



House / villa for sale 186.72 sqm in Bucuresti, Lujerului area



Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,167,632.98

Ubicación

País:	Rumanía
Estado/Región/Provincia:	Bucuresti
Publicado:	12/01/2026
Descripción:	Located in Bucuresti.

Excellence Through Experience!

A newly built property, completed in 2025, designed from the project phase for mixed-use purposes, featuring two fully independent units:

- a **commercial area** at the front (G+1)
- a **residential area** at the rear (G+1 + terrace)

The two areas share a common wall but have separate access points and operate independently from an operational standpoint.

Premium location, just 2 minutes from Plaza Mall, in the immediate vicinity of the Exigent residential complexes, with easy pedestrian and car access, and approximately 10 minutes from Lujerului metro station.

General Property Details



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- Land area: **250 sqm**
 - Building footprint: **108 sqm**
 - Total built area: **265 sqm**
 - Structure: **reinforced concrete frames**
 - Masonry: **Porotherm brick, 30 cm**
 - Year of construction: **2025**
 - Status: **completed** (AC units to be installed)
 - Documentation: **complete, ready for transaction**
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Commercial Area – G+1 (Front)

- Usable area: **86.2 sqm**
- Balcony: **9.24 sqm**
- Direct street access, pedestrian and vehicle
- **2 restrooms**
- Flexible layout, with reconfiguration potential
- Option for internal access to the residential area
- Parking: **3 spaces in the courtyard + 3 spaces in front of the gate**

Ideal use: medical clinic, dental practice, laboratory, premium salon, professional services offices.

Residential Area – G+1 + Terrace (Rear)

- Usable area: **100.5 sqm**
 - Layout: open-space living room with kitchen, 2 bedrooms, 4 bathrooms
 - **2 balconies**
 - Walkable terrace: **57.61 sqm**
 - Completely separate access from the commercial area
 - Premium residence offering full privacy from the commercial space
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Features & Technical Specifications

- **2 Viessmann thermal plants**
 - **Rehau underfloor heating** throughout the entire building
 - **Three-phase electrical installation (380V)**
 - **Salamander joinery with triple glazing**
 - **B250 concrete**
 - Air conditioning (currently being installed)
 - Premium finishes
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Commercial Context

- Sale price: **EUR 999,900**
 - Full rental potential: **EUR 5,000/month** (commercial + residential)
 - VAT: **not applicable**
 - Availability: **immediate**
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Market Positioning

- New-built property with **true mixed-use functionality**, not adapted post-construction
- Excellent visibility for the commercial area
- Full privacy for the residential unit
- Strong client base generated by nearby residential complexes with over **1,000 residents** in close proximity

Común

Dormitorios:	5
Baños:	6
Pies cuadrados terminados:	186.72 m2

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/MGPD-T16319/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 22031

