

**FOR SALE**

# 8 Cobalcescu Villa



**850,000 €**

# Key data

- \* 591 m<sup>2</sup> usable area
- \* D+P+1+M
- \* 16 rooms
- \* 3 kitchens
- \* 6 bathrooms
- \* + reception, server room, technical room, cellar
- \* 5 separate access doors
- \* 2 interior stair cases

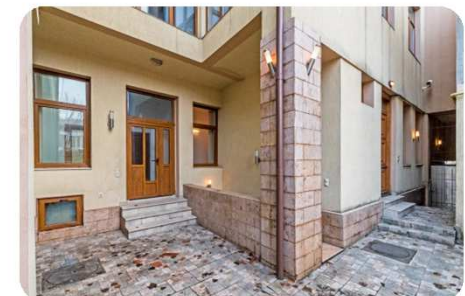
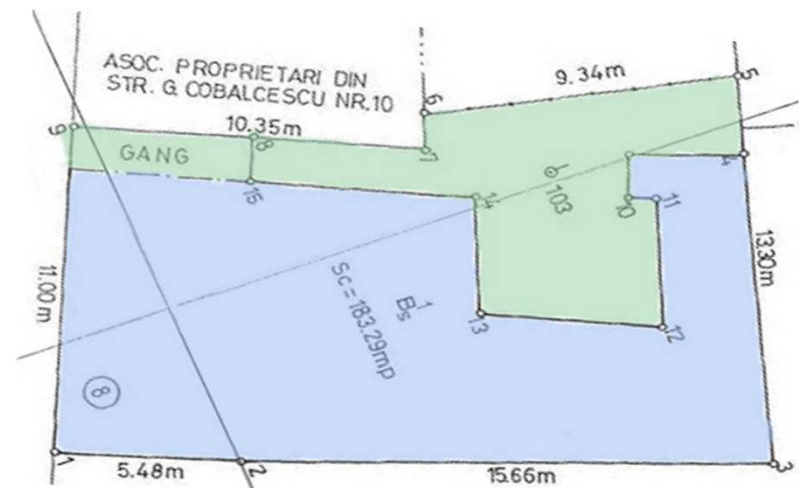
# Description

- \* Immediate vicinity to Cismigiu Park
- \* Inter-war construction, fully refurbished in early 2000
- \* Best quality of material and decoration
- \* 2 water supplies (city network and private dwell)
- \* 3 heating stations, separate meters
- \* Generous street parking (Schitu Magureanu St) and excellent public transport connection
  - \* Subway station Izor - 7 minutes walking distance
  - \* Tram lines 24 and 44 – with tram station in front of the building
  - \* Trolley 61 and 69 - 4 minutes walking distance
  - \* Bus line 336 - 4 minutes walking distance
- \* CCTV, alarm system, magnetic card access system

# Layout and photos

## External areas

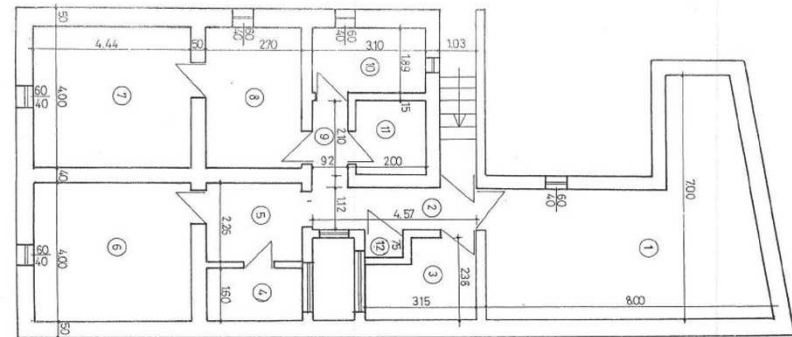
11 m street front, double gates, 55 m<sup>2</sup> interior yard, 183 m<sup>2</sup> ground built area



# Layout and photos

## Basement

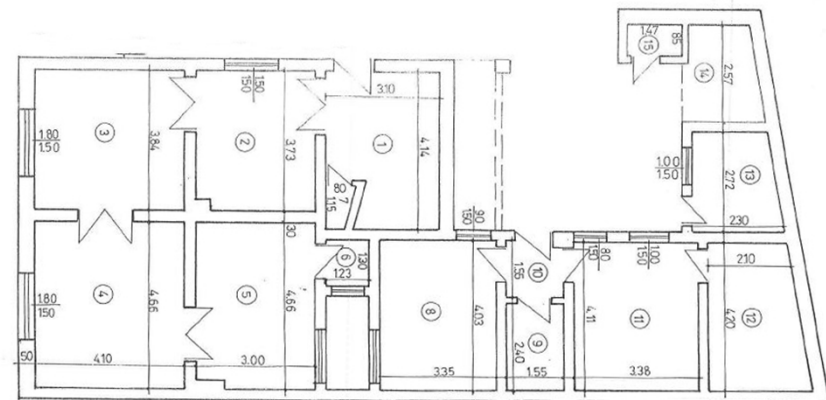
126 m<sup>2</sup>, 6 rooms, 1 bathroom, cellar, sever room, technical room  
separate access



# Layout and photos

## Ground Floor

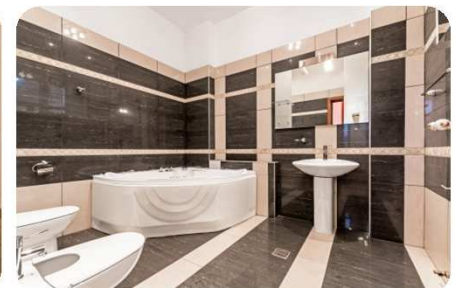
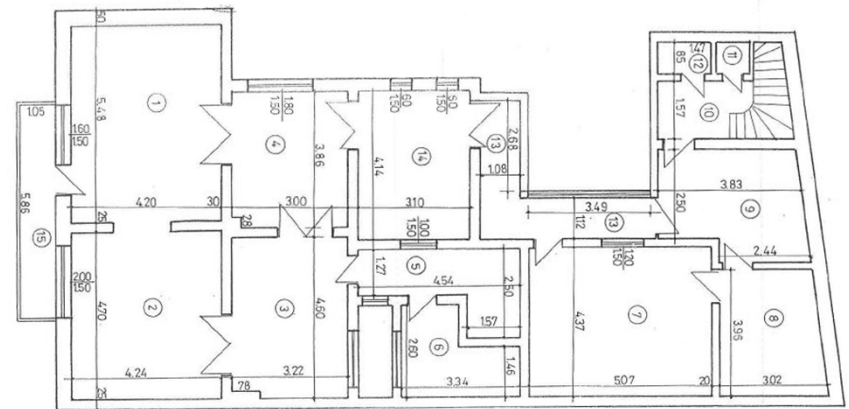
132 m<sup>2</sup>, 5 rooms, 1 kitchen, 2 bathrooms, reception, interior stairs



# Layout and photos

## First Floor

156 m<sup>2</sup>, 5 rooms, 1 kitchen, 2 bathrooms, 1 balcony

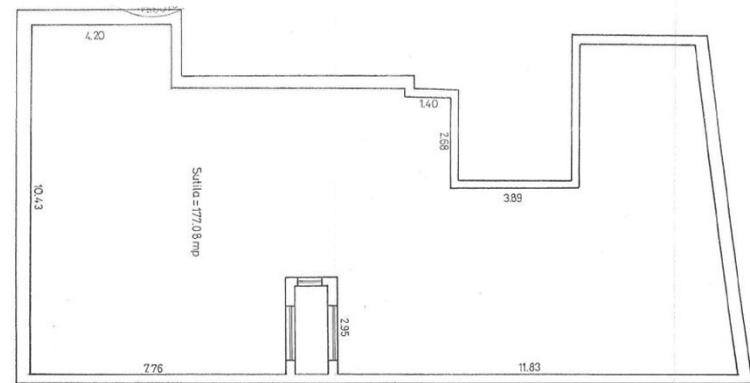


# Layout and photos

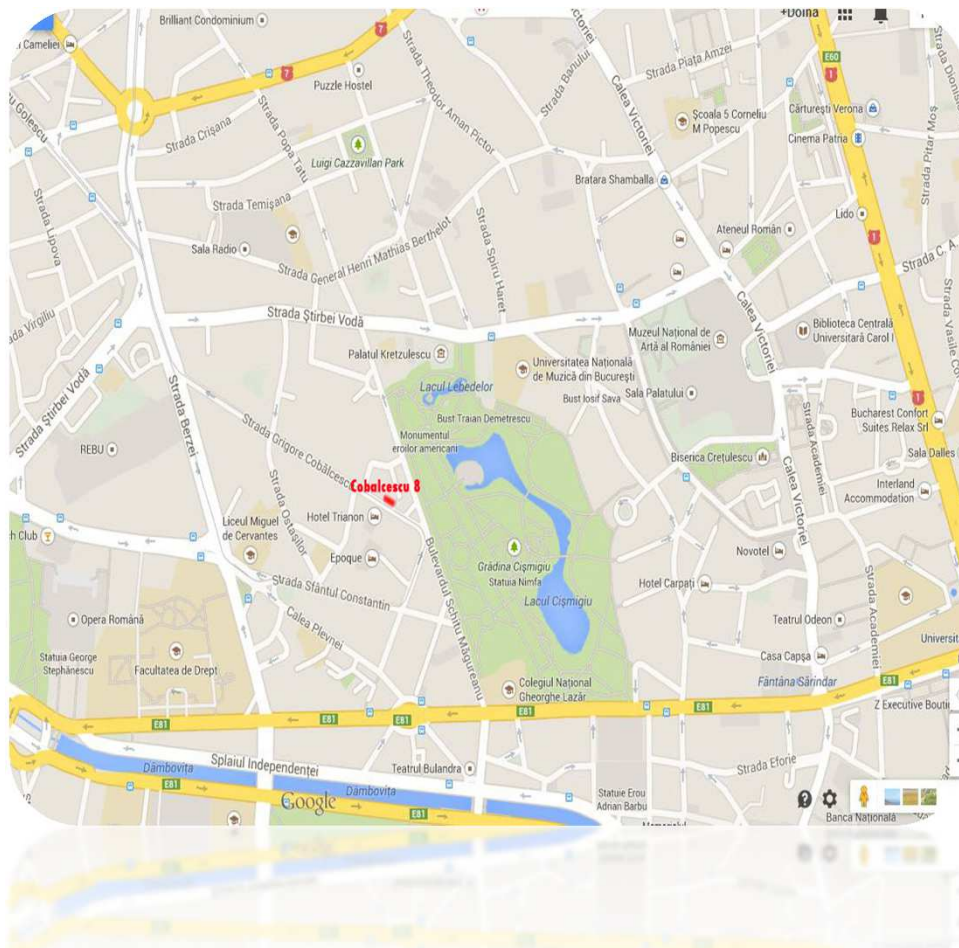
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177 m<sup>2</sup>  
1 kitchen (open space)  
1 bathroom  
Separate access



# Contacts



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