



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



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Kiadó
Ár:	USD 4,107.21

### Elhelyezkedés

Ország:	Romania
Állam/Régió/Tartomány:	Bucuresti
Feladta:	2026. 01. 12.
Leírás:	
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

- Land area: **250 sqm**



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- 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.

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## 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

### Gyakori

Hálósobák:	5
Fürdőszobák:	6
Kész négyzetméter:	186.72 nm

### Lease terms

Date Available:

### További információ

Weboldal URL: [http://www.arkadia.com/MGPD-T16318/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T16318/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 22052

