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Violetta Tudorache
+40 729 005 624
contact@blissimobiliare.ro
(mailto:contact@blissimobiliare.ro)

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Villa with office finishes and investment potential

Lujerului, Bucharest

594,000 EUR

Web Reference
#103795





https://blissimobiliare.ro/index.php/en/villa-11-rooms-for-sale-lujerului-bucharest-103795
(https://blissimobiliare.ro/index.php/en/villa-11-rooms-for-sale-lujerului-bucharest-103795)

Description

High-potential investment villa in the Lujerului area: 623 sqm usable area with office-style finishes, a free yard for 10 cars and the possibility of continuing the APIA contract. The property can also serve as a base for offices, an after-school centre, a senior care home or any other activity. It is a solution for investors and operators who need a large space, fully renovated in 2017.

Lujerului metro, Plaza Romania and AFI Cotroceni nearby

Property details

- Usable area: 623 sqm usable area
- Land: 507 sqm plot
- Free yard: 225 sqm yard, with space for 10 cars
- Bathrooms: 3
- Balconies: 2, plus a terrace on the first floor
- Outdoor parking: 10 spaces
- Renovation: complete, in 2017
- Condition: completed, unfurnished

Interior and functionality

The property has office-style finishes: aluminium joinery with double glazing, parquet and tiled floors. The layout, with 3 bathrooms, suits office activity, and the listing marks the property as suitable for offices.

Amenities

- Own central heating, with 3 boilers
- Air conditioning
- Three-phase power supply, 380 V
- Running water and sewage
- Private garden
- Free yard with space for 10 cars
- 2 balconies and a first-floor terrace

Investment opportunity and possible uses

- Continuation of the APIA contract
- Office headquarters
- After-school centre
- Senior care home
- Any other activity that needs a large space and private parking

For an after-school centre, a senior care home or other regulated activities, operation depends on the approvals and permits that apply to each field.

Location

The property is in the Lujerului area of Sector 6. Lujerului metro station sits at the junction of Virtuții, Lujerului and Iuliu Maniu avenues and serves Carrefour Lujerului and Plaza Romania. Tram line 41 also runs in the area, and the Politehnica University of Bucharest, schools and kindergartens complete the neighbourhood infrastructure.

A property with generous space and flexible use, for investors seeking an accessible location in Sector 6.

Frequently asked questions

What activities can run in this villa?
The property has office-style finishes and is suitable for offices. The APIA contract can continue, and an after-school centre, senior care home or other activities need the applicable approvals.

How many cars can be parked?
The 225 sqm free yard has space for 10 cars.

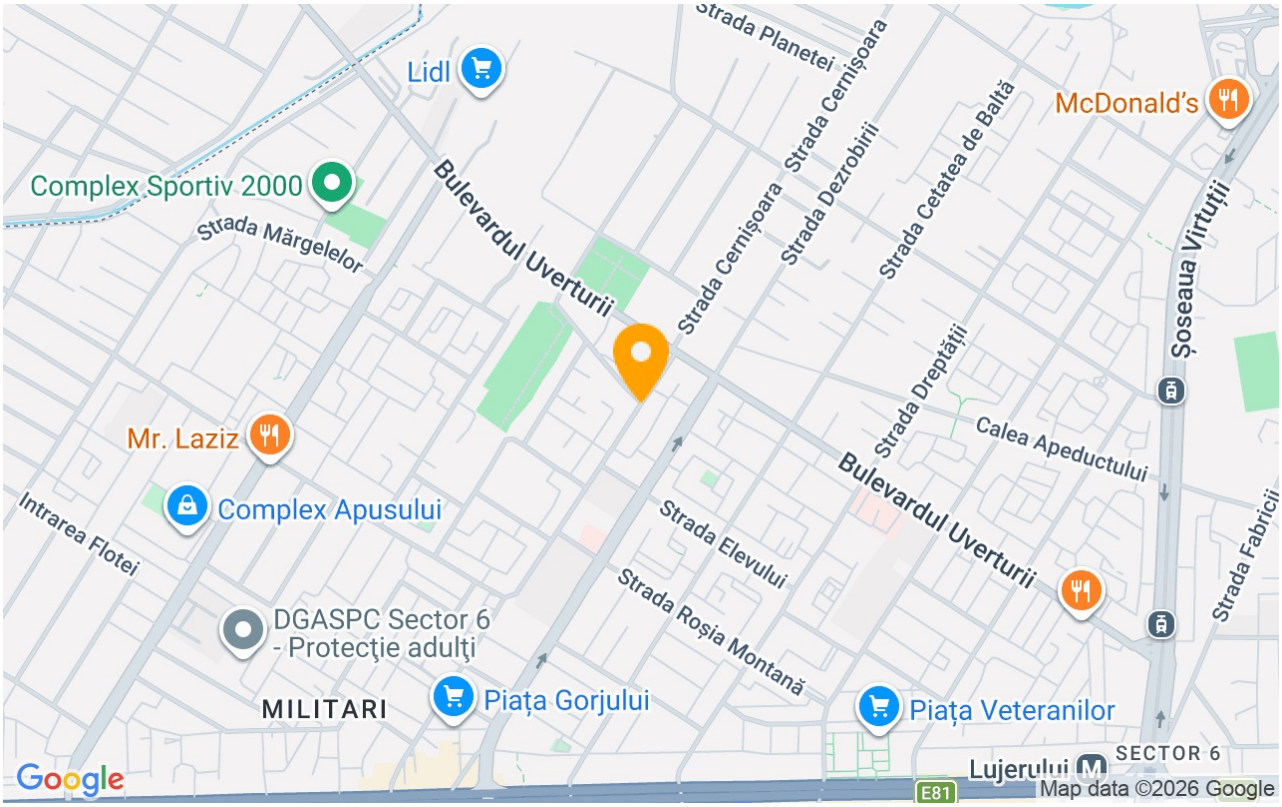
What utilities does the property have?
It has own central heating with 3 boilers, three-phase 380 V power, running water, sewage and air conditioning.

Property details	
Rooms no.	11
Useable surface	623m²
Bathrooms no.	3
Building type	Villa
Year built	2005
Balconies no.	2
State	Finished
Total land	507m²
Parking outside	10

Amenities

- Not furnished
- Private heating
- Suitable for office
- Air conditioning

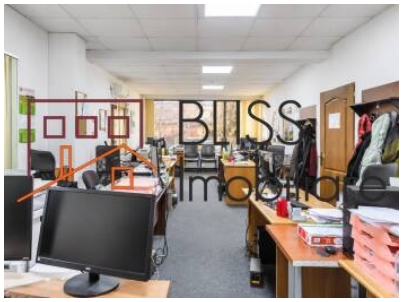
Location

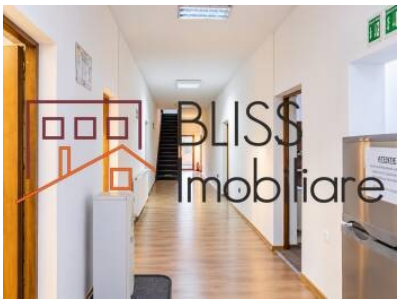


Photos













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