

## Icoanei Garden

## Apartment for Sale

### CARACTERISTICS

- ▶ **AREA:** Icoanei Garden
- ▶ **Usable surface:** 250 sqm
- ▶ **Floor:** 2
- ▶ **No. of Balconies:** 1



### FINISHES/EQUIPMENT

- ▶ **Others:** AC, Heating System, Internet and Voice Connection , Insulated Windows , Faience, Sandstone, Parquet

### DESCRIPTION

"La Maison Dumbrava" is situated very close to Ioanid Park, Dacia Boulevard and Gradina Icoanei, one of the most elegant and exquisite area in Bucharest.

This is an unique concept, where the classic architecture of the building combines the noble facade created by the architect Paul Smarandescu, one of the great architects of the interwar period, in 1919, with a modern facade with a minimalist design. The result is a new - old, harmonious and sophisticated antithetical ensemble that will give a special status to its beneficiaries.

"La Maison Dumbrava" has only 10 apartments which gives the house the comfort of a villa having, in the same time, all the endowments and facilities of a modern building.

An unique feature of this complex is the apartment's height, which is 4 meters (the usual height of new apartments in Bucharest is 2.80 - 3.10 meters)

A series of endowments make this project to be unique on the luxury apartment market:

To the terraces, the windows and doors are floor-to-ceiling: an ergonomic extension is made opening the doors to the terrace, which increases the living space in an elegant way.

Central air conditioning system in ceilings, remotely controllable by telephone.

underfloor heating;

concierge services;

underground parking;

Among the 10 apartments available, the 5-room apartment on the 2nd floor, with an area of 250 sqm + 46 sqm terrace, stands out exceptionally.

Spacious and very bright, with the same impressive height of 4m rooms, this apartment consists of: living room + kitchen of 55 sqm 3

bedrooms, each with its own bathroom.

The master bedroom`s area was designed to ensure comfort and privacy with 49 usable sqm and a private bathroom of 14 sqm. In the building are available for sale 2 and 3 room apartments, with areas of: 100, 130 and 147sqm.