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## Duplex Office Space with Terrace and Parking

Herastrau, Bucharest

**2,700 EUR/ month**

Web Reference  
**#145653**



<https://blissimobiliare.ro/index.php/en/apartment-4-rooms-for-rent-herastrau-nordului-bucharest-145653> (<https://blissimobiliare.ro/index.php/en/apartment-4-rooms-for-rent-herastrau-nordului-bucharest-145653>)

### Description

BLISS Imobiliare presents a spacious and well-organized duplex office space, positioned on the 4th floor and recessed 5th floor of a completed building. The property is suitable for companies looking for a functional, bright and easily accessible space designed for office activity.

## Efficient layout, terrace, storage room and 3 parking spaces

The space has a usable area of 148.68 sqm and a total area of 164.52 sqm, with a practical layout that includes 4 main work areas, kitchen, 2 bathrooms, 1 separate toilet, hallways, staircase area, terrace access staircase and a 5.58 sqm terrace.

The layout features a generous 53.95 sqm open space area, complemented by three separate office areas of 19.03 sqm, 15.23 sqm and 16.15 sqm. This configuration offers flexibility for private offices, team work areas, a meeting room, reception area or administrative functions.

A key advantage is represented by the 3 outdoor parking spaces and the included storage room, both highly valuable for companies that need comfort, practicality and daily operational efficiency.

The building benefits from an elevator, building heating system and air conditioning, supporting a comfortable and practical working environment. The duplex configuration allows an efficient separation between work areas and auxiliary spaces, while maintaining easy interior circulation.

The location in a well-connected part of Sector 1 offers quick access to important urban points of interest, office buildings, services, restaurants, transport options and main roads, making it suitable for teams looking for a well-structured and accessible headquarters.


For more details or to schedule a viewing, the BLISS Immobiliare team is ready to offer dedicated consultancy and professional support.





## Property details


<b>Rooms no.</b>	4
<b>Useable surface</b>	149m <sup>2</sup>
<b>Constructed surface</b>	165m <sup>2</sup>
<b>Apartment type</b>	Apartment
<b>Type of rooms</b>	Semi-independent
<b>Bathrooms no.</b>	2
<b>Toilets no.</b>	1
<b>Building type</b>	Block
<b>Config</b>	P+6
<b>Floor</b>	4
<b>Balconies no.</b>	1
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Parking outside</b>	3

## Amenities

 Not furnished

 Building heating

 Suitable for office

 Air conditioning



## Location



## Photos

