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## Semi-open plan 1-bedroom, 37 sqm usable area with 20 sqm balcony

**176,000 EUR** +VAT

Web Reference  
**#145553**

PRIMA Vista, Fabrica de Glucoza, Bucharest



<https://www.blissimobiliare.ro/index.php/en/apartment-1-bedroom-for-sale-aviatiei-promenada-mall-metro-pipera-bucharest-145553> (<https://www.blissimobiliare.ro/index.php/en/apartment-1-bedroom-for-sale-aviatiei-promenada-mall-metro-pipera-bucharest-145553>)

### Description

A 1-bedroom apartment in a semi-open plan configuration, part of the Prima Vista development on Șoseaua Fabrica de Glucoză, completed in 2024. The property makes effective use of its 37 sqm usable area and offers an exceptionally generous private balcony of 20 sqm usable area accessed directly from the living area — a feature rarely found at this apartment scale. Delivered fully furnished and with a fully equipped kitchen, the property is ready for immediate occupation.

## 5-minute walk to Pipera metro and the Floreasca-Pipera Business District

### Property details

- Usable area (interior): 37 sqm usable area
- Balcony: 20 sqm usable area
- Total built area: 64 sqm built area
- Layout: semi-open plan
- Floor: 2 / Building height: 2B+G+10
- Year of construction: 2024
- Rooms: 1-bedroom — open plan living with kitchen + 1 bedroom

- Bathrooms: 1
- Lift: yes
- Underground parking: available at level -1, optional at extra cost

## **Interior & functionality**

The B5.2-B2 floor plan allocates the 37 sqm usable area across an open plan living and kitchen of 18 sqm, a bedroom of 11 sqm, bathroom and entrance hall. The kitchen is fully equipped including a dishwasher, and the apartment is delivered fully furnished. The 20 sqm usable balcony, accessed directly from the living area, substantially extends the functional space of the property during warmer months.

## **Amenities**

- Fully furnished
- Fully equipped kitchen
- Dishwasher
- Air conditioning
- Centralised building heating
- Lift
- Balcony 20 sqm usable area
- Private landscaped gardens (development)
- Commercial units at ground floor

## **Location**

Prima Vista is located at Șoseaua Fabrica de Glucoză nr. 6-8, Sector 2 — a zone that brings together Bucharest's newest and most active business district with a modern residential infrastructure now fully consolidated. Pipera metro station is a 5-minute walk from the development entrance, providing direct M2 line access to central Bucharest and Henri Coandă International Airport. The Floreasca-Pipera Business District, home to Novo Park, Globalworth Campus and Hermes Business Campus, is reachable on foot in minutes. Promenada Mall is 15 minutes on foot, World Class Upground 2 minutes, and Pescariu Sports & Spa 5 minutes by car.

A completed, immediately available property combining the efficiency of a well-designed floor plan with an outdoor space that sets it apart from comparable offerings in the area.

## **FAQ**

### **What is the apartment's floor area and how is it structured?**

The apartment has 37 sqm usable area indoors, plus a 20 sqm usable area balcony accessed directly from the living area. Total built area is 64 sqm built area. The layout is semi-open plan: open kitchen with living area, one bedroom, one bathroom, and entrance hall.

### **Is the apartment delivered furnished and equipped?**

Yes. The property is delivered fully furnished, with a fully equipped kitchen including a dishwasher, and air conditioning already installed. No additional investment is required for immediate occupation.

### **Is parking available for this apartment?**

Yes. An underground parking space is available at level -1, at an optional cost separate from the apartment.

### **What facilities does the Prima Vista development offer?**

Prima Vista includes two private landscaped gardens designed by Beros Abdul+, one of Romania's leading landscape architecture studios, ground floor commercial units, lifts in each building, and a distinctive architectural concept. The development is fully completed and operational, delivered by Prima Development Group.

### **How well connected is the area by public transport?**

Pipera metro station is a 5-minute walk from the development. The M2 line provides direct connections to central Bucharest and Henri Coandă International Airport. The area also benefits from straightforward road access to the main northern arterials of the capital.






## Property details

<b>Rooms no.</b>	2
<b>Useable surface</b>	37m <sup>2</sup>
<b>Constructed surface</b>	64m <sup>2</sup>
<b>Apartment type</b>	Apartment
<b>Type of rooms</b>	Semi-independent
<b>Type of comfort</b>	Comfort 1
<b>Bedrooms no.</b>	1
<b>Kitchens no.</b>	1
<b>Bathrooms no.</b>	1
<b>Building type</b>	Block
<b>Year built</b>	2024
<b>Config</b>	2S+P+10
<b>Floor</b>	2
<b>Balconies no.</b>	1
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>From developer</b>	No

## Amenities

 Equipped kitchen

 Dishwasher

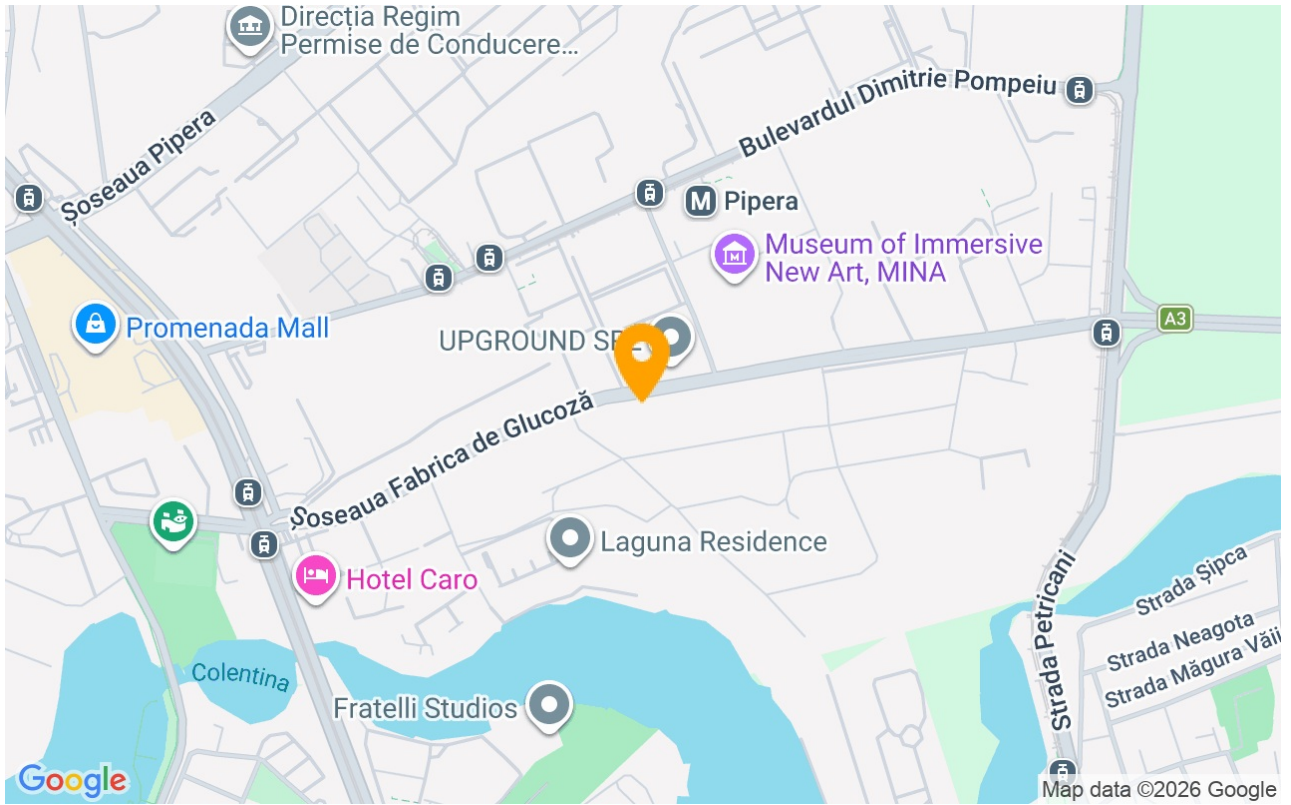
 Furnished

 Building heating

 Air conditioning



## Location



## Photos

