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Updated on 11 November 2026

Seven-Room House with Private Courtyard for Clinic or Office Use

Floreasca Sud, Bucharest

3,990 EUR/ month

Web Reference
#7304





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Description

A 7-room house in the Floreasca Sud area, suited for a medical clinic, beauty salon, massage centre or office headquarters. Built in 1932, structurally reinforced in 2001 and fully renovated in 2024, the property offers 186 sqm usable area across a basement, ground floor, first floor and attic, on a 220 sqm plot with a 130 sqm private courtyard. It is delivered unfurnished, with a private boiler and air conditioning.

Floreasca Area, Reinforced in 2001 and Renovated in 2024

Property Details

- Usable area: 186 sqm usable area
- Built area: 250 sqm built area
- Total land: 220 sqm
- Building footprint: 90 sqm
- Private courtyard: 130 sqm
- Levels: basement + ground floor + 1st floor + attic
- Total rooms: 7
- Bedrooms: 4

- Bathrooms: 3
- Additional WCs: 2
- Year of construction: 1932 | Reinforced: 2001 | Renovated: 2024

Configuration & Operational Potential

The distribution across four levels allows a clear separation of functions — reception and public-access areas on the lower levels, individual consulting rooms or offices on the first floor and attic. The seven rooms, together with three bathrooms and two additional WCs, support an operational flow with several independent working spaces, a configuration rarely found in a property of this size.

The 130 sqm private courtyard completes the picture, providing space for access, an outdoor waiting area or exterior arrangements. The property is delivered unfurnished, allowing complete adaptation of the space to each activity’s operational requirements.

Structural Reinforcement & Technical Condition

The building, constructed in 1932, was structurally reinforced in 2001 and fully renovated in 2024. The private boiler provides independence in managing heating costs, while air conditioning completes the technical infrastructure.

Suitable For

- Medical or dental clinic
- Massage centre or beauty salon
- Office headquarters or representative office
- Professional practice

Amenities

- Unfurnished — complete flexibility for fit-out
- Private boiler
- Air conditioning
- 130 sqm private courtyard
- 3 bathrooms and 2 additional WCs
- Reinforced in 2001, fully renovated in 2024

Location

The property is situated in Floreasca, an established residential and business district in northern Bucharest. The area offers direct access to Floreasca Park and Lake, the Barbu Văcărescu office corridor and Promenada Mall, alongside restaurants, cafés and premium services. The position ensures good visibility and accessibility for activities involving client flow, within a neighbourhood of stable profile and steady demand.

At BLISS Imobiliare, we ensure a seamless experience through professionalism and market expertise. Trust BLISS Imobiliare to guide you to the perfect property with clarity and care.

FAQ

What uses is the property suitable for?

The property is suitable for a medical or dental clinic, massage centre, beauty salon, office headquarters or professional practice.

What are the property’s dimensions?

The house offers 186 sqm usable area (250 sqm built area), on a 220 sqm plot, with a 90 sqm footprint and a 130 sqm private courtyard.

How is it structured across levels?

The property spans a basement, ground floor, first floor and attic, with 7 rooms, 3 bathrooms and 2 additional WCs.

What works have been carried out on the building?

The building, constructed in 1932, was structurally reinforced in 2001 and fully renovated in 2024.

Is the property furnished?

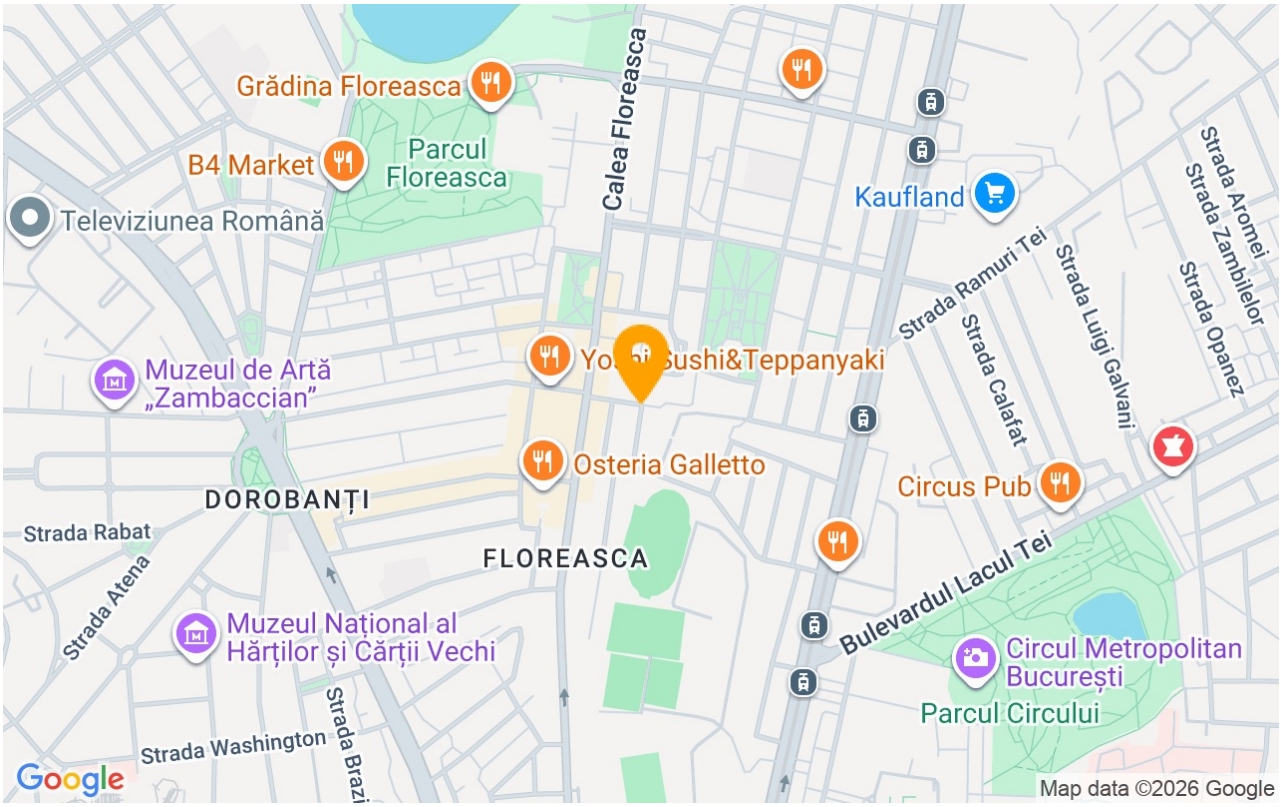
The property is delivered unfurnished, allowing complete adaptation of the space to each activity’s operational requirements.

Property details	
Rooms no.	7
Useable surface	186m²
Constructed surface	250m²
Bedrooms no.	4
Kitchens no.	1
Bathrooms no.	3
Toilets no.	2
Building type	House
Year built	1932
Year renovated	2024
State	Finished
Total land	220m²
Print	90m²
Courtyard	130m²
Earthquake risk class	Consolidated

Amenities

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

Location



Photos













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