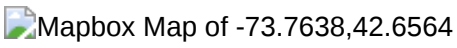
Vanzare casa/vila 14 CAMERE in Bucuresti, Gradina Icoanei, 732 mp

1.680.000 €

An constructie: 1930
Supraf. utilă: 533 mp
14 camere

Localizare:



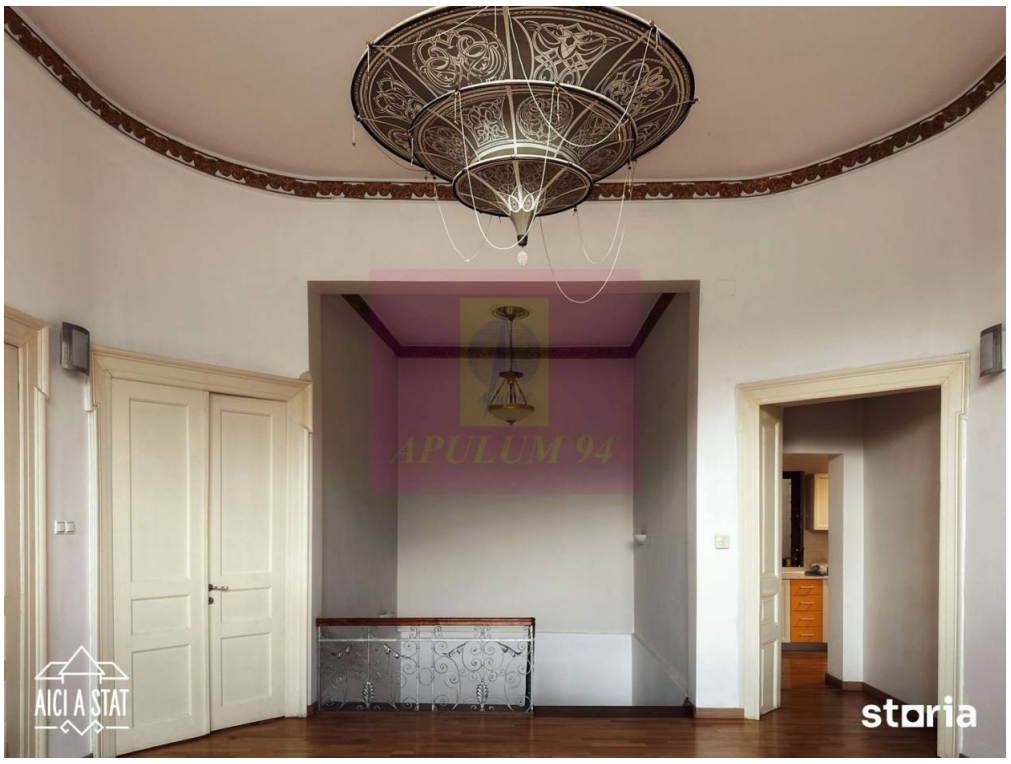
Vă invităm să descoperiți o vilă excepțională situată pe Strada Thomas Masaryk, zona Universitate, Gradina Icoanei, Rosetti (fosta Strada Sălciilor), în inima orașului, cu un aer istoric aparte și detalii arhitecturale interbelice impecabil păstrate. Acest imobil impresionant combină farmecul trecutului cu dotări moderne, fiind locul perfect pentru o locuință de lux sau un spațiu de birouri cu stil.
Proprietatea se vinde cu contract activ de inchiriere.
Suprafață Utilă: 533 mp
Teren: 275 mp
Compartimentare Versatilă: Subsol, parter, etaj și mansardă, cu camere generoase și tavane de 2,8-4 m.
Dotări : Aer condiționat, centrală termică, supraveghere video, porți automate
Curte Privată: Capacitate de parcare pentru 4 autoturisme.
Acces Multiplu: Două intrări separate, ideale pentru diverse funcțiuni (locuință, birouri, activități comerciale).
Vila păstrează detalii de epocă rafinate – sobe de porțelan, uși din lemn masiv, stucaturi artistice – toate completate de facilități moderne care aduc un plus de confort și siguranță.

NOTA : In prezent, imobilul este inchiriat catre o institutie publica si se poate prelua cu tot cu chiriasi.
Imobilul se poate achizitiona si prin transfer de parti sociale ale firmei care detine proprietatea.

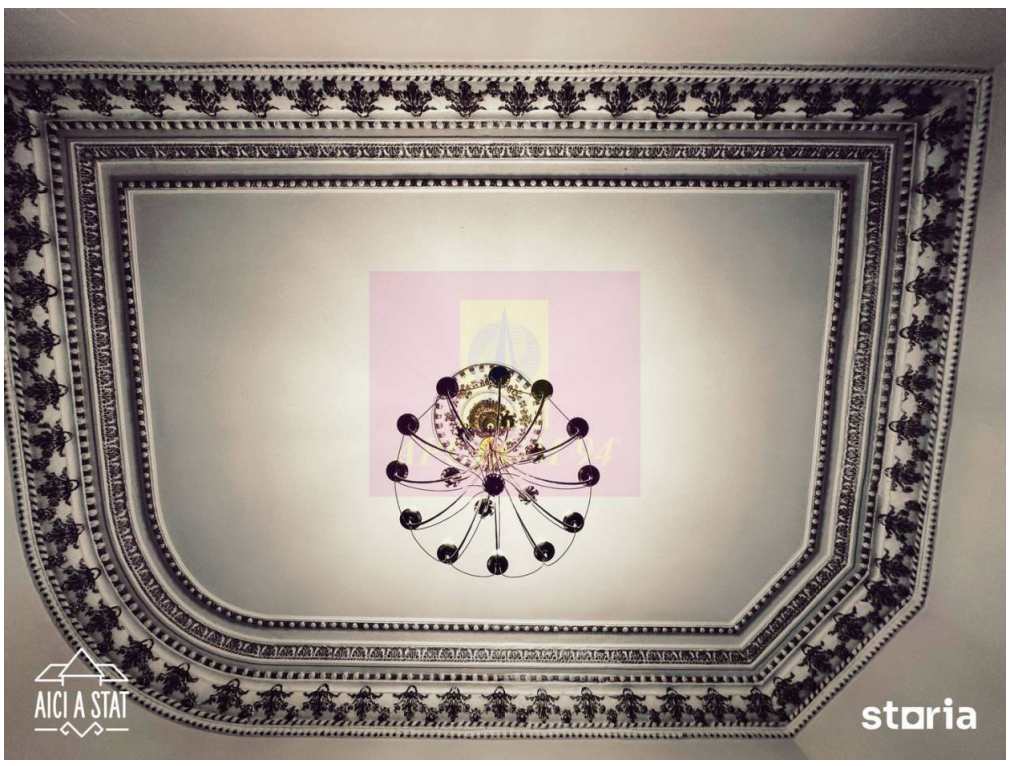
Articol Detaliat:
https://aiciastat.ro/un-imobil-impozant-decorat-cu-zeitati-mitologice-se-vinde-cu-peste-1-milion-de-euro-pe-platforma-storia/

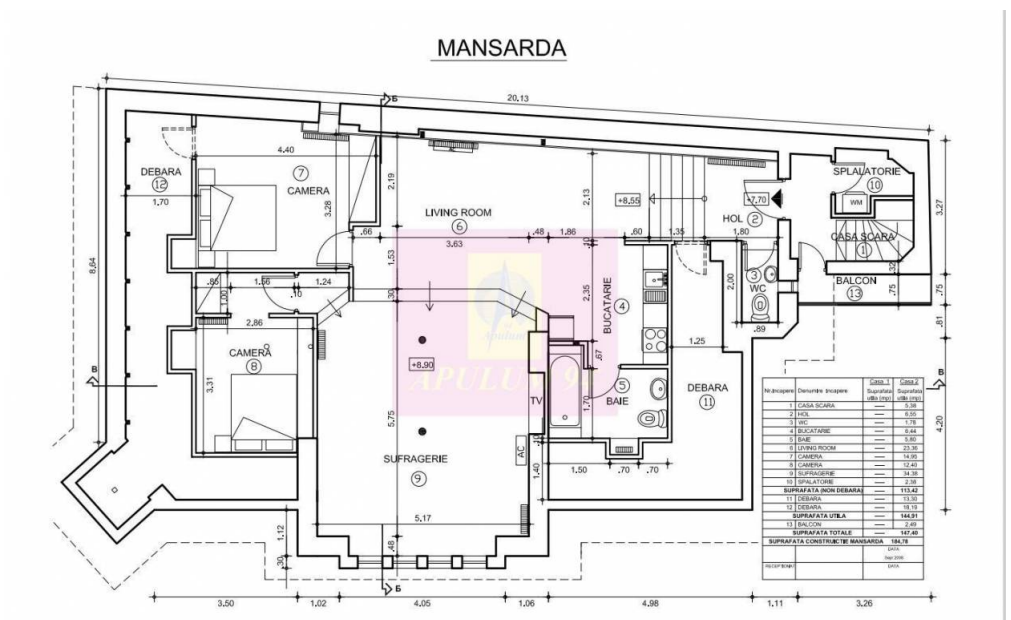
Contactați-ne pentru informații suplimentare sau pentru a programa o vizionare

Poze

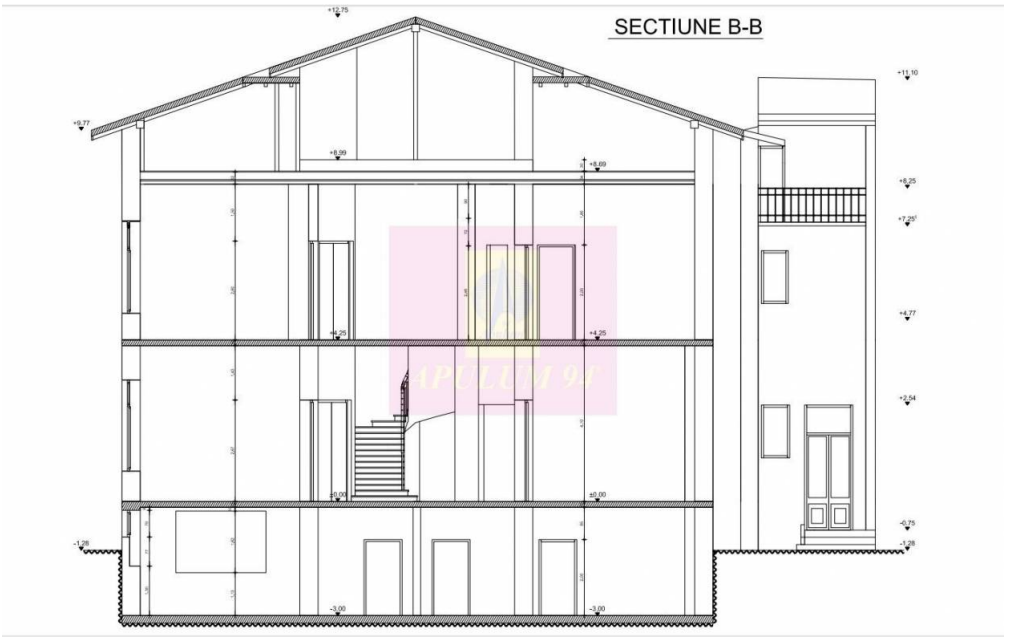


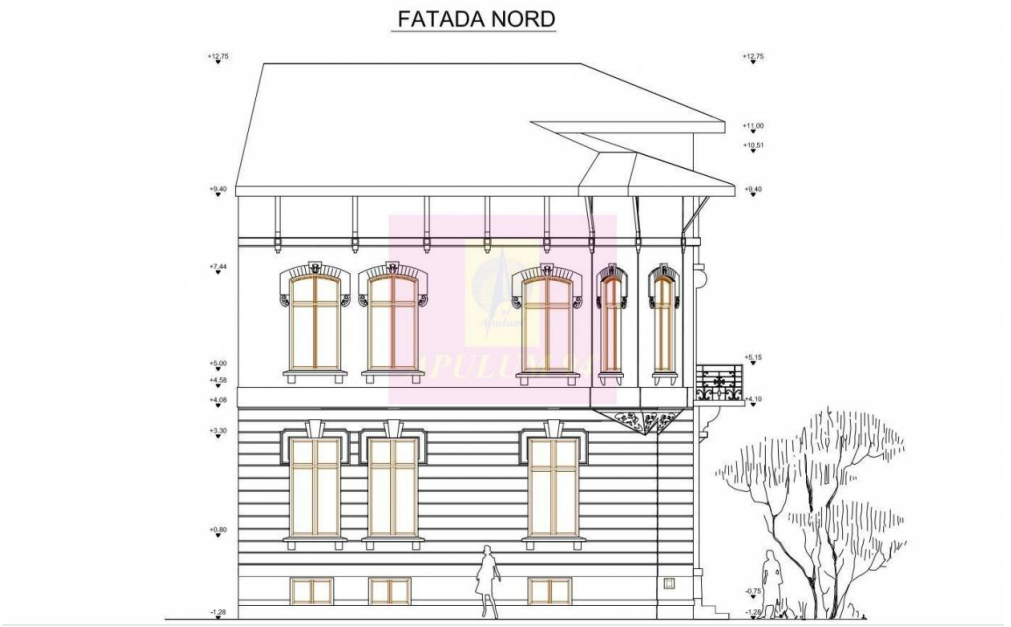
FATADA VEST

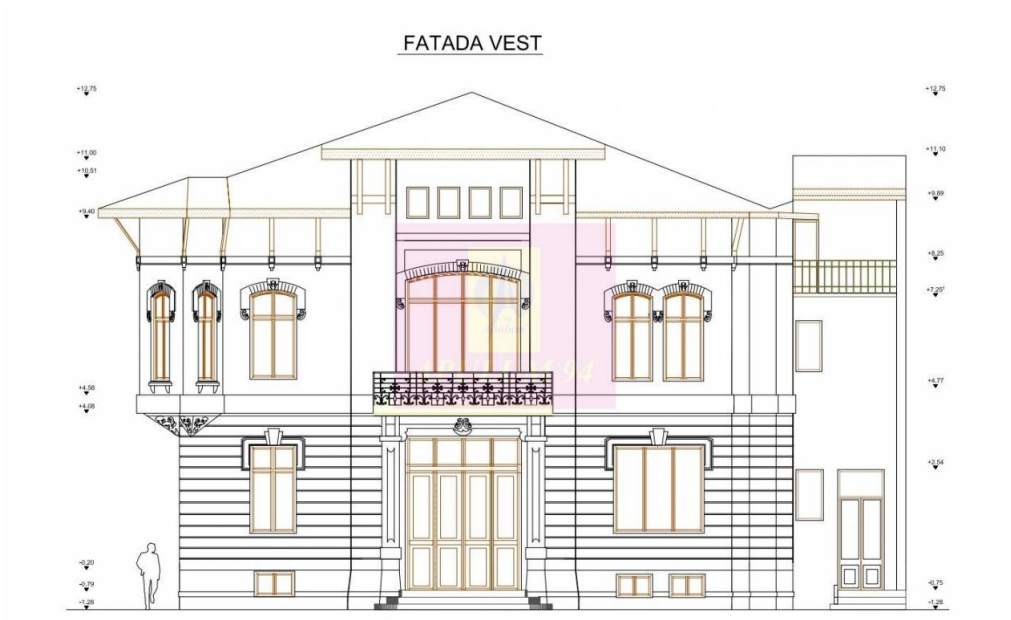


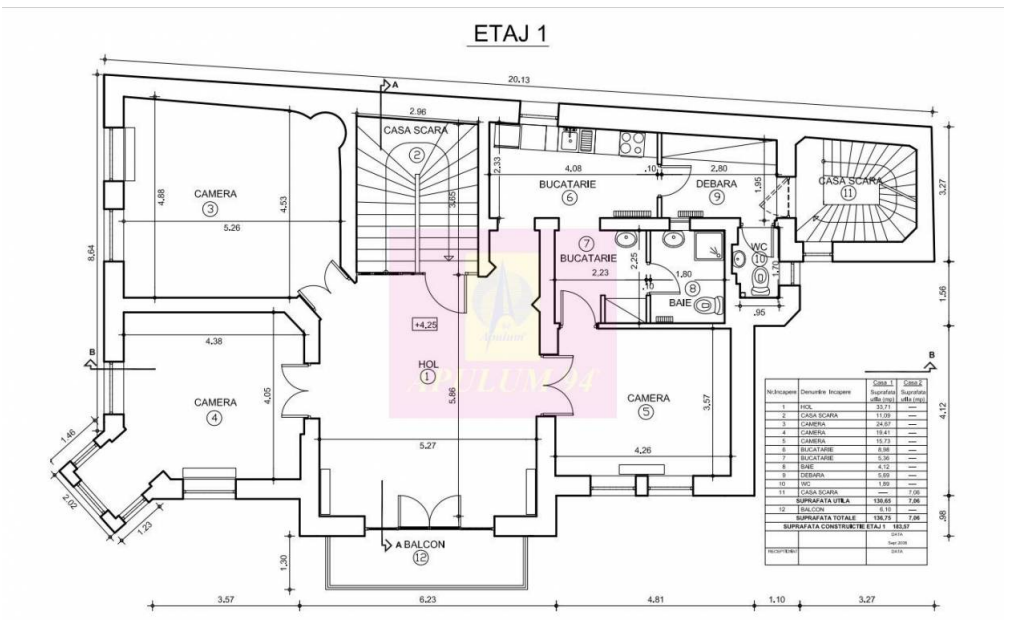

MANSARDA
DEBARA
CAMERA
LIVING ROOM
BUCATARIE
HOL
SPLAIATORIE
CASA SCARA
BALCON
WC
CAMERA
TV
BAIE
DEBARA
SUFRAGERIE
20,13
4,40
3,63
1,80
1,25
2,86
5,75
5,17
3,50
1,02
4,05
1,06
4,98
1,11
3,26

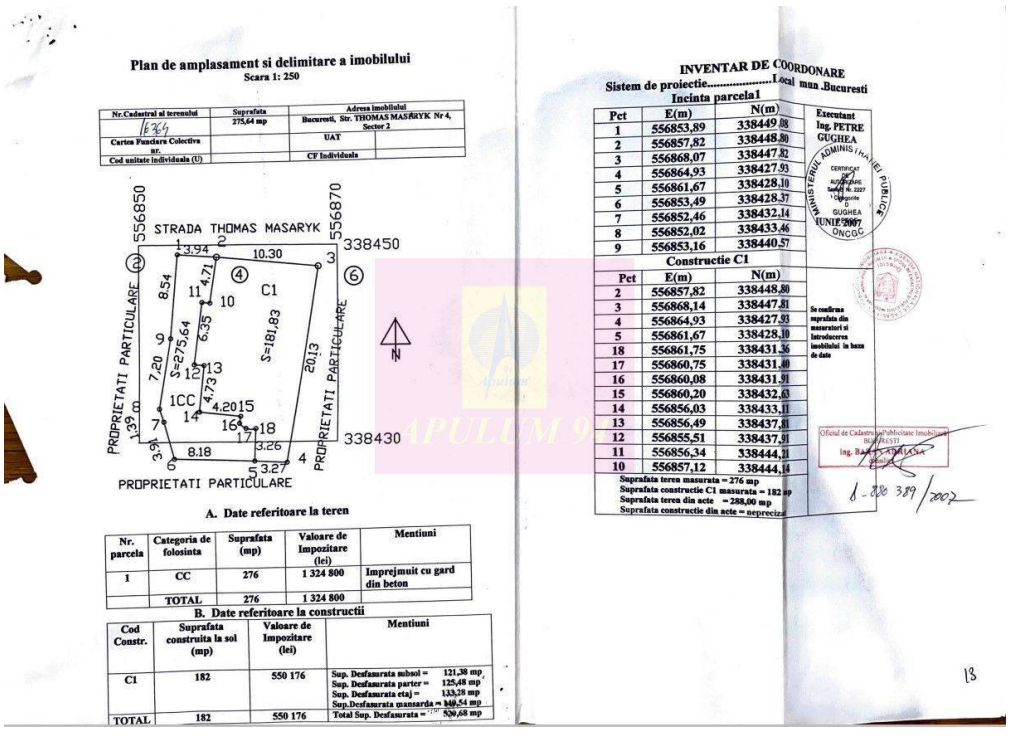
AICI A STAT
storia


SECTIUNE B-B

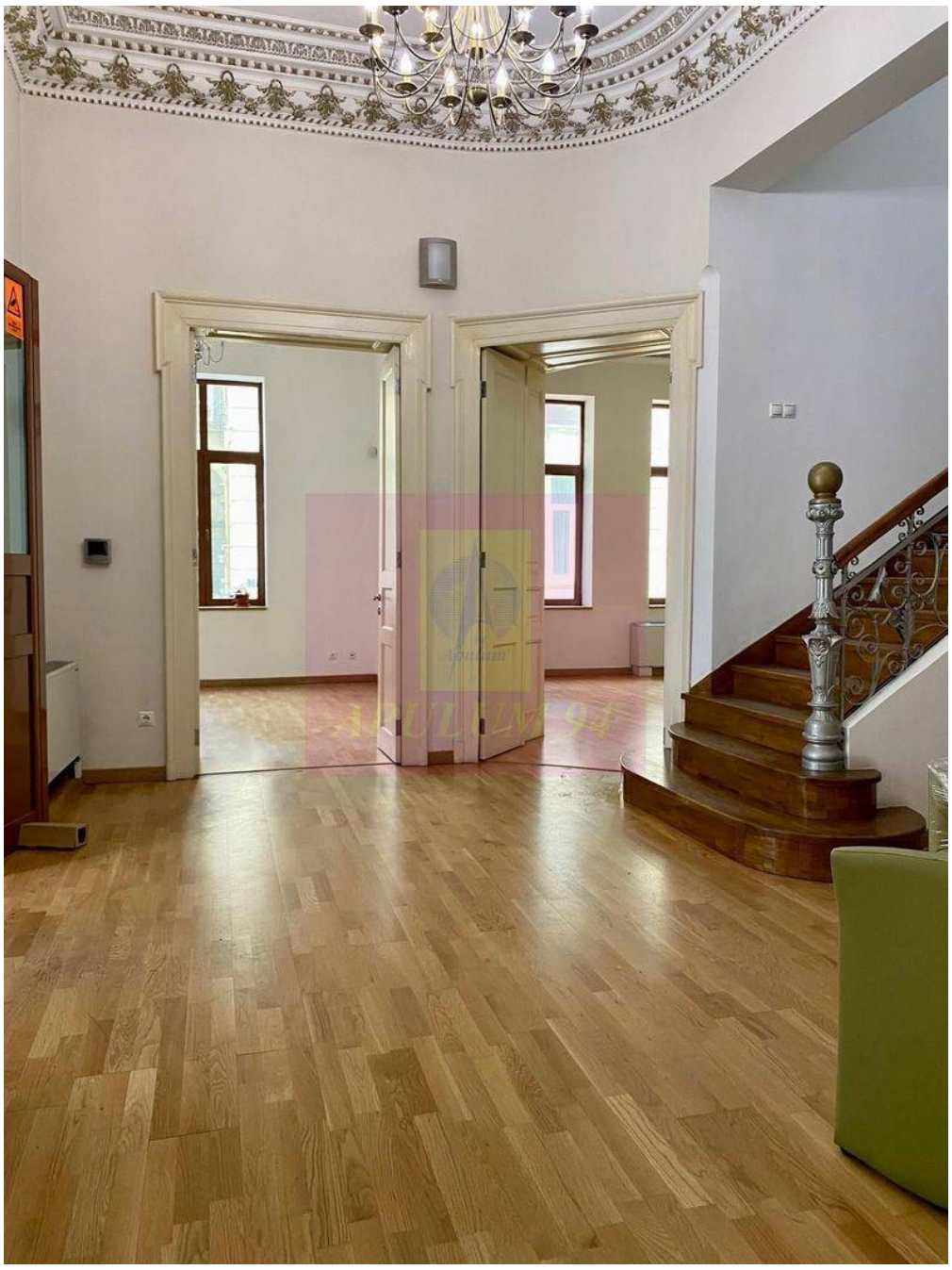

FATADA NORD

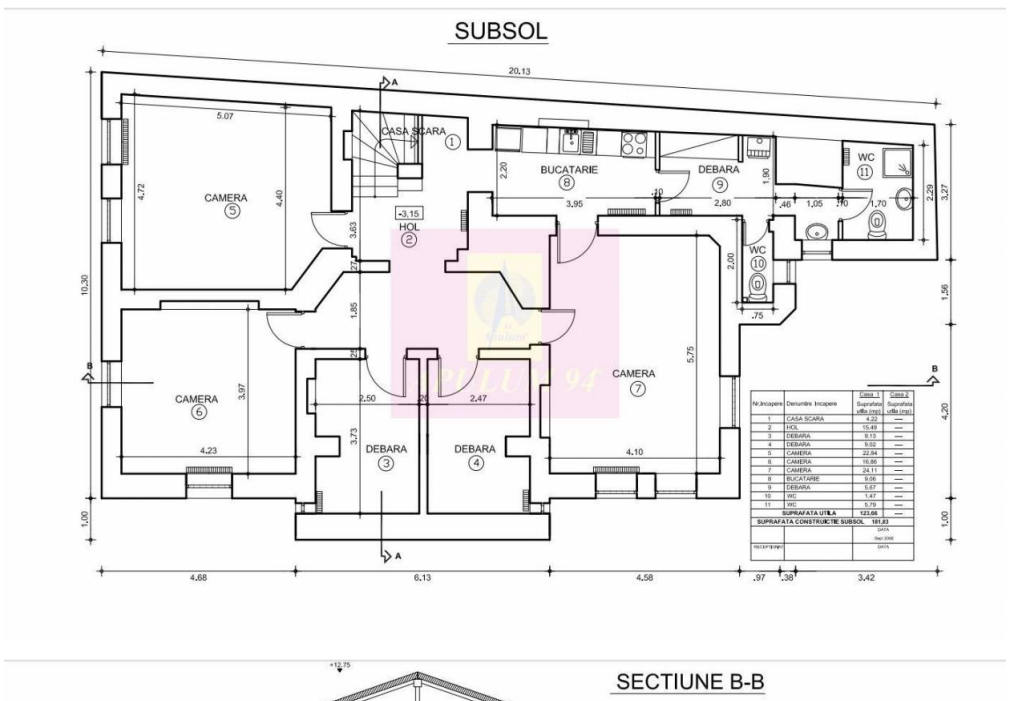

FATADA VEST

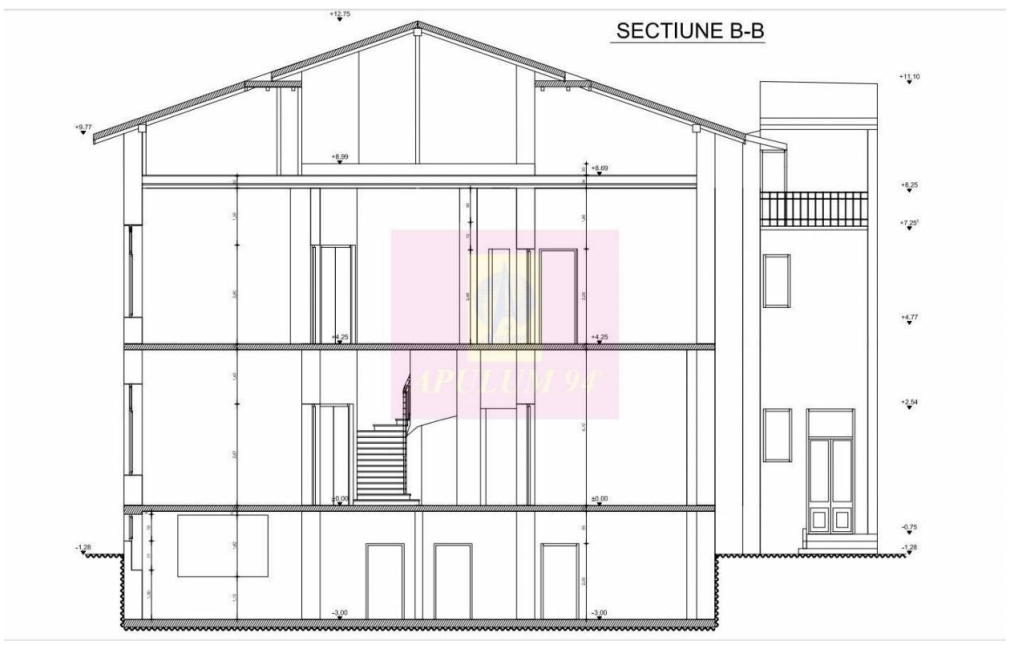

ETAJ 1
CASA SCARA
CAMERA
BUCATARIE
DEBARA
BAIE
WC
HOL
A BALCON
20,13
6,23
4,81
3,27

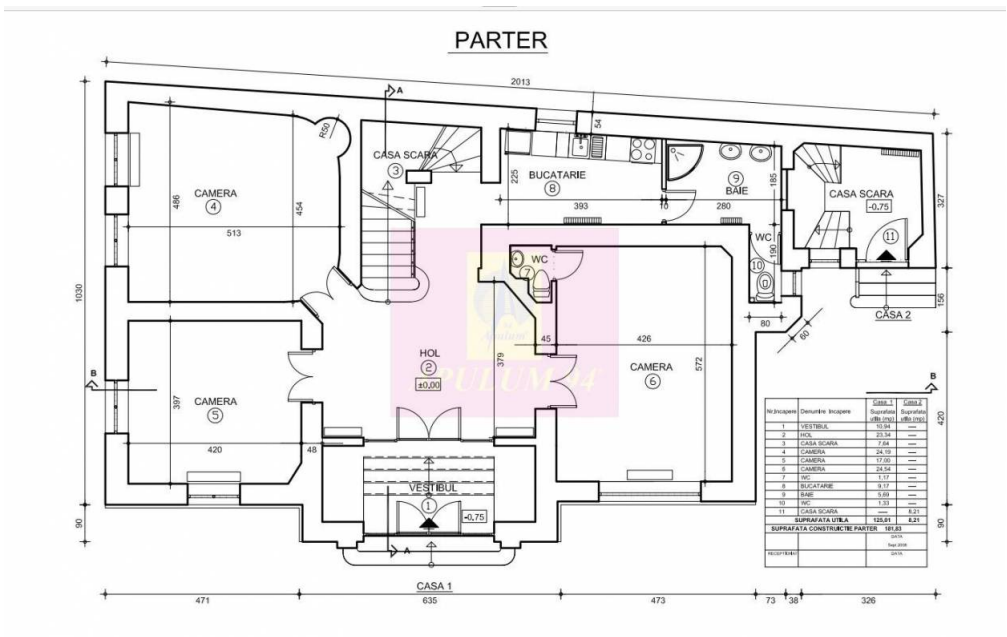

Plan de amplasament si delimitare a imobilului
Scara 1: 250
STRADA THOMAS MASARYK
PROPRIETATI PARTICULARE
PROPRIETATI PARTICULARE
PROPRIETATI PARTICULARE
INVENTAR DE COORDONARE
Incinta parcela1
Constructie C1
A. Date referitoare la teren
B. Date referitoare la constructii

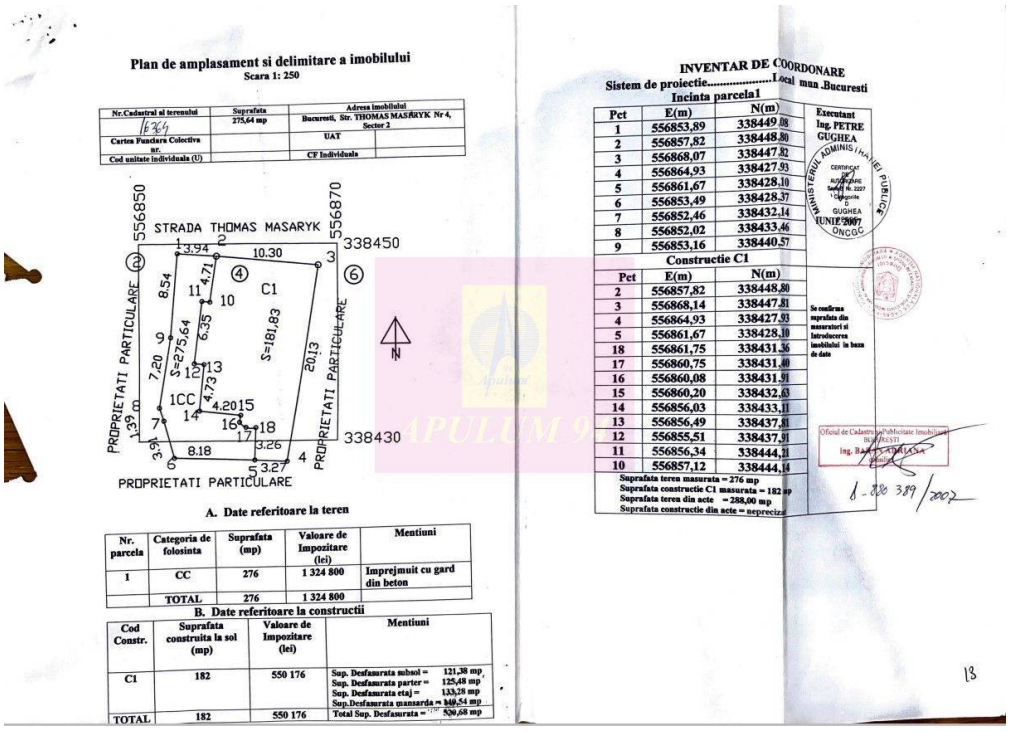
AICI A STAT
storia

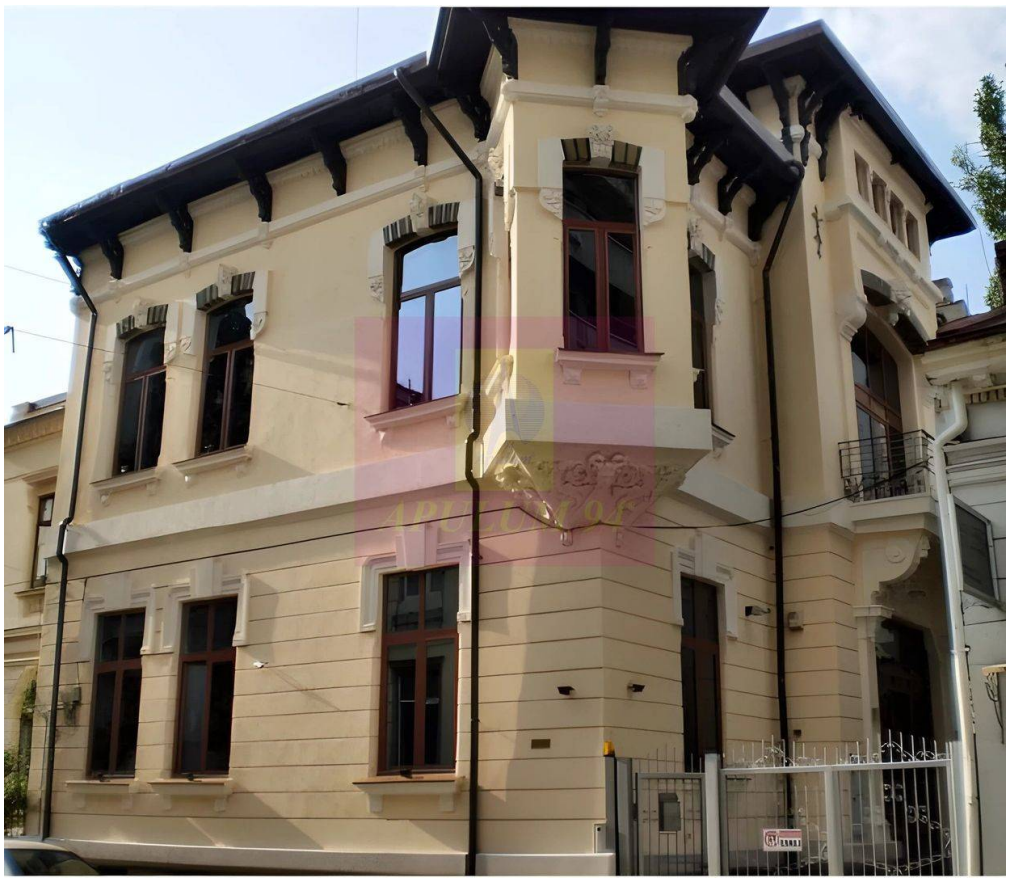


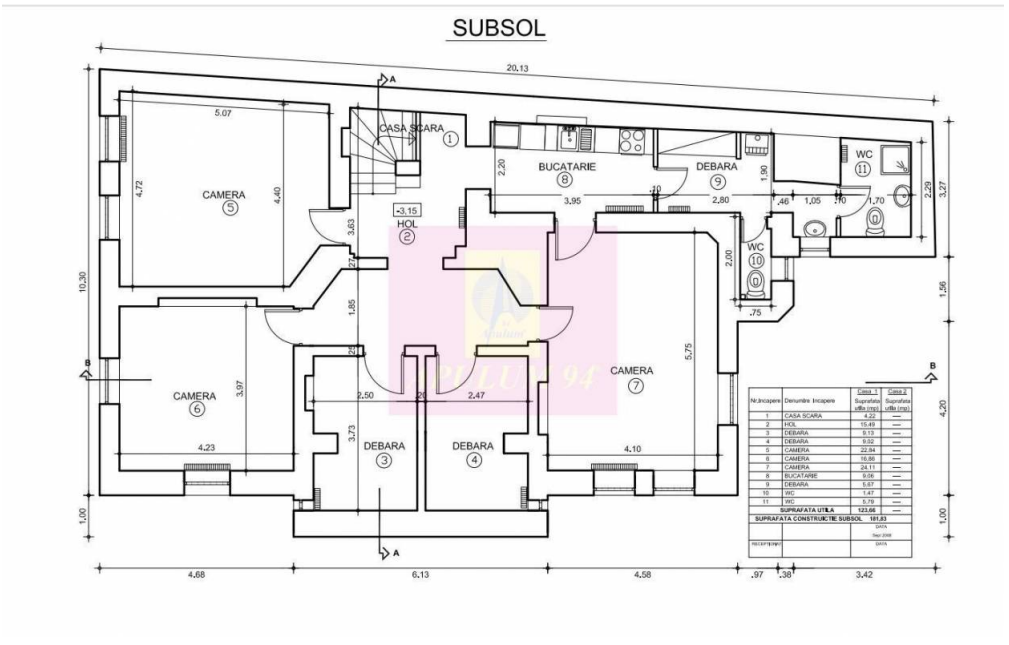

SUBSOL
20,13
5,07
CASA SCARA
1
CAMERA
5
4,72
4,40
-3,15
HOL
2
3,83
1,85
BUCATARIE
8
2,20
3,95
DEBARA
9
2,80
1,90
WC
11
1,70
2,29
3,27
WC
10
2,00
1,58
10,30
CAMERA
6
3,97
4,23
DEBARA
3
3,73
DEBARA
4
2,50
2,47
CAMERA
7
5,75
4,10
4,20
1,00
4,68
6,13
4,58
3,42
Nr.încapere
Denumire încapere
Casa 1
Suprafata utila (mp)
Casa 2
Suprafata utila (mp)
1 CASA SCARA 4,22 —
2 HOL 15,49 —
3 DEBARA 9,13 —
4 DEBARA 9,02 —
5 CAMERA 22,84 —
6 CAMERA 15,86 —
7 CAMERA 24,11 —
8 BUCATARIE 9,06 —
9 DEBARA 5,67 —
10 WC 1,47 —
11 WC 5,79 —
SUPRAFATA UTILA 123,66 —
SUPRAFATA CONSTRUITE SUBSOL 181,43

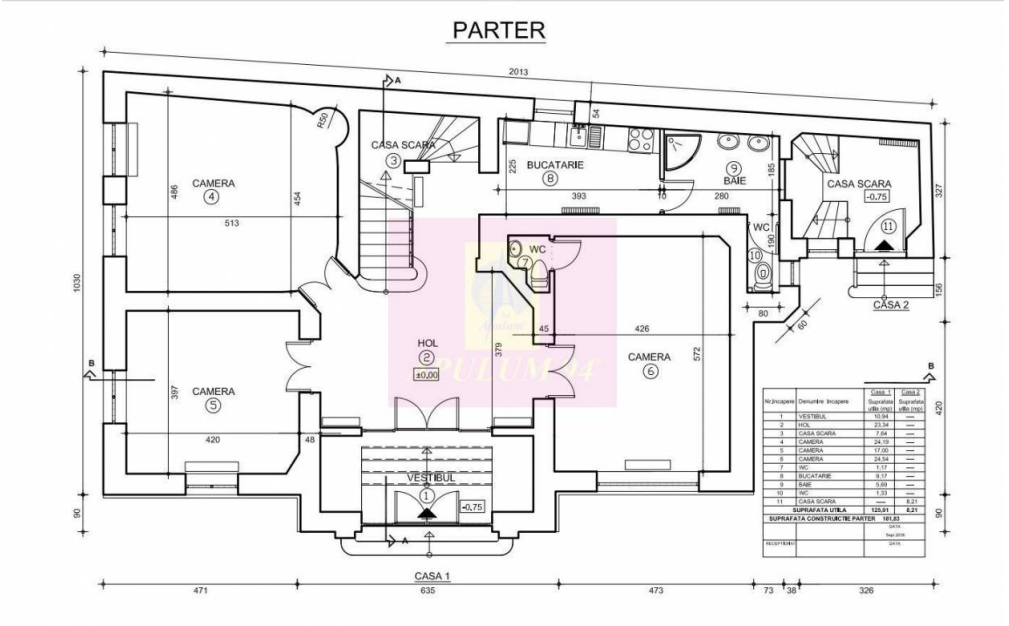

SECTIUNE B-B
+12,75
+11,10
+8,77
+8,29
+8,69
+8,25
+7,25
+4,77
+4,29
+4,25
+2,54
±0,00
-0,75
-1,28
-3,00

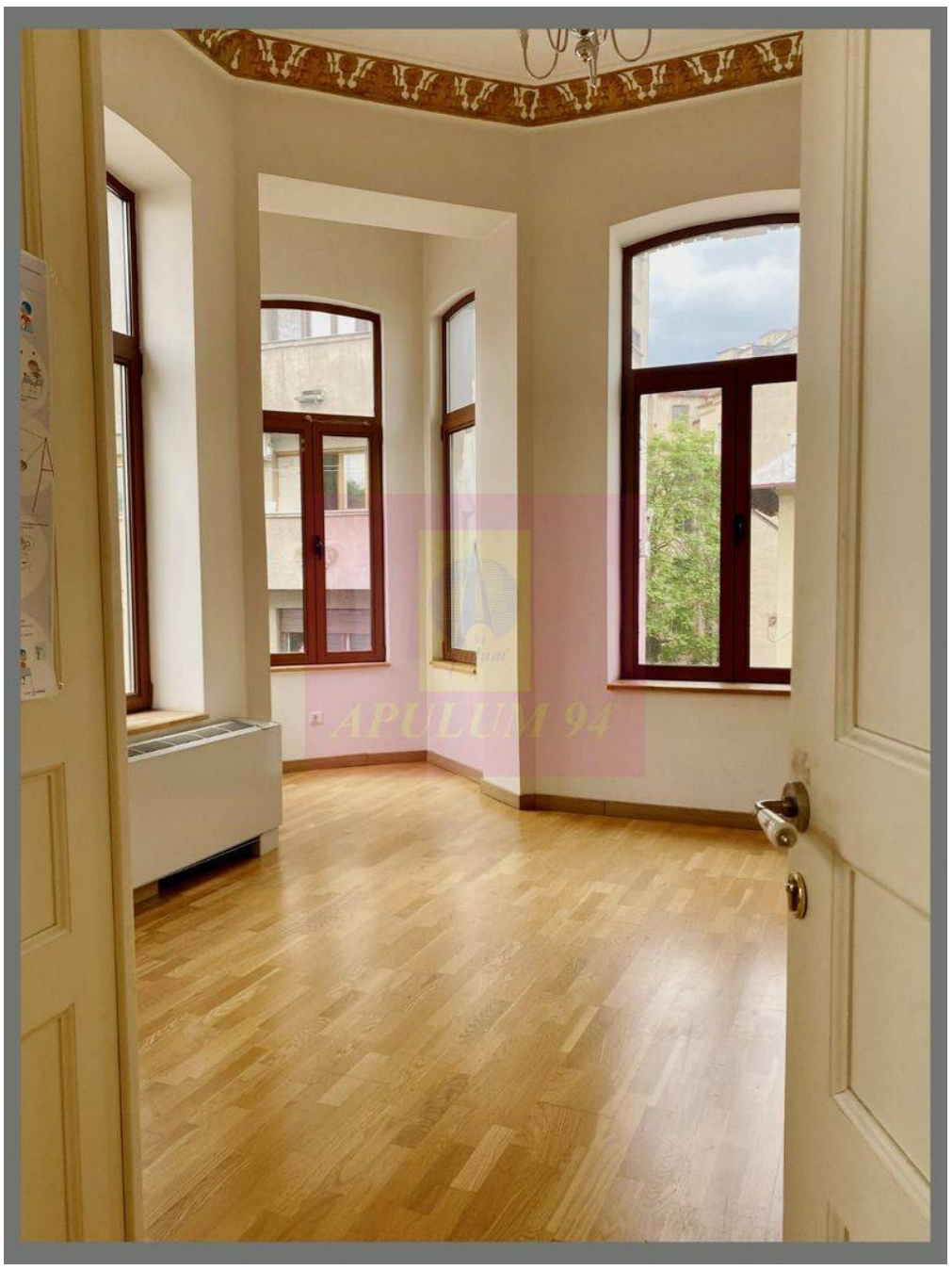

PARTER
CASA SCARA
BUCATARIE
BAIE
CASA SCARA
WC
WC
CASA 2
CAMERA
HOL
±0,00
CAMERA
CAMERA
VESTIBUL
±0,00
-0,75
CASA 1
2013
1030
471
635
473
73
38
326
Nr.încapere | Denumire încapere | Casa 1 Suprafata utila (mp) | Casa 2 Suprafata utila (mp)
1 | VESTIBUL | 10,94 | —
2 | HOL | 23,34 | —
3 | CASA SCARA | 7,64 | —
4 | CAMERA | 24,19 | —
5 | CAMERA | 17,00 | —
6 | CAMERA | 24,54 | —
7 | WC | 1,17 | —
8 | BUCATARIE | 9,17 | —
9 | BAIE | 5,69 | —
10 | WC | 1,33 | —
11 | CASA SCARA | — | 6,21
SUPRAFATA UTILA | 125,01 | 6,21
SUPRAFATA CONSTRUITE PARTER | 181,03

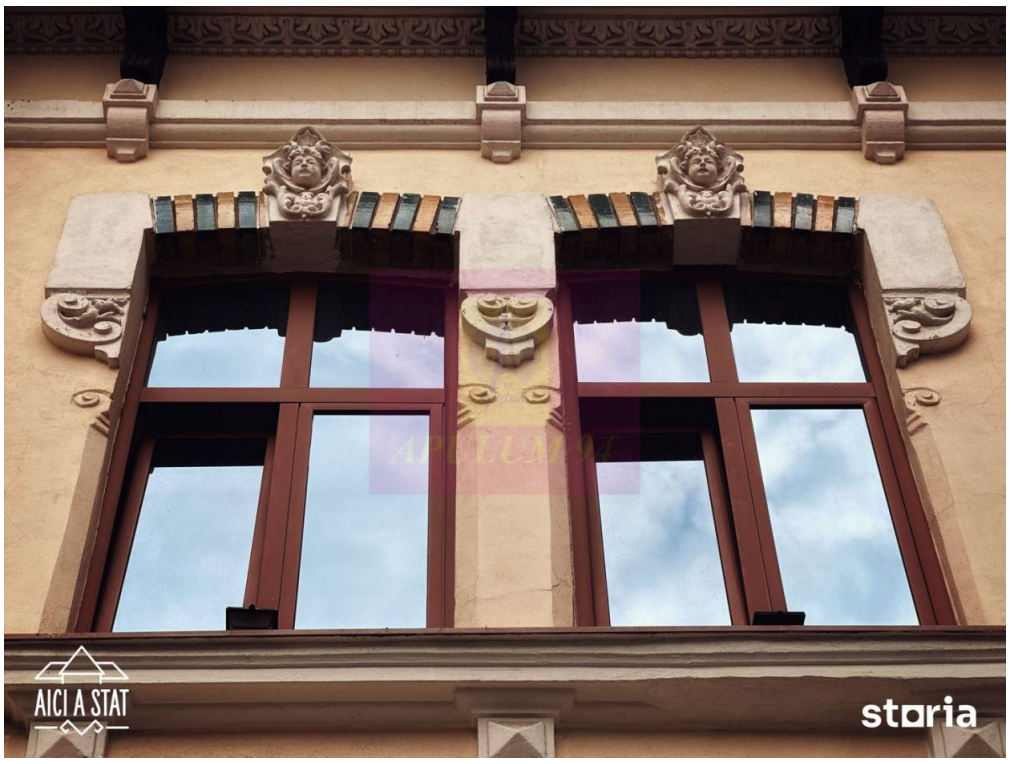

Plan de amplasament si delimitare a imobilului
Scara 1: 250
Nr.Cadastral si terenului 1269
Suprafata 275,64 mp
Adresa imobilului Bucuresti, Str. THOMAS MASARYK Nr 4, Sector 2
Cartea Funciara Colectiva Nr.
UAT
Cod unitate individuala (U)
CF Individuala
STRADA THOMAS MASARYK
PROPRIETATI PARTICULARE
PROPRIETATI PARTICULARE
PROPRIETATI PARTICULARE
556850
556870
338450
338430
S=275,64
S=181,83
C1
1CC
N
A. Date referitoare la teren
Nr. parcela | Categoria de folosinta | Suprafata (mp) | Valoare de Impozitare (lei) | Mentiuni
1 | CC | 276 | 1 324 800 | Imprejmuit cu gard din beton
TOTAL | 276 | 1 324 800
B. Date referitoare la constructii
Cod Constr. | Suprafata construita la sol (mp) | Valoare de Impozitare (lei) | Mentiuni
C1 | 182 | 550 176 | Sup. Desfasurata subsol = 121,38 mp; Sup. Desfasurata parter = 125,48 mp; Sup. Desfasurata etaj = 133,28 mp; Sup.Desfasurata mansarda = 140,54 mp
TOTAL | 182 | 550 176 | Total Sup. Desfasurata = 520,68 mp
INVENTAR DE COORDONARE
Sistem de proiectie.....Local mun .Bucuresti
Incinta parcela I
Pct | E(m) | N(m)
1 | 556853,89 | 338449.08
2 | 556857,82 | 338448.80
3 | 556868,07 | 338447.82
4 | 556864,93 | 338427.93
5 | 556861,67 | 338428.10
6 | 556853,49 | 338428.37
7 | 556852,46 | 338432.14
8 | 556852,02 | 338433.46
9 | 556853,16 | 338440.57
Constructie C1
Pct | E(m) | N(m)
2 | 556857,82 | 338448.80
3 | 556868,14 | 338447.81
4 | 556864,93 | 338427.93
5 | 556861,67 | 338428.10
18 | 556861,75 | 338431.36
17 | 556860,75 | 338431.40
16 | 556860,08 | 338431.91
15 | 556860,20 | 338432.63
14 | 556856,03 | 338433.11
13 | 556856,49 | 338437.81
12 | 556855,51 | 338437.91
11 | 556856,34 | 338444.21
10 | 556857,12 | 338444.14
Suprafata teren masurata = 276 mp
Suprafata constructie C1 masurata = 182 mp
Executant Ing. PETRE GUGHEA
Se confirma suprafata din masuratori si introducerea imobilului in baza de date
Oficiul de Cadastru si Publicitate Imobiliara BUCURESTI
Ing. Barbu Constantin
8-826 389/2007
13

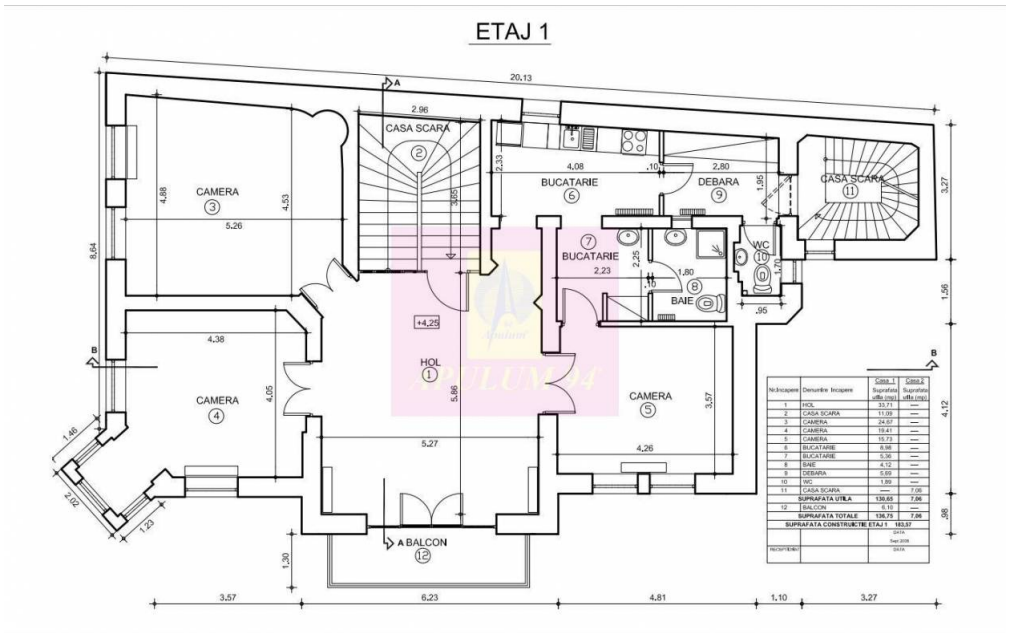



SUBSOL
20.13
CASA SCARA
BUCATARIE
DEBARA
WC
CAMERA
HOL
-3.15
CAMERA
DEBARA
DEBARA
CAMERA
WC
4.68
6.13
4.58
3.42

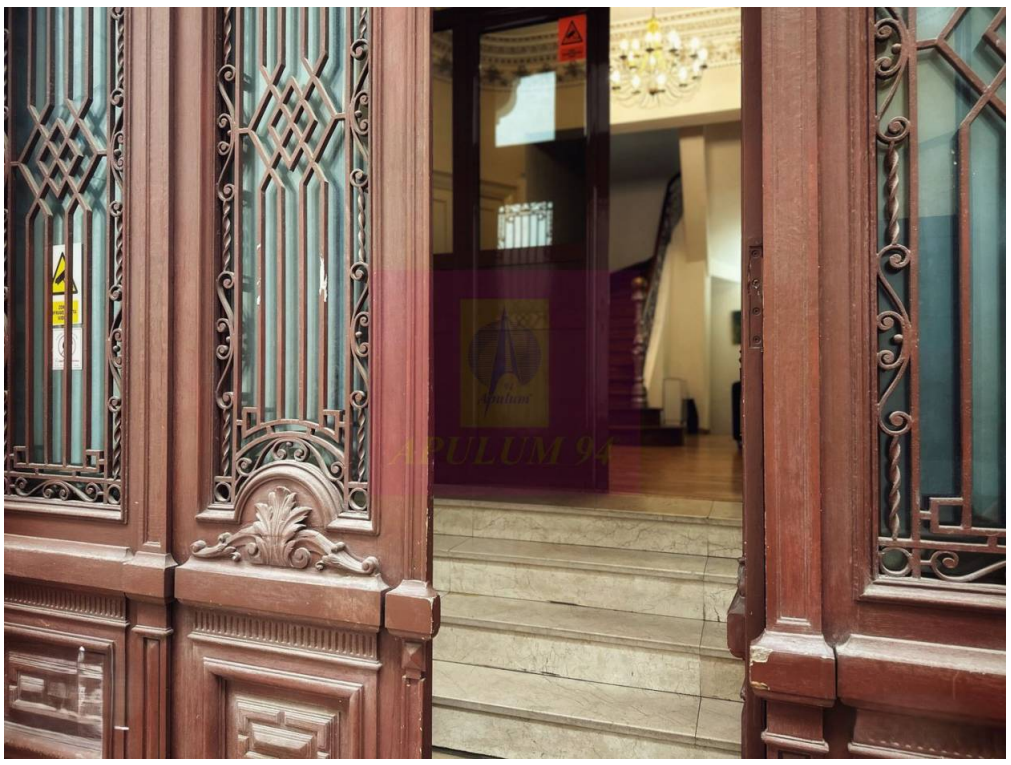

PARTER
2013
CASA SCARA
BUCATARIE
BAIE
CASA SCARA
-0.75
CAMERA
WC
HOL
±0.00
CAMERA
CAMERA
VESTIBUL
±0.75
CASA 2
CASA 1
471
635
473
73
38
326

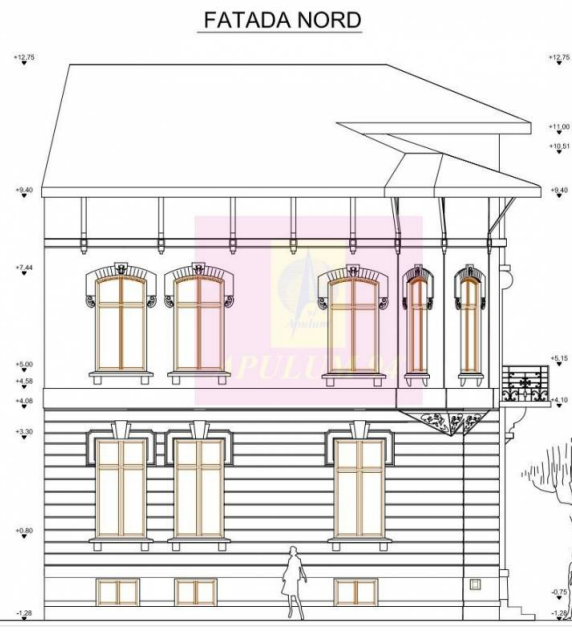


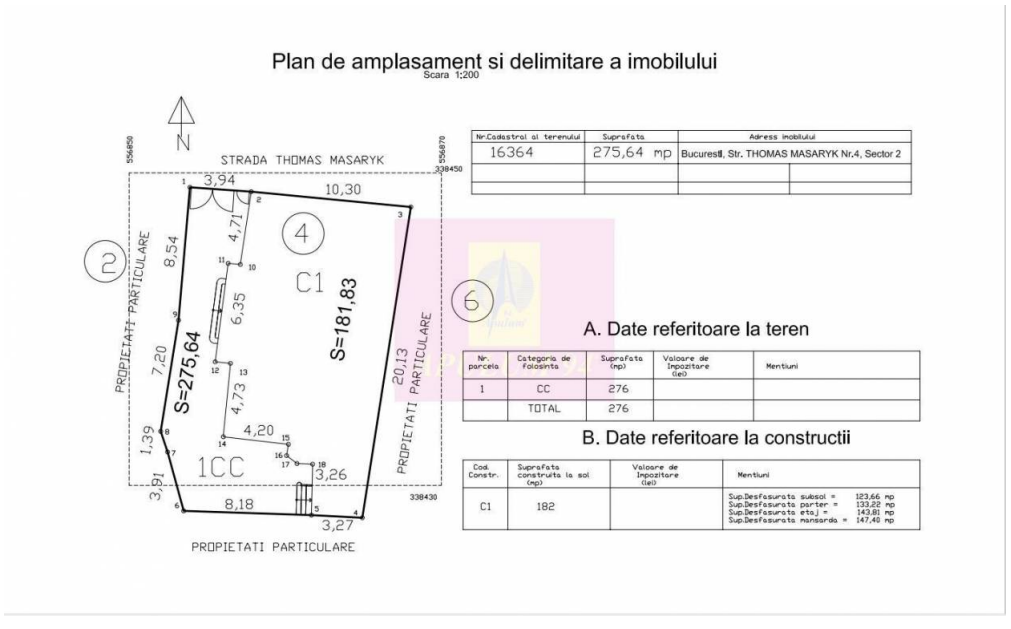

AICI A STAT
storia


ETAJ 1
CASA SCARA
CAMERA
BUCATARIE
DEBARA
CASA SCARA
BUCATARIE
WC
BAIE
HOL
CAMERA
CAMERA
A BALCON
Nr.Incapere | Denumire incapere | Casa 1 Suprafata utila (mp) | Casa 2 Suprafata utila (mp)
1 | HOL | 33,71 | —
2 | CASA SCARA | 11,09 | —
3 | CAMERA | 24,07 | —
4 | CAMERA | 19,41 | —
5 | CAMERA | 19,73 | —
6 | BUCATARIE | 8,96 | —
7 | BUCATARIE | 5,36 | —
8 | BAIE | 4,12 | —
9 | DEBARA | 5,69 | —
10 | WC | 1,89 | —
11 | CASA SCARA | — | 7,06
SUPRAFATA UTILA | 136,65 | 7,06
12 | BALCON | 6,10 | —
SUPRAFATA TOTALE | 136,75 | 7,06
SUPRAFATA CONSTRUCTIE ETAJ 1 | 183,57

GARAJ



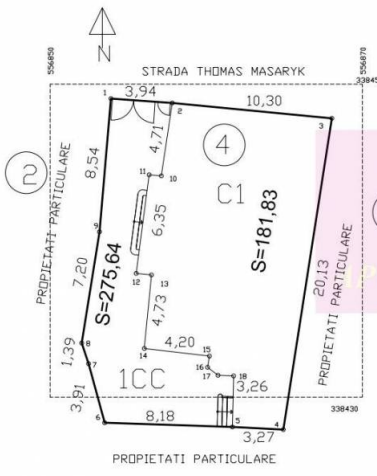

FATADA NORD


Plan de amplasament si delimitare a imobilului
Scara 1:200
N
STRADA THOMAS MASARYK
PROPIETATI PARTICULARE
PROPIETATI PARTICULARE
PROPIETATI PARTICULARE
S=275,64
S=181,83
C1
1CC
Nr.Cadastral al terenului | Suprafata | Adress imobilului
16364 | 275,64 mp | Bucuresti, Str. THOMAS MASARYK Nr.4, Sector 2
A. Date referitoare la teren
Nr. parcela | Categoria de folosinta | Suprafata (mp) | Valoare de impozitare (lei) | Mentiuni
1 | CC | 276
TOTAL | 276
B. Date referitoare la constructii
Cod Constr. | Suprafata construita la sol (mp) | Valoare de impozitare (lei) | Mentiuni
C1 | 182 | Sup.Desfasurata subsol = 123,66 mp; Sup.Desfasurata parter = 133,22 mp; Sup.Desfasurata etaj = 143,81 mp; Sup.Desfasurata mansarda = 147,40 mp

AICI A STAT
storia

Plan de amplasament si delimitare a imobilului

Scara 1:200



Nr.Cadastral al terenului	Suprafata	Adress imobilului	
16364	275,64 mp	Bucuresti, Str. THOMAS MASARYK Nr.4, Sector 2	

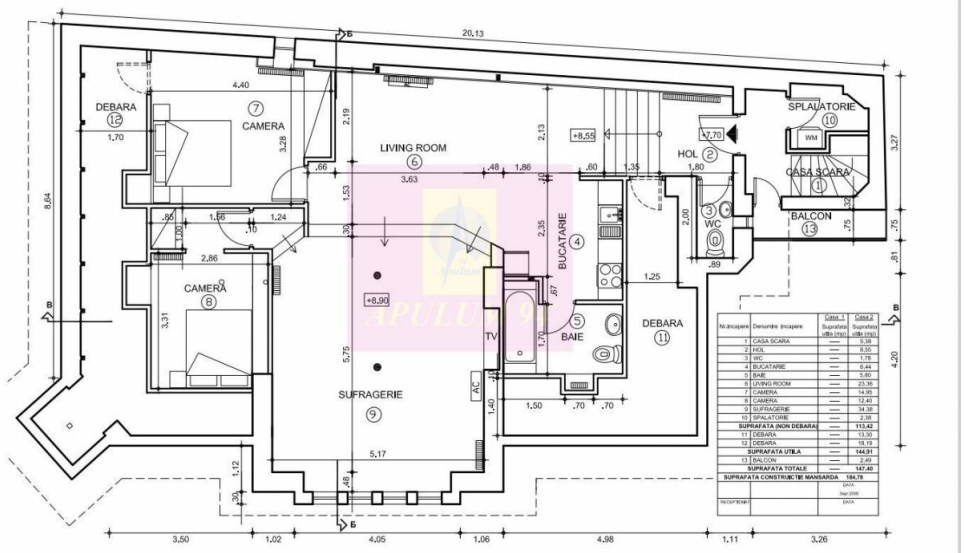
A. Date referitoare la teren

Nr. parcela	Categoria de folosinta	Suprafata (mp)	Valoare de Impozitare (lei)	Mentiuni
1	CC	276		
	TOTAL	276		

B. Date referitoare la constructii

Cod. Constr.	Suprafata construita la sol (mp)	Valoare de Impozitare (lei)	Mentiuni
C1	182		Sup.Desfasurata subsol = 123,66 mp Sup.Desfasurata parter = 133,22 mp Sup.Desfasurata etaj = 143,81 mp Sup.Desfasurata mansarda = 147,40 mp

MANSARDA



Nr.incapere	Denumire incapere	Casa 1 Suprafata utila (mp)	Casa 2 Suprafata utila (mp)
1	CASA SCARA	—	5,38
2	HOL	—	8,55
3	WC	—	1,78
4	BUCATARIE	—	8,44
5	BAIE	—	5,80
6	LIVING ROOM	—	23,36
7	CAMERA	—	14,95
8	CAMERA	—	12,40
9	SUFRAGERIE	—	34,38
10	SPALATORIE	—	2,38
	SUPRAFATA (NON DEBARA)	—	**113,42**
11	DEBARA	—	13,30
12	DEBARA	—	18,19
	SUPRAFATA UTILA	—	**144,91**
13	BALCON	—	2,49
	SUPRAFATA TOTALE	—	**147,40**
	SUPRAFATA CONSTRUCTIEI MANSARDA		**184,78**