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Updated on 7 Noiembrie 2026

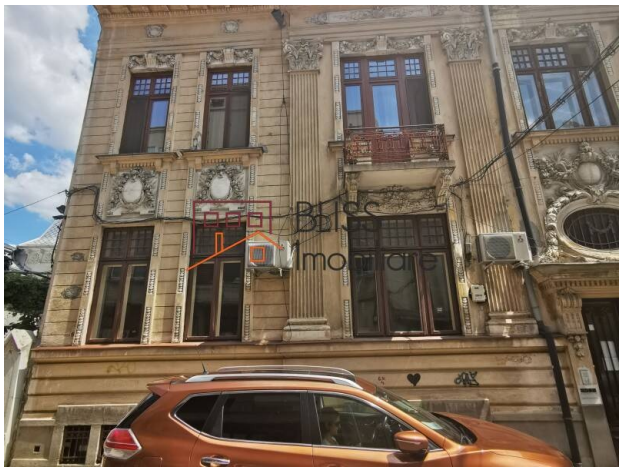
Office or home: 5 rooms, high ground floor

Cartierul Armeneasca, Bucharest

1,500 EUR/ month

Web Reference
#3830





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Description

Apartment with 5 rooms on the high ground floor, in a solid building from 1945, fully renovated in 2014 and used for the last 10 years as office space. Suitable both as a company headquarters and as a residence, in the Armenian Quarter in central Bucharest. The building is not classified in any seismic risk category.

Armenian Quarter, ultracentral, in the heart of historic Bucharest

Property details

- Type: high ground floor apartment in a house-type building
- Number of rooms: 5
- Seismic risk: building not classified in any seismic risk category
- Apartment usable area: 131 sqm usable area
- Basement storage room: 23 sqm usable area
- Total usable area: 155 sqm usable area
- Total built area: 170 sqm built area
- Layout: semi-separate room layout
- Year built: 1945
- Year renovated: 2014

- One bathroom with shower and a separate guest toilet

Interior and functionality

The apartment has 5 rooms in a semi-separate layout: three main rooms of approximately 18 sqm usable area, 24 sqm usable area and 30 sqm usable area, a spacious hall of approximately 22 sqm usable area that can serve as a reception area, and a kitchen of approximately 13 sqm usable area. The layout, used for 10 years as an office, suits a team that needs separate rooms and a shared space, and works equally well as a residence. The apartment is unfurnished, so it can be fitted out to each user's needs.

Amenities

- Building not classified in any seismic risk category
- Equipped kitchen
- Air conditioning
- Own central heating
- Suitable for office use
- Unfurnished
- Basement storage room of 23 sqm usable area

Location and lifestyle

The Armenian Quarter is in central Bucharest and has a quiet character, with streets lined by villas with gardens and Art Deco blocks. The quarter's streets include Armenească, Spătarului, Donici, Toamnei, Corbeni, Popa Rusu and Franzelarilor.

Strada Armenească is documented since the 17th century, and the Armenian community, prosperous and well established over time, gave the area its identity. The Armenian Church was built between 1911 and 1915 and is a listed historic monument. Casa Melik, built in 1822, is regarded as the oldest surviving residential house in the city and houses the Theodor Pallady Art Museum. The Armenian complex also includes the Dudian Museum, the Archdiocese and the Armenian Cultural Center.

The Strada Armenească Festival, held since 2013, started in the quarter itself and drew over 35,000 participants at its 2026 edition. Central Bucharest is served by metro line M2, which links Piața Romană and Universitate stations along the city's central axis.

For a company, the address combines an ultracentral position with a quiet setting and a distinct identity. For living, it offers access to the city centre in a quarter of historic character.

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FAQ:

FAQ

1. Can the apartment be used as an office?

Yes. The apartment has been used as office space for the last 10 years and suits both office and residential use. It has 5 rooms, an equipped kitchen, air conditioning and own central heating.

2. What is the size of the apartment?

The apartment has 131 sqm usable area, plus a basement storage room of 23 sqm usable area, for a total of 155 sqm usable area and 170 sqm built area.

3. Is the building in a seismic risk category?

No. The building from 1945 is not classified in any seismic risk category, an important advantage for companies and for long-term living.

4. Is the apartment furnished and what amenities does it have?

The apartment is unfurnished. It has an equipped kitchen, air conditioning and own central heating, and was fully renovated in 2014.

5. What makes the Armenian Quarter a special location?

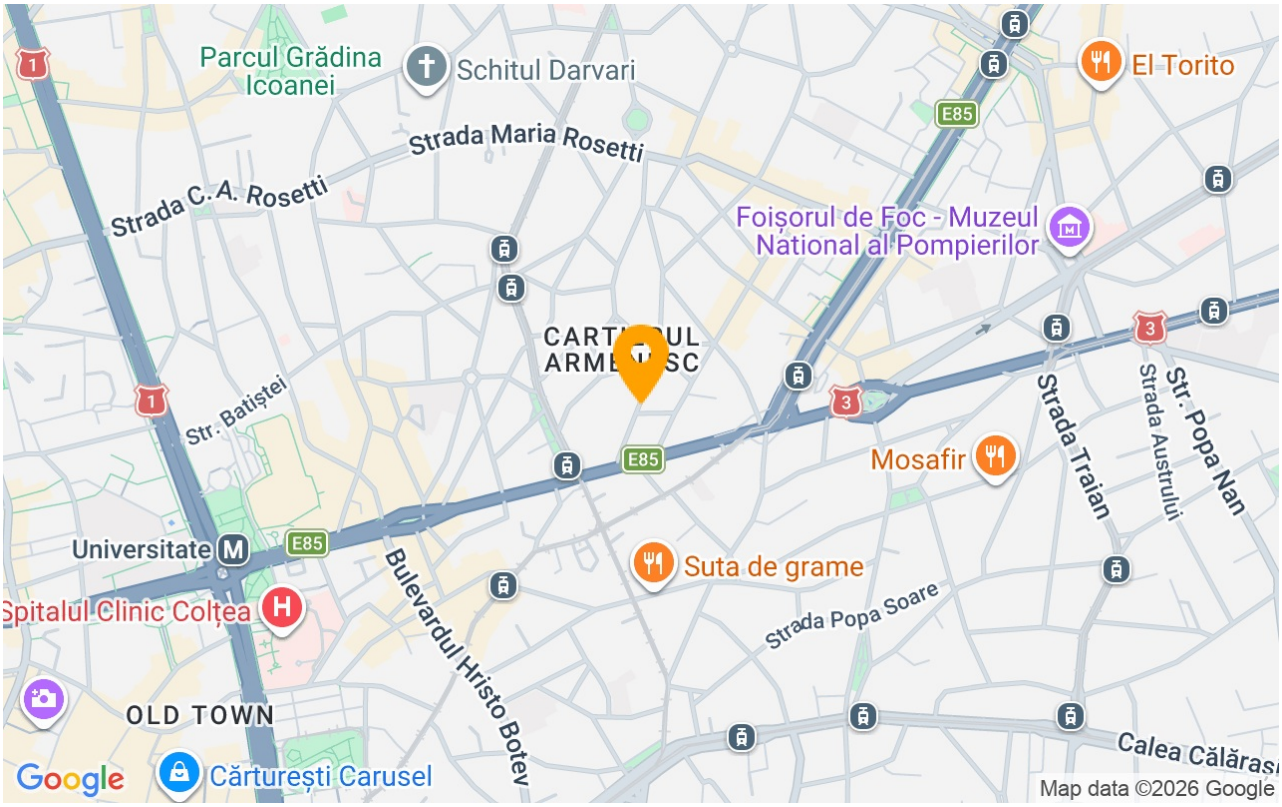
The Armenian Quarter is in central Bucharest, with quiet streets, villas with gardens, Art Deco blocks and a historic heritage that includes the Armenian Church and Casa Melik.

Property details	
Rooms no.	5
Useable surface	155m²
Constructed surface	170m²
Apartment type	Apartment
Type of rooms	Semi-independent
Type of comfort	Comfort 1
Kitchens no.	1
Bathrooms no.	1
Toilets no.	1
Building type	House
Year built	1945
Config	DS+HP+1+M
Floor	High Groundfloor
State	Finished

Amenities

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

Location



Photos





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