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## 4 bedroom villa

📍 Dorobanti (Piata), Bucharest

Web Reference

**#40645**



<https://www.blissimobiliare.ro/en/villa-4-bedrooms-for-sale-dorobanti-primaverii-kiseleff-aviatorilor-bucharest-40645> (<https://www.blissimobiliare.ro/en/villa-4-bedrooms-for-sale-dorobanti-primaverii-kiseleff-aviatorilor-bucharest-40645>)

### Description

House GF + 2 + Attic, located in Piata Dorobanti - Beller.

The building consists of a separate studio on the ground floor and an apartment with 5 rooms spread over 3 levels (1st floor, 2nd floor, and living room).

- The apartment has a usable area of 238 sqm of which the rooms have about 150 sqm, the rest being the staircase.

On the first floor, there are the living room, kitchen and bathroom, on the second floor are two bedrooms and the bathroom, and in the attic, there is an office, bathroom with shower and a large hobby room.

- The studio has a 37 sqm usable area.

The bathrooms and kitchens have the ceramic wall and floor tiles; the rooms have 12.5 mm (oak) triple layer parquet floors, wenge low-E windows; the staircase is finished with parquet (oak) triple layer 12.5 mm thick.

The metering is done separately for all the utilities for both the studio and the apartment, the two can operate separately.

Both entrance and gassier doors are anti-burglary and anti-fire.

The structure is made of reinforced concrete frames associated with masonry.

The insulation is 10 cm polystyrene.

The roof is made of Lindab wood and 12 cm thermal insulation of basalt mineral wool.

Each floor has an electric panel with fuses for each circuit.

The building is very flexible in terms of functionality, serving a large family because of the separate studio on the ground floor and the attic that can be separated by the floor.






It is, equally, very suitable for any business that needs independent space.



Property details

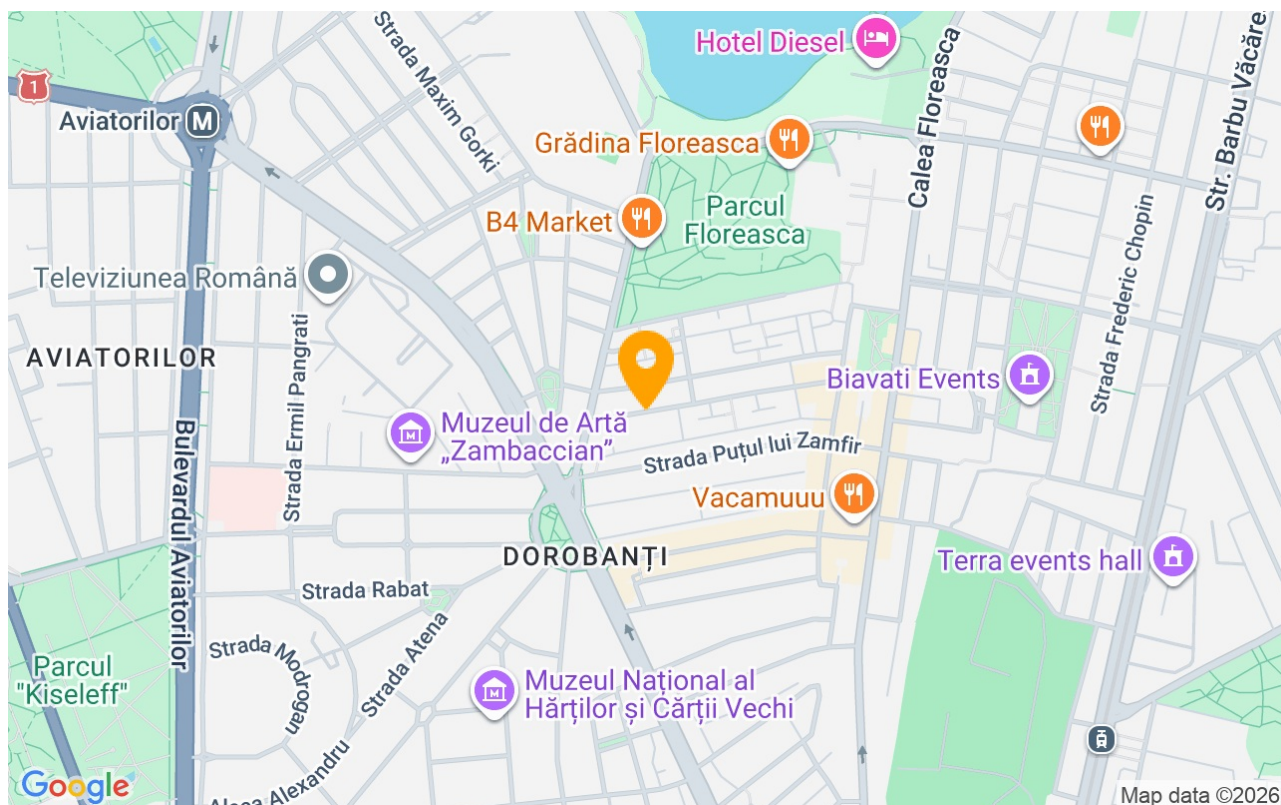
Rooms no.	6
Useable surface	187m²
Constructed surface	260m²
Bedrooms no.	4
Kitchens no.	2
Bathrooms no.	4
Toilets no.	1
Building type	Villa
Year built	2010
State	Finished
Total land	58m²
Courtyard	58m²
Earthquake risk class	Unclassified
Common service charges	110.00 EUR

Amenities

-  Equipped kitchen
-  Furnished ( Willing to take out )
-  Private heating
-  Air conditioning
-  Suitable for office



## Location



## Photos

