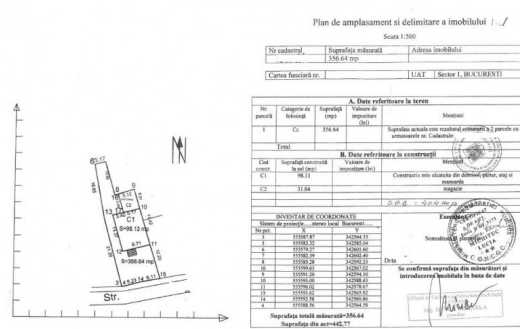
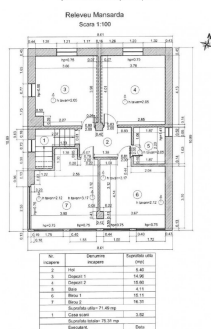
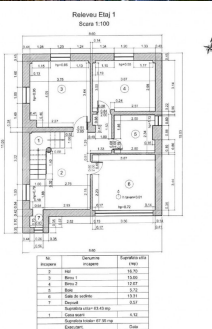
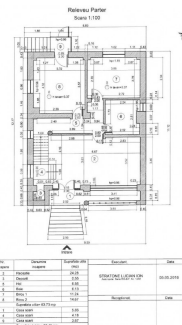
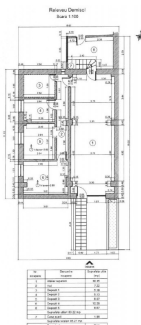


**HERASTRAU - Villa Bs+Gf+1+At**  
8 rooms, 4 baths

**1,300,000 €**



**GENERAL INFORMATION**

- 8 rooms
- level: D+P+1E+M
- construction year: 2002

**AREAS**

- built: 375 sqm
- usable: 300 sqm

**CONTAINS**

- 7 bedrooms
- 4 bathrooms

**Utilities**

air conditioning, radiators, central heating, water meters, heating meter, electricity meter, gas meter, yard, private garden

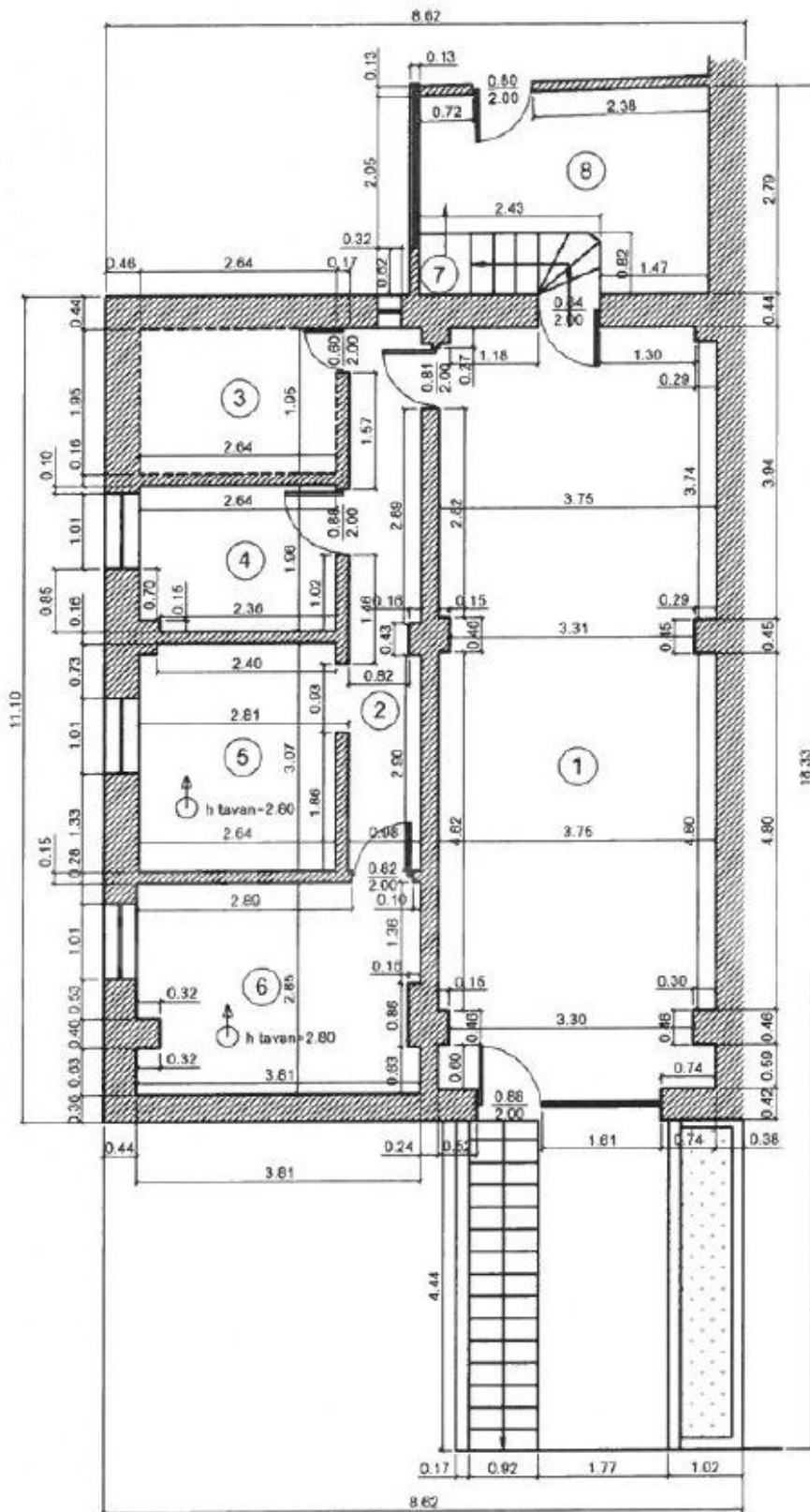
**Property details**

Just opposite Herastrau Park, this detached villa is spread over 4 levels, Bs+GF+1+At and is built in 2002. The built area is 375sqm of which 300sqm usable, footprint of 98sqm on a plot of land of 357sqm. The villa is efficiently compartmentalized and comprises 8 rooms, 4 bathrooms, kitchen and garage, providing flexibility for both housing and commercial activities. The excellent location ensures quick access to the main points of interest of the city, in a green and quiet setting.

<https://www.goldenkey.ro/en/property-villa-bs-gf-1-at-8-rooms-4-baths-375sqm-cp2911944>



Relevu Demisol  
Scara 1:100

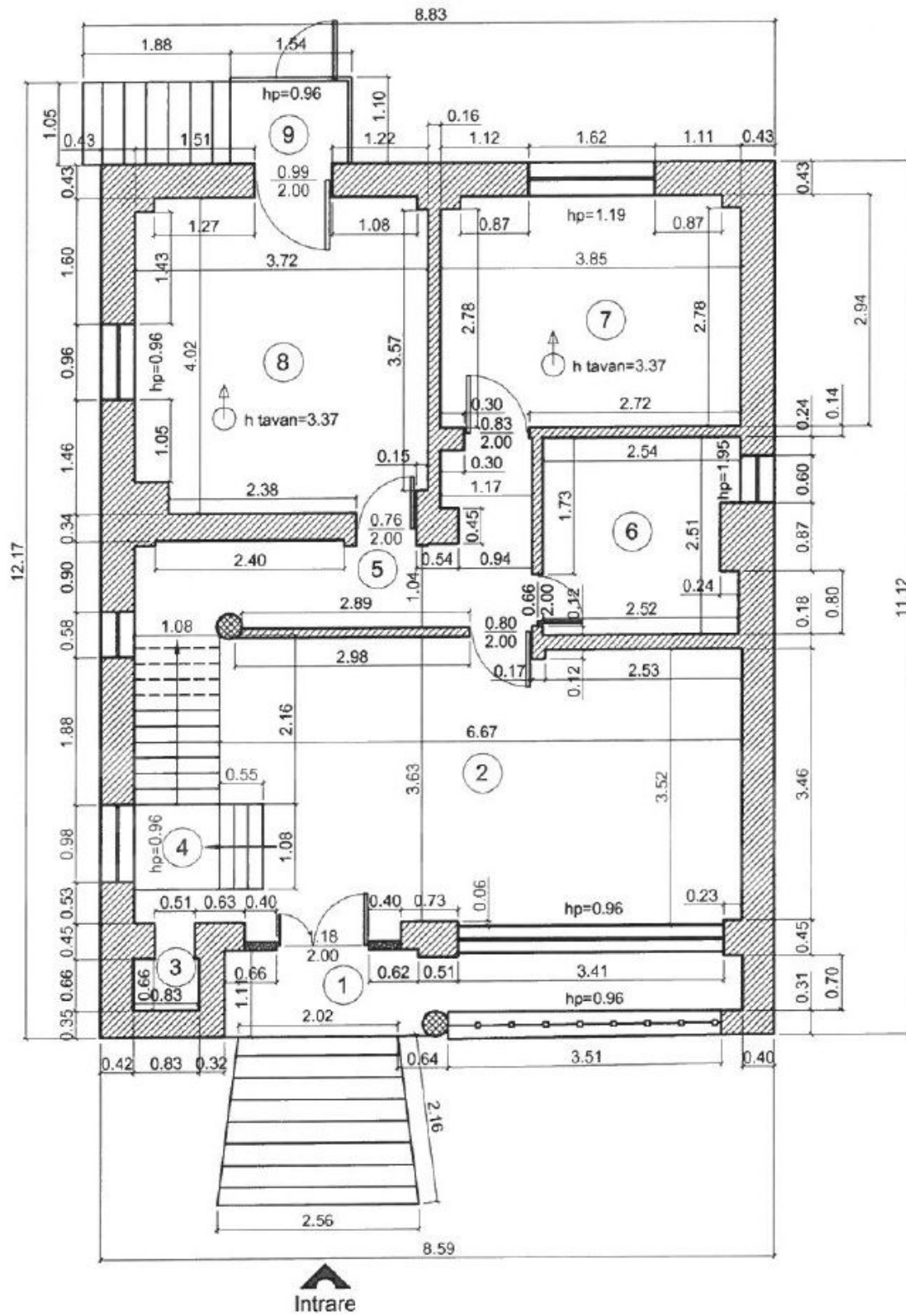


Intrare

Nr. incapere	Denumire incapere	Suprafata utila (mp)
1	Atelier reparatii	38.35
2	Hol	7.22
3	Depozit 1	5.19
4	Depozit 2	5.13
5	Depozit 3	8.07
6	Depozit 4	10.59
8	Depozit 5	8.67
Suprafata utila=		83.22 mp
7	Casa scarii	1.99
Suprafata totala=		85.21 mp
Executant,		Data

# Relevu Parter

Scara 1:100

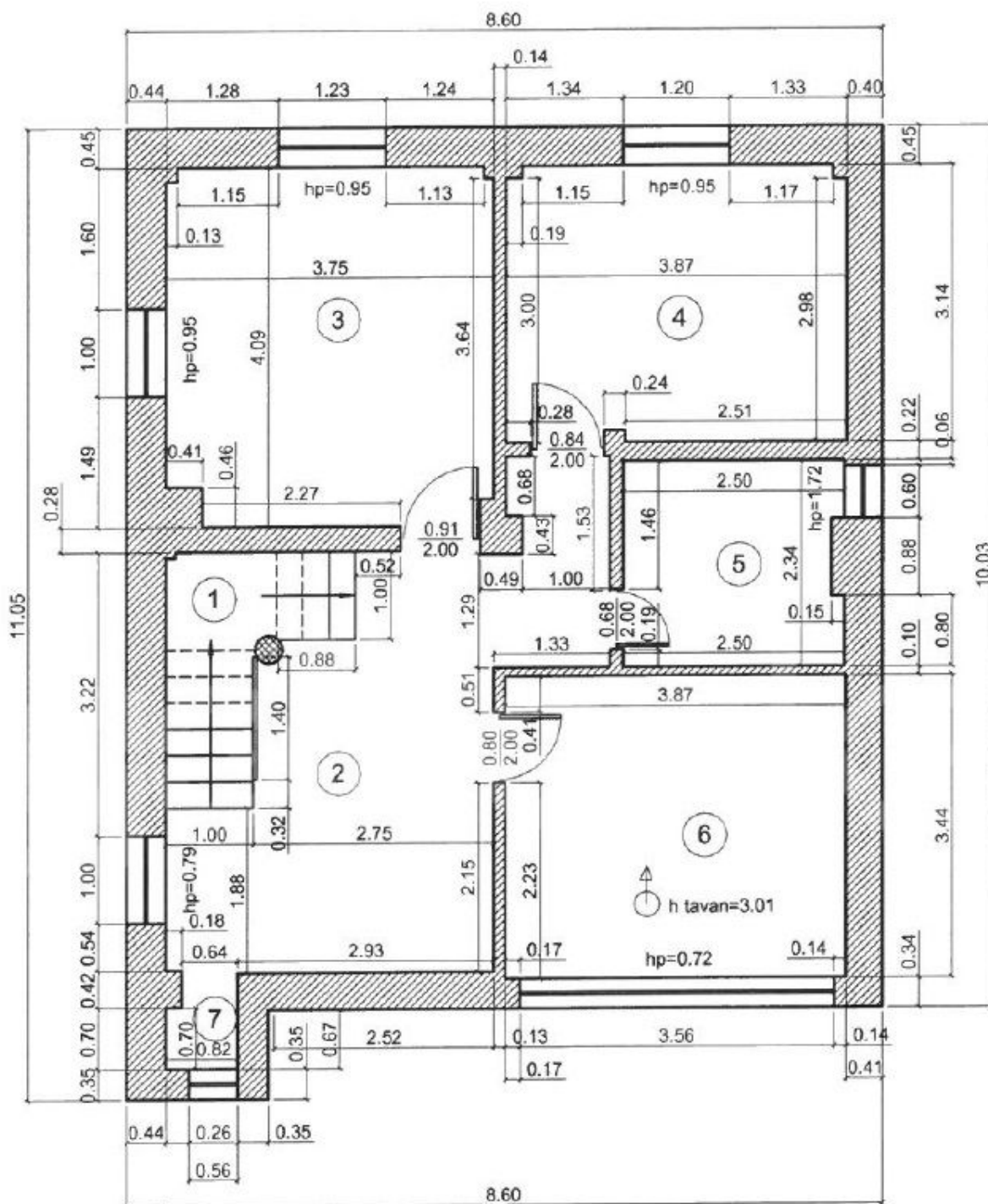


Intrare

Nr. incapere	Denumire incapere	Suprafata utila (mp)	Executant,	Data
2	Receptie	24.28	STRATONE LUCIAN ION Autorizatie: Seria RO-B-F, Nr. 1402	05.05.2016
3	Depozit	0.55		
5	Hol	6.86		
6	Baie	6.13		
7	Birou 1	11.24		
8	Birou 2	14.67		
Suprafata utila= 63.73 mp				
1	Casa scarii	5.85		
4	Casa scarii	4.18	Receptionat,	Data
9	Casa scarii	3.67		
Suprafata totala= 77.43 mp				

# Relevu Etaj 1

Scara 1:100



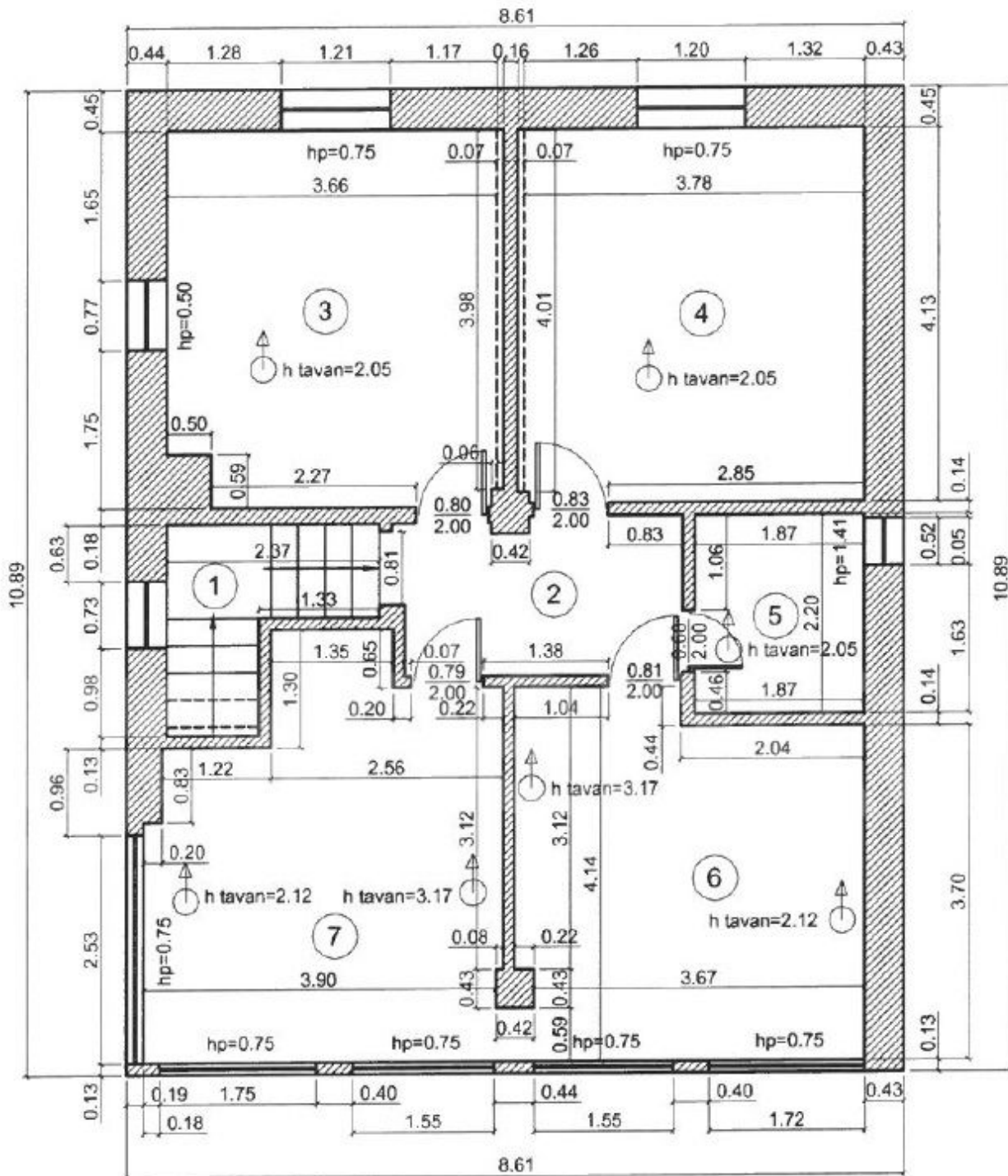
Nr. incapere	Denumire incapere	Suprafata utila (mp)
2	Hol	16.70
3	Birou 1	15.06
4	Birou 2	12.07
5	Baie	5.72
6	Sala de sedinte	13.31
7	Depozit	0.57
Suprafata utila=		63.43 mp
1	Casa scarii	4.12
Suprafata totala=		67.55 mp
Executant,		Data

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73 Aron Cotrus St., Bucharest 1 | Phone: +4 021 795 00 95 | Email: office@goldenkey.ro  
www.goldenkey.ro | www.herastraupark.ro | www.gdk.properties

# Relevu Mansarda

Scara 1:100

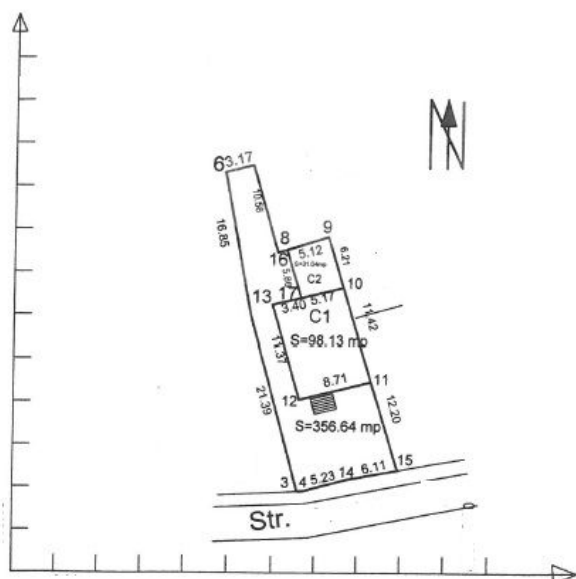


Nr. incapere	Denumire incapere	Suprafata utila (mp)
2	Hol	5.40
3	Depozit 1	14.96
4	Depozit 2	15.60
5	Baie	4.11
6	Birou 1	15.11
7	Birou 2	16.31
Suprafata utila=		71.49 mp
1	Casa scarii	3.82
Suprafata totala=		75.31 mp
Executant,		Data

Scara 1:500

Nr cadastral	Suprafata măsurată	Adresa imobilului
	356.64 mp	

Cartea funciară nr.	UAT	Sector 1, BUCURESTI
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A. Date referitoare la teren			
Nr. parcelă	Categorie de folosință	Suprafață (mp)	Valoare de impozitare (lei)
1	Cc	356.64	
Mențiuni Suprafata actuala este rezultatul cotmasurarii a 3 parcele cu urmatoarele nr. Cadastrale:			
Total			
B. Date referitoare la construcții			
Cod constr.	Suprafață construită la sol (mp)	Valoare de impozitare (lei)	Mențiuni
C1	98.13		Construcția este alcătuită din demisol, parter, etaj și mansarda
C2	31.04		magazie
S.C.A. = 404 mp			
INVENTAR DE COORDONATE			
Sistem de proiecție.....stereo local Bucuresti.....			
Nr.pct.	X	Y	
3	555887.87	342564.55	
5	555882.32	342585.04	
6	55579.27	342601.60	
7	55582.39	342602.40	
8	55585.28	342592.23	
16	55589.63	342567.02	
9	55591.20	342594.10	
10	55593.00	342588.43	
11	55596.02	342578.67	
15	55593.62	342565.92	
14	55592.58	342569.86	
4	55588.56	342564.59	
Suprafata totală măsurată=356.64			
Suprafata din act=442.77			

Execuție

Semnatura și stampă

Data

Se confirmă suprafața din măsurători și introducerea imobilului în baza de date

Oficiul de Cadastru și Publicitate Imobiliară  
BUCUREȘTI  
Ing. M. MELBA  
consilier