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

Updated on 9 November 2026

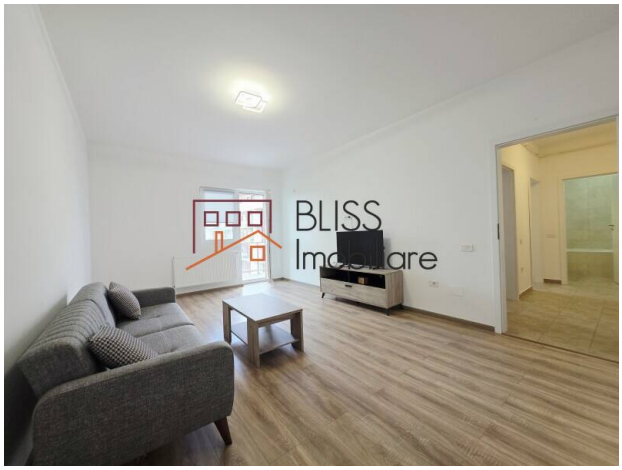
Furnished 1-Bedroom Apartment with Parking

The Grand Kristal Residence City, Berceni, Bucharest

119,000 EUR

Web Reference
#145772





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Description

This furnished 1-bedroom home, completed in 2023, is positioned on the 7th floor with an NE orientation, in a modern residential development in southern Bucharest. The property includes a dedicated parking space, and an A energy rating supports lower running costs over time.

Bus Stop a Few Meters Away, Sector 4

Property Details

- Usable area (SU): 55 sqm usable area
- Total usable area (SU + balcony): 63 sqm (55 sqm usable area + 8 sqm balcony)
- Built area 69 sqm (estimated)
- Rooms: 1 bedroom plus living room
- Bathrooms: 1
- Year built: 2023
- Floor: 7, NE orientation
- Parking: 1 dedicated outdoor parking space, included

Interior & Functionality

The residence has a usable area (SU) of 55 sqm, plus an 8 sqm balcony, for a total usable area of 63 sqm. The built area, confirmed via the energy certificate, is 64 sqm. The layout is open-plan, with an entrance hallway, a spacious living room, a separate kitchen, one bedroom and a bathroom, and thermally insulated triple-glazed windows support the high energy efficiency confirmed by the A-class energy certificate.

Amenities

- Dedicated outdoor parking space
- Equipped kitchen
- Dishwasher
- Fully furnished apartment
- Individual central heating, gas-powered microcentrala
- Air conditioning
- Elevator

Location & Lifestyle

Located in the Berceni - Popesti-Leordeni area of Sector 4, the property benefits from well-organized local transport infrastructure, with a bus stop a few meters from the entrance and a direct connection to Berceni / Dimitrie Leonida metro station, approximately 2 km away. The area is in an active phase of development, with ongoing investment in infrastructure and retail facilities that supports good medium- to long-term growth potential. The community within the development, along with its green spaces and shared amenities, contributes to a balanced lifestyle.

Who This Apartment Suits

With its open-plan layout, A energy class and included parking space, this home suits young couples buying their first property as well as professionals working in southern Bucharest who want lower monthly running costs. It's also a solid option for those considering a rental investment, given steady demand for furnished apartments in well-connected parts of the city.

A modern, energy-efficient property in a well-connected location, suited to both everyday living and long-term investment.

FAQ

1. How many rooms does the apartment have?

The apartment has 1 bedroom plus an open-plan living room.

2. What is the surface area of the apartment?

The apartment has 55 sqm usable area (SU), 63 sqm total usable area including the balcony, and 64 sqm built area.

3. Does the apartment come with parking? Yes, the property includes one dedicated outdoor parking space. **4. What is the energy class of the apartment?**

The apartment holds an A-class energy certificate, with an individual gas heating source and lower running costs.

5. How close is the metro?

Berceni / Dimitrie Leonida metro station is approximately 2 km away, with a bus stop just a few meters from the entrance to the development.

6. What floor and orientation does the apartment have?

The apartment is on the 7th floor, with an NE orientation.

7. Is this a good property for investment?

Yes, the open-plan layout, A energy class and included parking space make this apartment an attractive option for both living and renting out.

Property details	
Rooms no.	2
Useable surface	55m²
Constructed surface	69m²
Apartment type	Apartment
Type of rooms	Independent
Type of comfort	Comfort 1
Bedrooms no.	1
Kitchens no.	1
Bathrooms no.	1
Building type	Block
Year built	2023
Config	1S+P+9
Floor	7
Balconies no.	1
State	Finished
Elevator	Yes
Parking outside	1

Amenities

- Equipped kitchen
- Furnished (Willing to take out)
- Private heating
- Air conditioning

Location



Photos













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