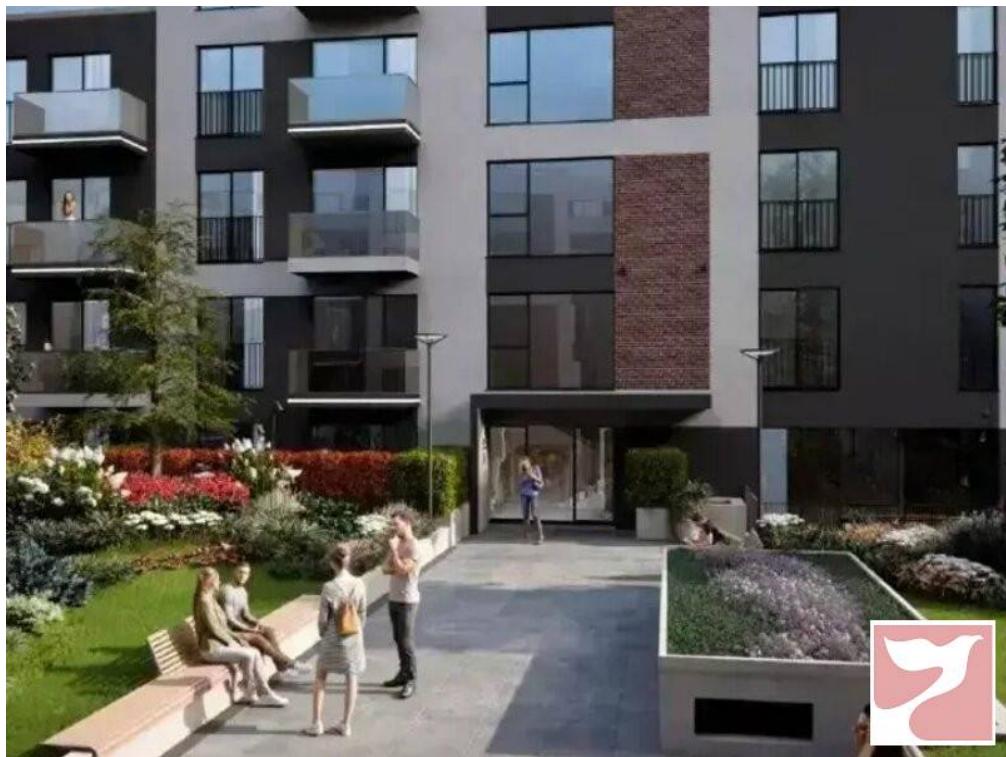
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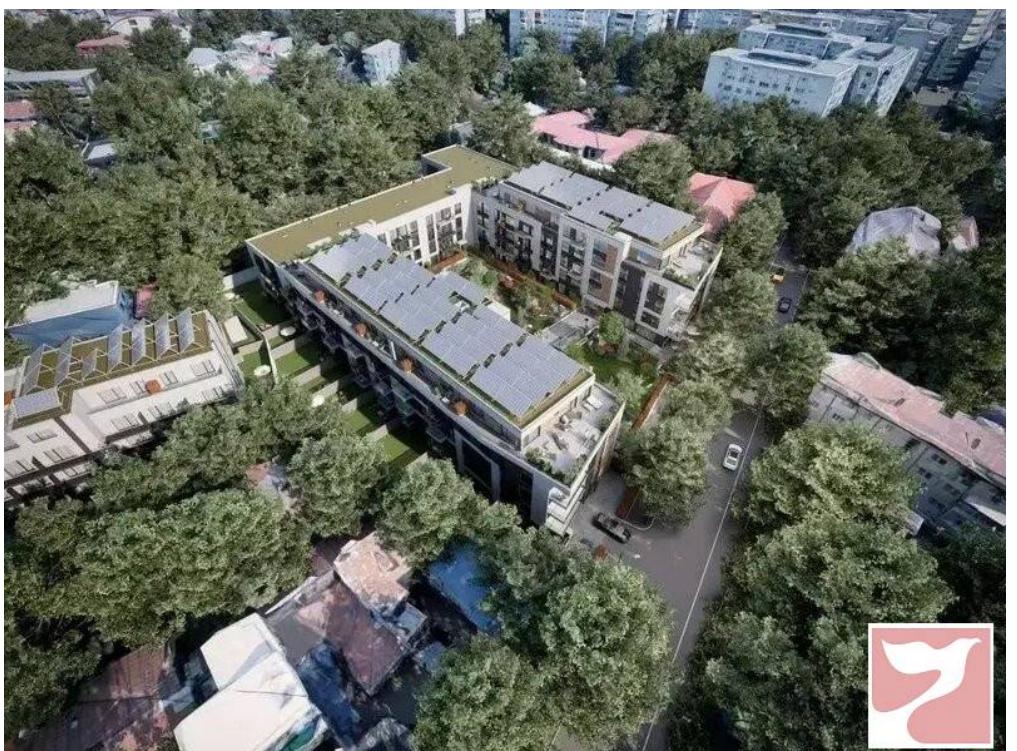


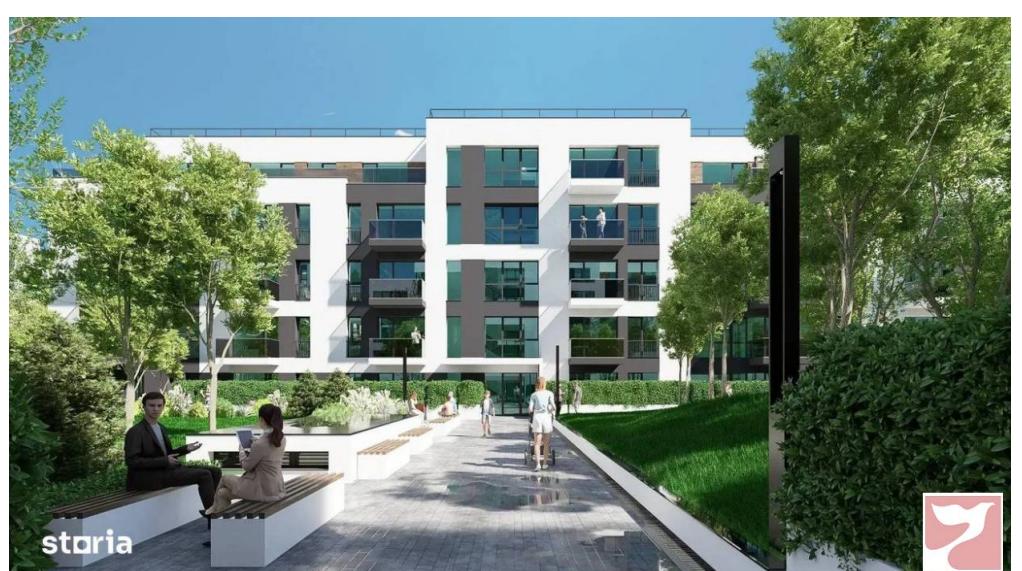
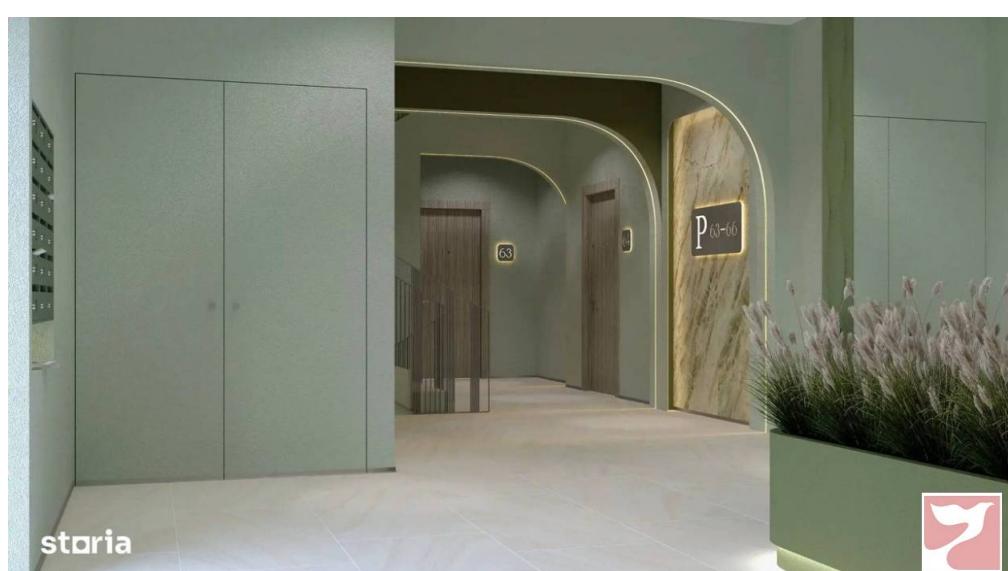
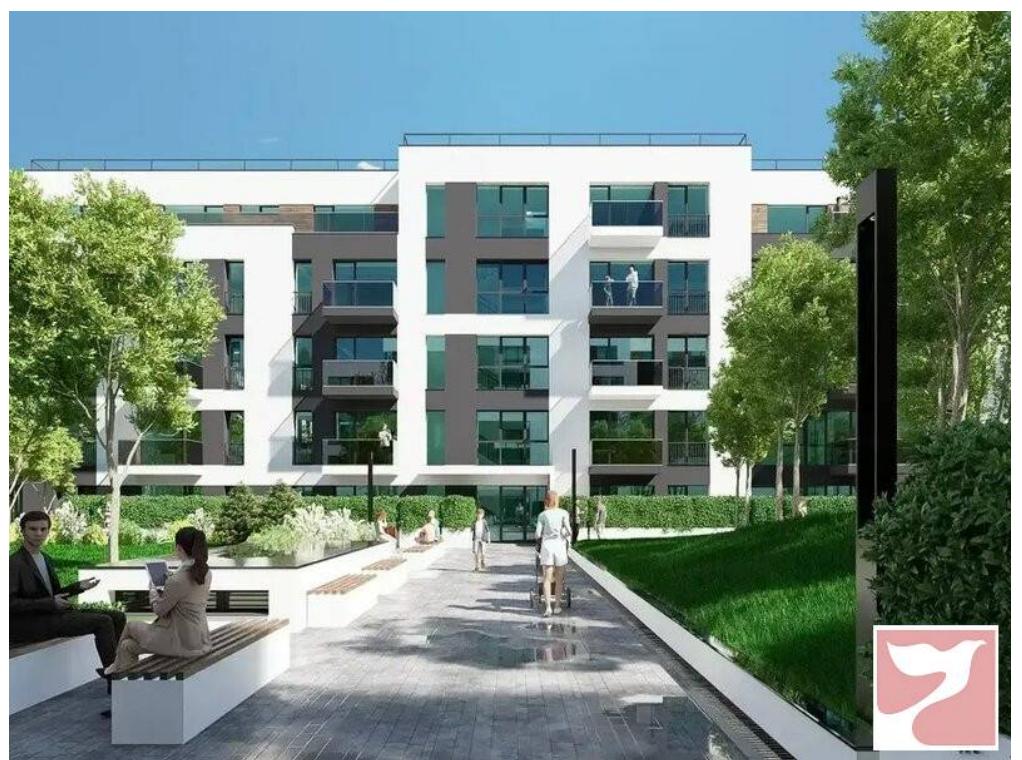
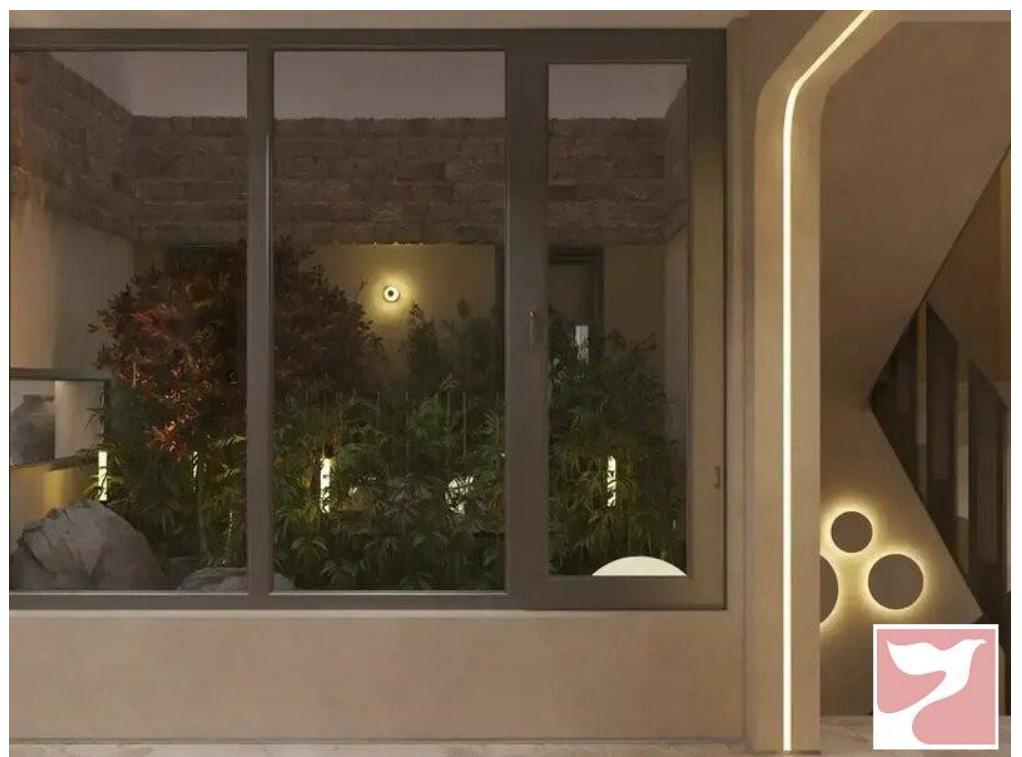
Eficienta energetica:

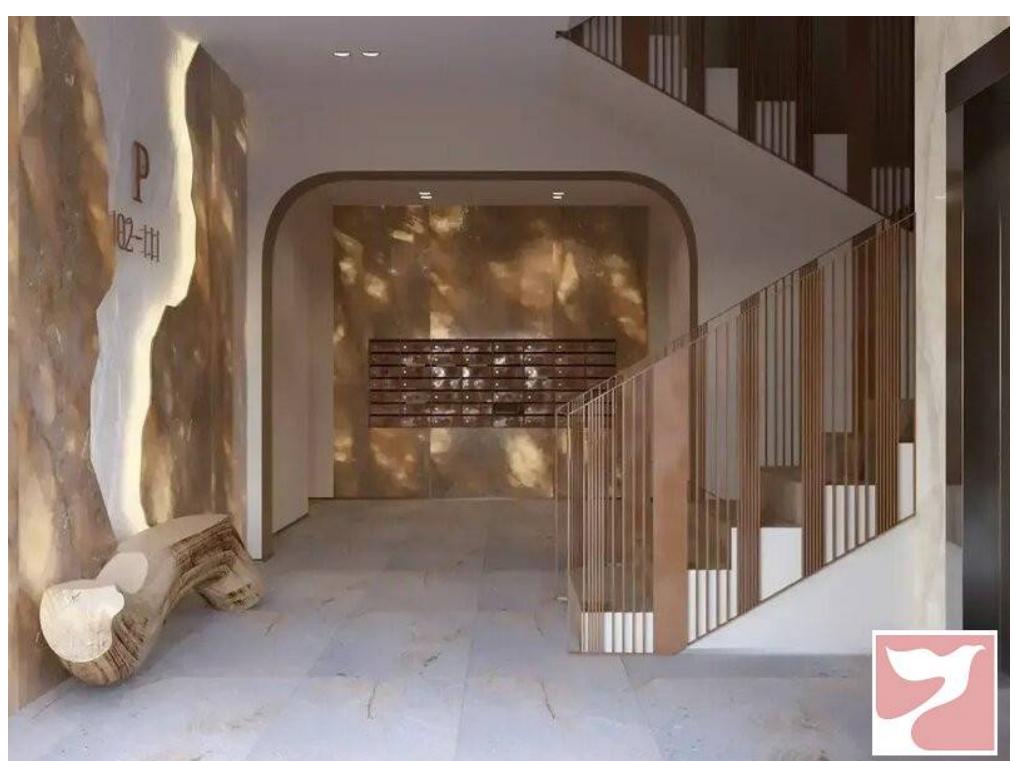
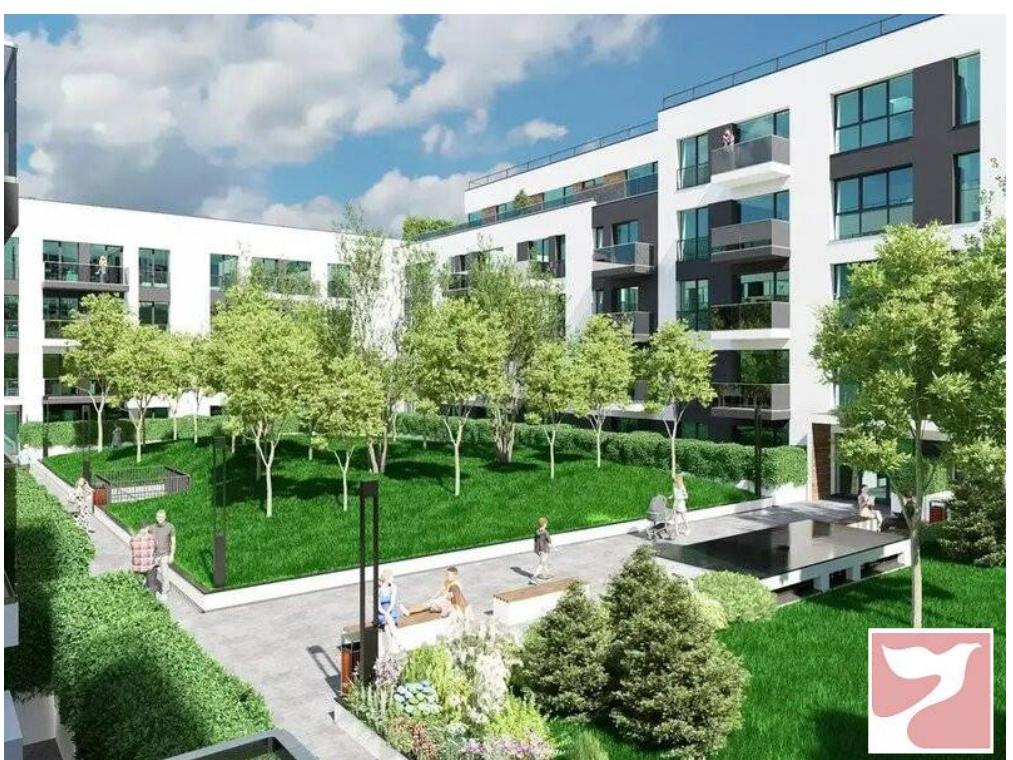
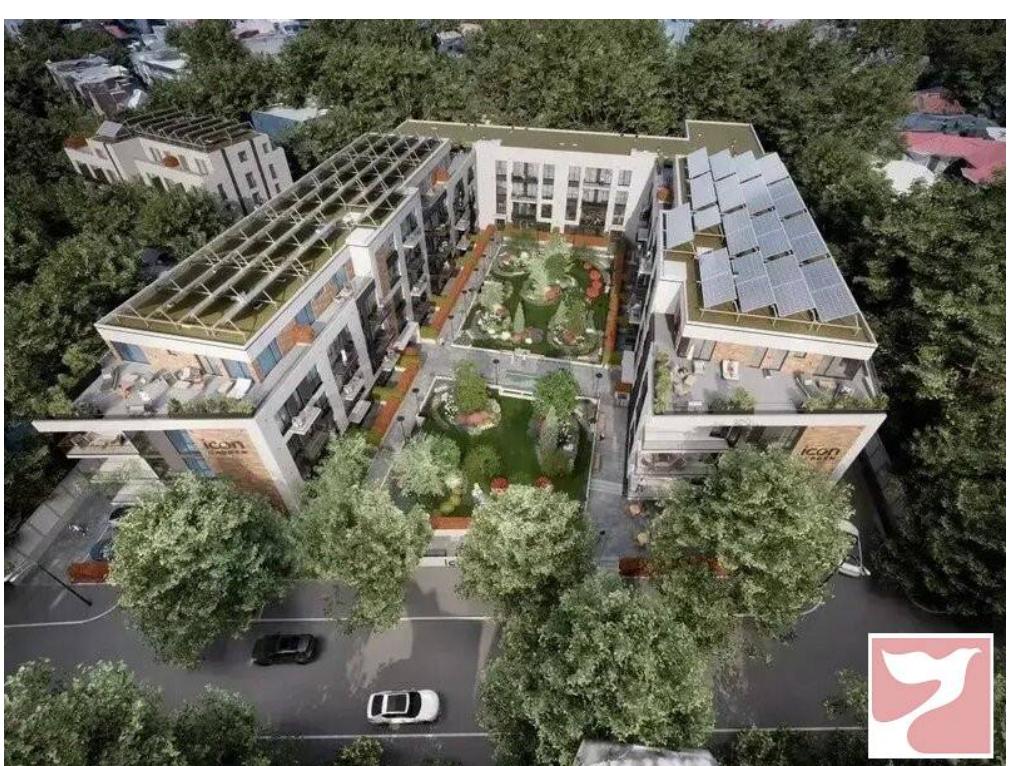
- ? Apartamentul beneficiaza de un consum electric provenit parcial din panouri fotovoltaice montate pe terasa blocului, contribuind la reducerea costurilor si a amprentei de carbon
- ? Incalzire prin pardoseala
- ? Racire in sistem centralizat, pompe de caldura amp

Poze







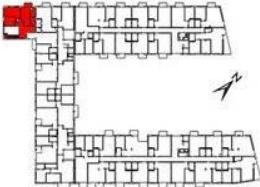


icon GARDEN

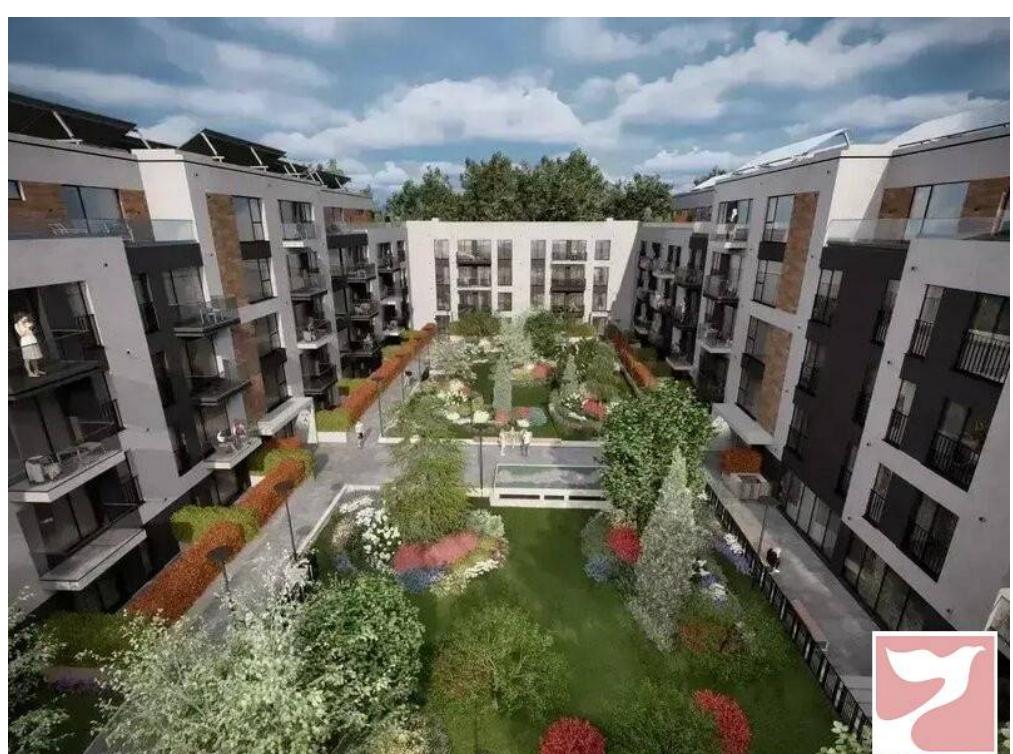
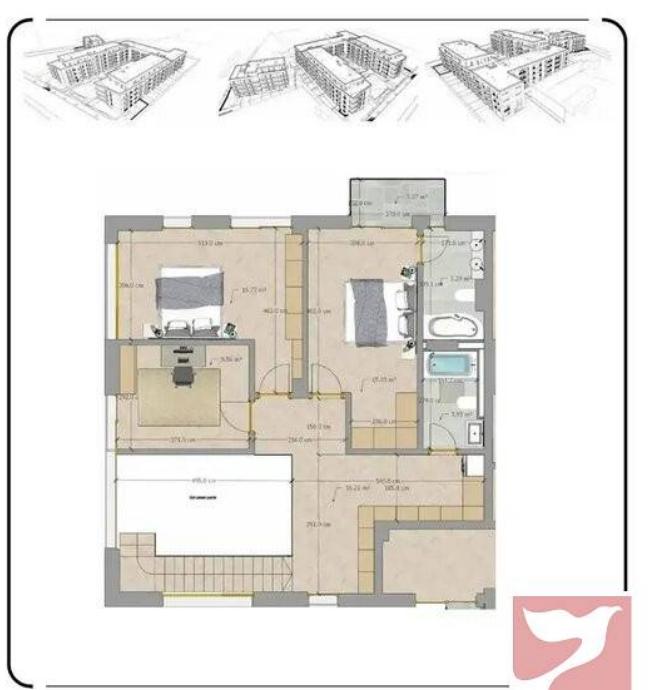
5 CAMERE DUPLEX TIP A

• Living + Bucătărie	50.74 mp
• Dormitor	14.01 mp
• Dormitor	17.17 mp
• Dormitor	17.63 mp
• Baie	10.71 mp
• Băișoară	14.63 mp
• Bucătărie	4.44 mp
• Baie	5.52 mp
• Baie	4.23 mp
• Baie	5.29 mp
• Depozitar	3.62 mp
• Hid	16.21 mp
• Hid	3.99 mp
• Lift interior	1.62 mp
• Bucătărie	17.17 mp
• Balcon	3.50 mp
• Grădină	519.00 mp
• SUPRAFAȚA UTILĂ (FARA BALCON)	187.50 mp
• SUPRAFAȚA UTILĂ TOTALĂ	718.69 mp

C82 PARTER • ETAJ 1



Suprafețele pot difări cu pînă la 3%.
Finisajele și mobilările sunt cu titlu de prezentare.



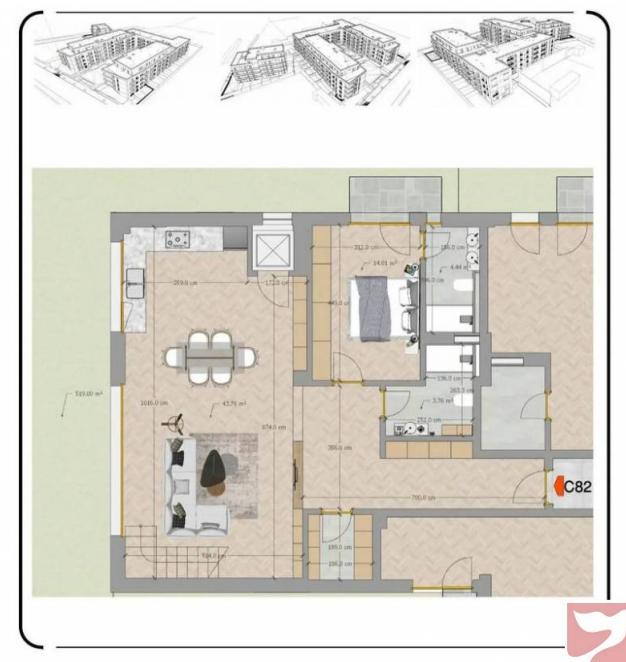
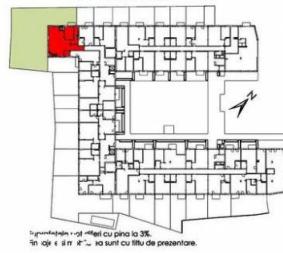


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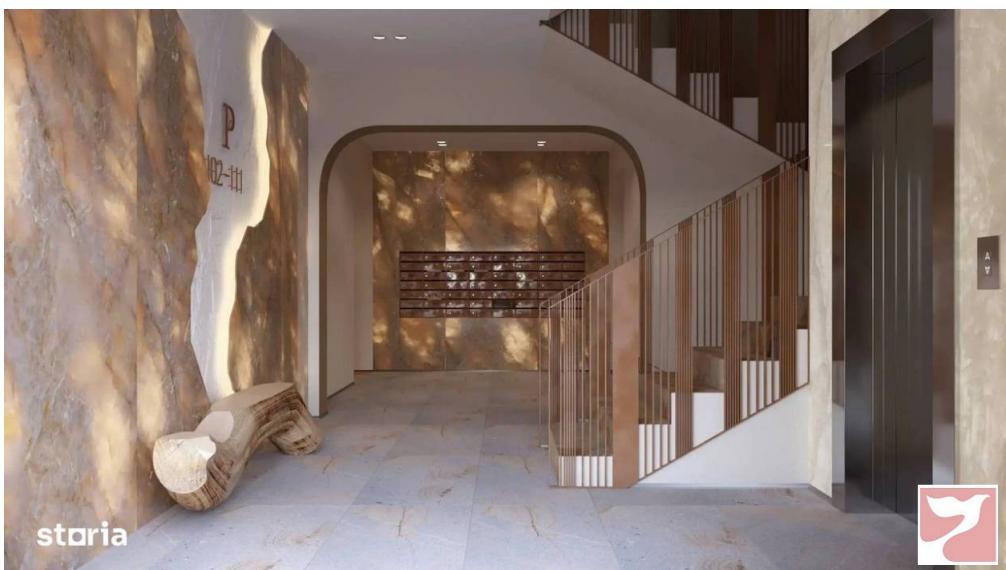
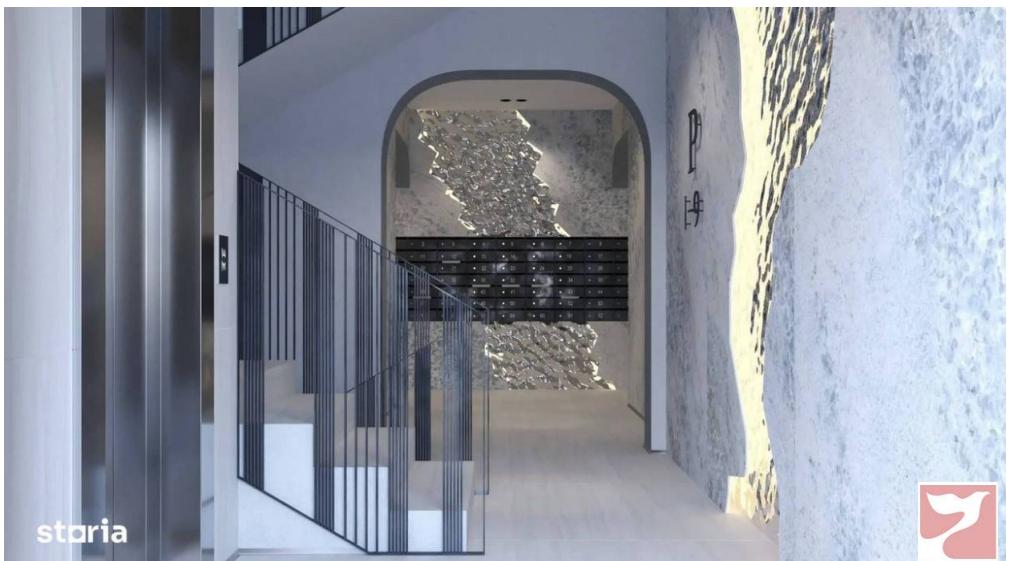
icon GARDEN

5 CAMERE DUPLEX	TIP A
o Living + Bucătarie	50,74 mp
o Dormitor	14,01 mp
o Dormitor	17,17 mp
o Dormitor	17,93 mp
o Birou	9,71 mp
o Biblioteca	1,60 mp
o Baie	4,44 mp
o Baie	5,52 mp
o Baie	4,33 mp
o Baie	5,29 mp
o Depozitar	3,52 mp
o Hid.	16,21 mp
o Hid.	3,99 mp
o Lift interior	1,62 mp
o Boxe / Crânc.	17,17 mp
o Balcon	5,50 mp
o Grădini	51,90 mp
■ SUPRAFAȚA UTILĂ (FARA BALCON)	187,50 mp
■ SUPRAFAȚA UTILĂ TOTALĂ	710,00 mp

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