https://blissimobiliare.ro
(https://blissimobiliare.ro)



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

Updated on 3 November 2026

4-bedroom interwar D+P in villa suited for offices or business

Magheru, Bucharest

1,000,000 EUR

Web Reference
#28460





https://blissimobiliare.ro/en/villa-7-bedrooms-for-sale-km-0-ultracentral-bucharest-28460
(https://blissimobiliare.ro/en/villa-7-bedrooms-for-sale-km-0-ultracentral-bucharest-28460)

Description

A 1930 villa at Universitate, in Bucharest's kilometre zero. It brings in income from day one and works for both residential and commercial use. The raised basement is already let on a stable lease, and the ground floor is ready for offices, a company headquarters or another business. It suits investors, entrepreneurs and companies that want a prestigious central address.

Universitate area, served by M2 metro and major surface transport

Property Details

- Total usable area: 310 sqm usable area
- Ground floor: 175 sqm usable area, 5 separate spaces and 2 large bathrooms
- Raised basement: 135 sqm usable area, 4 separate spaces, 1 bathroom, guest WC and kitchenette
- Rooms: 9
- Land: 250 sqm, building footprint 200 sqm
- Inner courtyard: 50 sqm, with a right of way for neighbours
- Year of construction: 1930
- Parking: 4 spaces in front of the villa, available to rent

Interior and Functionality

The two levels have clearly separate uses and can be run independently. The ground floor has 5 separate spaces and 2 large bathrooms, which suit offices, meeting rooms or client areas. The raised basement is fully self-contained, with a bathroom, guest WC and kitchenette. The 80 cm thick walls typical of interwar buildings keep out noise and hold the temperature, and the 12 sqm usable area hallway makes it easy to move between spaces.

Amenities

- Private central heating
- Air conditioning
- Storage room finished with tiles
- Inner courtyard
- Suitable for office use
- Basement currently let, with the lease transferable to the buyer

Investment Potential

The raised basement has had the same tenant for 6 years on a lease renewed every year, and the buyer can take over the property with the lease in place. That means the investment produces income right away. The ground floor, suitable for any type of business, can be let separately to a company or used as the owner's own premises. At Universitate, demand for commercial and office space is steady while villas on their own land are very scarce, which supports the property's long-term value.

Location

The villa is in the Universitate - Magheru area, Bucharest's administrative, cultural and business centre, close to the University of Bucharest and the National Theatre. Universitate metro station on the M2 line connects directly to Piata Romana, Piata Victoriei, Pipera and Piata Unirii, where you can change to the M1 and M3 lines. Many bus and trolleybus routes run along the surrounding boulevards, so employees, clients and tenants can reach the property easily without a car.

A kilometre-zero address that combines interwar heritage with immediate income and the flexibility of commercial use.

Where is the villa located?

In the Universitate - Magheru area, Bucharest's kilometre zero, close to Universitate metro station (M2) and to the surface transport routes on the main boulevards.

Can the property be used commercially?

Yes. The ground floor, with 175 sqm usable area, 5 separate spaces and 2 large bathrooms, is suitable for offices, a company headquarters or other business use. We recommend checking the permits required for the intended activity.

Is the property currently let?

The raised basement is let on a stable lease that has been renewed every year for 6 years. The buyer can take it over with the tenant in place.

What is the size of the villa?

The villa has 310 sqm usable area: 175 sqm usable area on the ground floor and 135 sqm usable area in the raised basement, on a 250 sqm plot.

Is parking available?

Four parking spaces in front of the villa are available to rent.

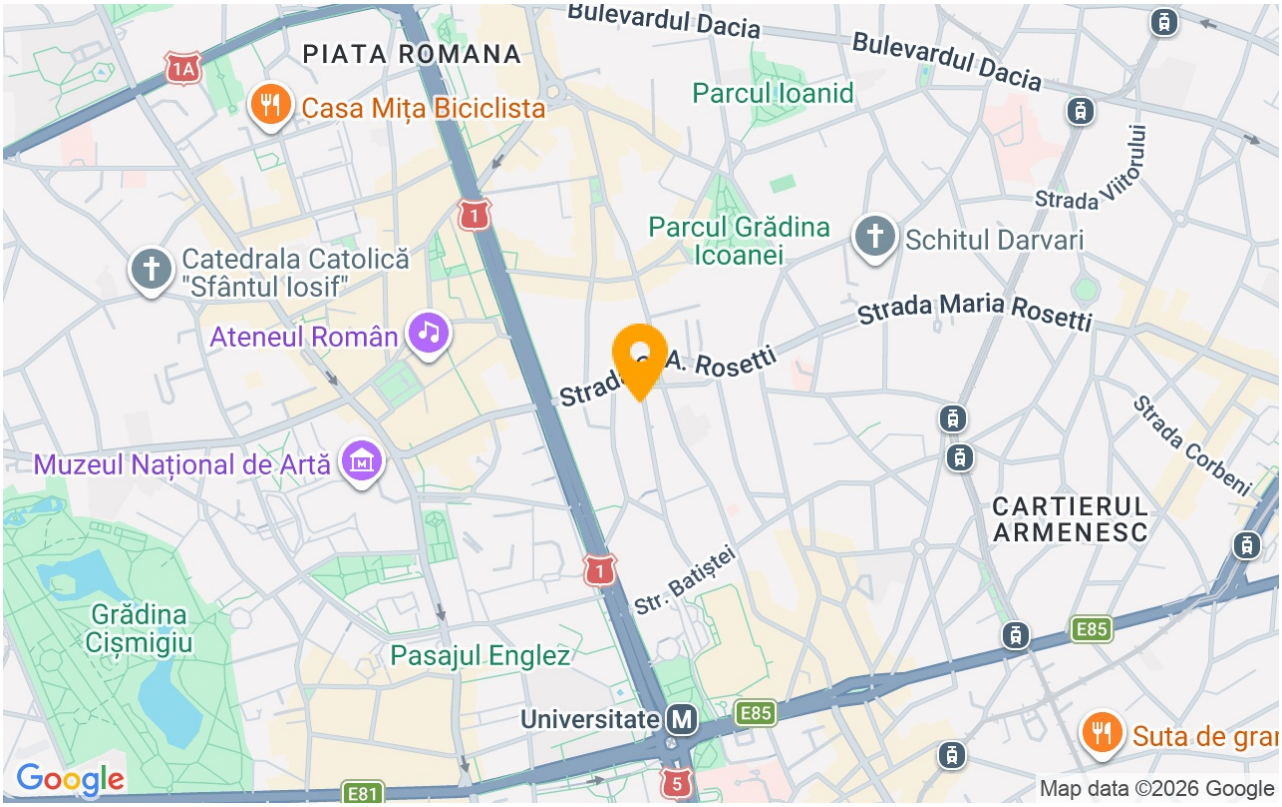
For details or to book a viewing, contact BLISS Imobiliare at +40 729 005 624 or contact@blissimobiliare.ro. Please quote property ID 28460.

Property details	
Rooms no.	9
Useable surface	310m²
Bedrooms no.	7
Kitchens no.	1
Bathrooms no.	3
Toilets no.	1
Building type	Villa
Year built	1930
State	Finished
Total land	250m²
Print	200m²
Courtyard	50m²
Storage no.	1

Amenities

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

Location



Photos








BLISS Imobiliare © 2026