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Renovated interwar villa with 440 sqm and private garden

Dorobanti (Piata), Bucharest

10,000 EUR/ month

Web Reference
#60032





https://www.blissimobiliare.ro/index.php/en/villa-13-bedrooms-for-rent-dorobanti-primaverii-kiseleff-aviatorilor-bucharest-60032 (https://www.blissimobiliare.ro/index.php/en/villa-13-bedrooms-for-rent-dorobanti-primaverii-kiseleff-aviatorilor-bucharest-60032)

Description

A distinguished interwar villa with character architecture, fully renovated and distributed across four levels — basement, ground floor, first floor and attic — offering 440 sqm usable area with a room configuration and location profile that makes it one of the most suitable properties in Bucharest for embassy premises, representative offices, corporate headquarters or institutional use. Situated in the Dorobanți area of Sector 1, the property combines the gravitas of historic architecture with fully updated technical systems and generous outdoor space.

Dorobanți, Sector 1 — proximity to embassies and Bucharest city centre

Property Details

- Usable interior area: 440 sqm usable area (four levels: basement, ground floor, first floor, attic)
- Balcony area: 7 sqm usable area
- Built area: 680 sqm built area
- Total land: 420 sqm
- Building footprint: 170 sqm
- Private garden: 250 sqm
- Levels: Basement + Ground floor + 1st floor + Attic

- Total rooms: 14
- Kitchens: 3
- Bathrooms: 4 | WCs: 4
- Balconies: 3
- Year of construction: 1929 | Renovated: 2017
- Parking: 1 indoor garage space + 3 outdoor parking spaces

Interior & Functionality

The four-level layout provides clear functional zoning — a basement suited for archives, technical rooms or storage (94 sqm usable area), a ground floor with a 44 sqm usable area reception room and kitchen facilities (123 sqm usable area total), a first floor with well-proportioned rooms adaptable as private offices, meeting rooms or staff areas (105 sqm usable area), and an attic with 118 sqm usable area interior and a 7 sqm usable area balcony. The property is offered unfurnished, with the kitchen fitted and equipped, allowing complete fit-out according to the occupant's operational requirements.

Amenities

- Independent central heating system
- Air conditioning
- Fitted and equipped kitchen
- Indoor garage (1 space)
- 3 outdoor parking spaces
- Private garden of 250 sqm
- 3 balconies
- Suitable for embassy, representative office or corporate headquarters

Location

The villa is situated in the Dorobanți — Capitale — Floreasca corridor, Bucharest's most established diplomatic and residential zone in Sector 1. The area hosts a high concentration of embassies, international organisations, law firms and corporate offices, combined with proximity to fine dining, green spaces and key city arteries. Direct access to Aviatorilor, Kiseleff, Floreasca and Piața Română positions this property at the centre of Bucharest's most internationally oriented neighbourhood — an address that communicates credibility and institutional presence from the outset.

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FAQ

What is the total usable area of the villa and how are the levels distributed?

The villa offers 440 sqm usable area across four levels: basement (94 sqm usable area), ground floor (123 sqm usable area), first floor (105 sqm usable area), and attic (118 sqm usable area interior), plus a 7 sqm usable area balcony at attic level.

Is this property suitable for use as an embassy or diplomatic mission?

Yes. The combination of 14 rooms across four independent levels, a private garden of 250 sqm, indoor garage, 3 outdoor parking spaces, and location in the Dorobanți diplomatic corridor of Sector 1 makes this villa well-suited for embassy premises, consular offices or institutional representation use.

How many parking spaces are available?

The property includes 1 indoor garage space and 3 outdoor parking spaces — a total of 4 dedicated spaces, which is a significant operational advantage for an office or embassy in a central Sector 1 location.

Is the villa furnished?

The villa is offered unfurnished. The kitchen is fitted and fully equipped. This allows the occupant full flexibility to configure and fit out each level according to their specific operational or institutional requirements.

What technical systems does the property have?

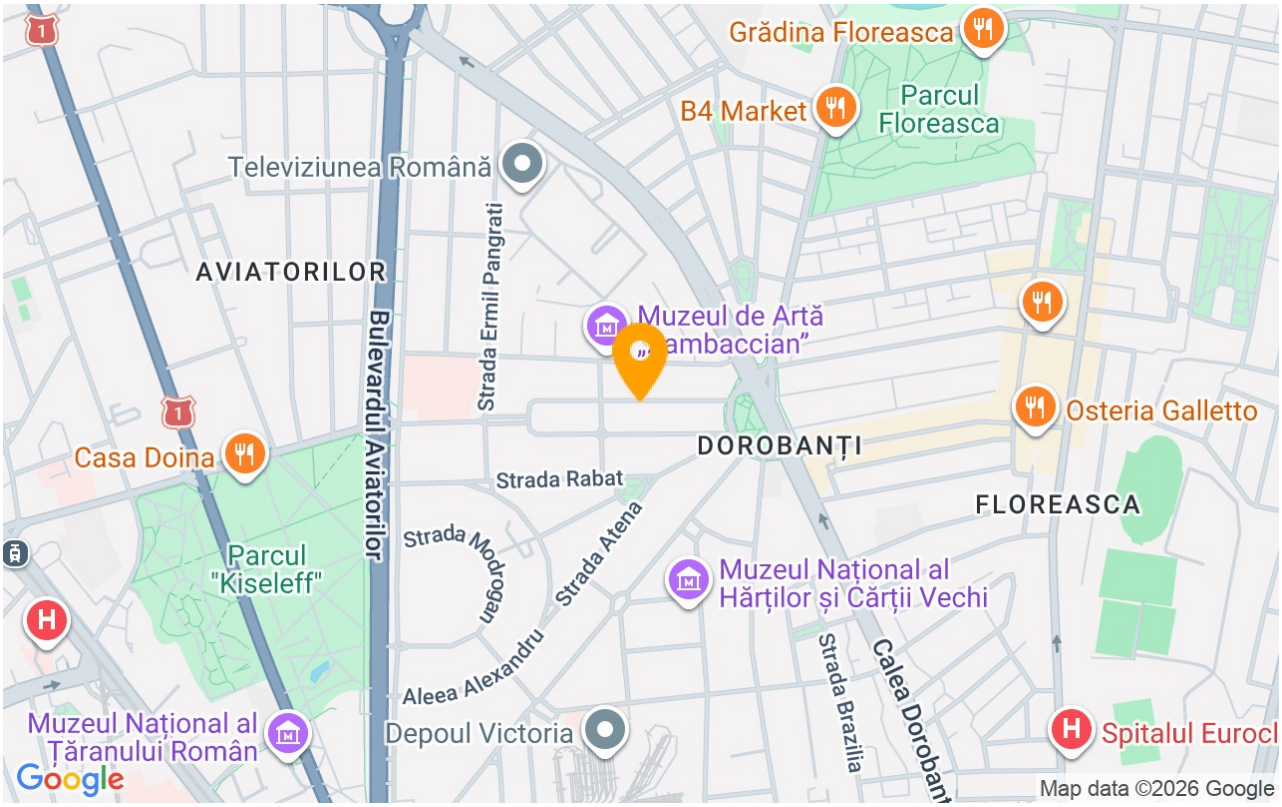
The villa is equipped with an independent central heating system and air conditioning throughout. It was fully renovated in 2017, preserving the original 1929 structure while upgrading all technical infrastructure to current standards.

Property details	
Rooms no.	14
Useable surface	450m²
Constructed surface	680m²
Bedrooms no.	13
Kitchens no.	3
Bathrooms no.	4
Toilets no.	4
Building type	Villa
Year built	1929
Year renovated	2017
Balconies no.	3
State	Finished
Total land	420m²
Print	170m²
Courtyard	250m²
Parking inside	1
Parking outside	3

Amenities

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

Location



Photos





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