



## House / villa for sale 258 sqm in Bucuresti, Doamna Ghica area



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 430,000

### Τοποθεσία

Χώρα:	Romania
Νομός/Περιοχή/Επαρχία:	Bucuresti
Δημοσιεύθηκε:	14/05/2026
Περιγραφή:	Located in Bucuresti.

We present you a spacious villa with a P+1+M structure, suitable for various types of activities: medical or veterinary clinics, kindergartens, after-school centers, elderly care homes, law offices, psychology cabinets, etc. The property is located in Bucharest city on a quiet street in the Obor area, with fast access to Ferdinand, Colentina and Pantelimon roads, and the A3 motorway.

There is also the possibility of acquiring a "turnkey business" with very good profits, as the villa has been operating as a hotel since 2017, boasting ratings of 9.5/10 on Booking.com!

The villa provides accommodation options for both families and business travelers, while the 83 sqm open courtyard offers a suitable setting for relaxation. Those interested in medical services have access to several specialized hospitals and clinics: the Institute of Cardiovascular Diseases, the Fundeni Clinical Institute, the Emergency Hospital, and the Colentina Hospital.

The layout of the villa on each level is as follows:

- Ground Floor: one studio apartment and a 2-room apartment, bathroom, kitchen.
- 1st Floor: a 3-room apartment, bathroom, kitchen, two balconies.
- Attic: a 2-room apartment, bathroom, kitchen, storage room, two balconies.



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## Basic characteristics of the property:

- Useful area: 320 sqm.
- Built-up area: 400 sqm.
- Land area: 186 sqm.
- Two frontages of 10 linear meters each.
- Year of construction: 2005.
- Height regime: Ground floor + 1st floor + attic (P+1+M).

Utilities: two heating boilers, water, sewage, three-phase electricity, cable internet, and wireless access.

Fittings: water meters, gas meter, electricity meter.

Area facilities: STB public transport, schools, kindergartens, supermarkets, Veranda Mall.

The villa is sold unfurnished, allowing the future owner the possibility to design it according to their own vision.

Contact us now for a viewing!

### **Κοινά**

Κρεβατοκάμαρες:	8
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	320 τ.μ

### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Link: [http://www.arkadia.com/MGPD-T17604/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17604/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 22864

