

# Aviatorilor-Kiseleff, vila interbelica de vanzare

1,700,000 €



● SC: 570mp ● SU: 570mp ● ST: 360mp ● 21 camere

## Facilitati:

● An constructie 1939 ● Individuala

## Descriere:

In superbul cartier Kiseleff-Arcul de Triumf-Soseaua Aviatorilor de vanzare o superba vila, in suprafata utila totala de 570 m2 pe un teren de 360,76 m2 cu o deschidere de 21 ml, se afla pe cea mai linistita strada a cartierului, cu cladiri remarcabile din perioada interbelica.

Suprafata curtii este de 166,35 m2. Poate avea ca destinatie un sediu impresionant de birouri, o resedinta privata sau locuinta si cabinet profesie libera (notar, avocat, doctor, etc.)

Vila se compune din trei apartamente pe cinci nivele, fiecare apartament avand cadastrul separat. Apartamentele pot fi utilizate impreuna sau separat.

Demisol, parter, etaj 1 si etaj 2 (duplex) si un garaj in curte.

Demisolul (120m2) : 6 camere, sala de dus, WC, corner bucatarie

Parterul (117m2) : 4 camere, bucatarie, baie, WC, camara, terasa

Etajul 1 (126m2) : 4 camere, bucatarie, baie, WC, camara, terasa

Etajul 2 (duplex de 210 m2) : 5 camere, bucatarie, sala de baie, sala de dus, 2WC, terasa de 50 m2. Acces direct cu ascensorul.

Panouri solare pentru apa calda menajera.

Fiecare etaj are propria centrala termica, aer conditionat, hidrofor, apa filtrata si dedurizata.

Total incaperi :

-camere 19



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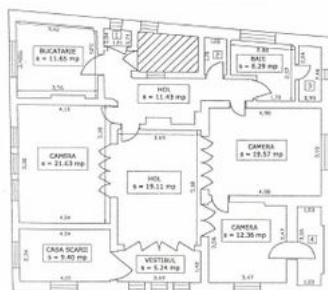
## Poze



PLAN DE SITUATIE (RELEVU) AL APARTAMENTULUI DE LA ETAJUL 1

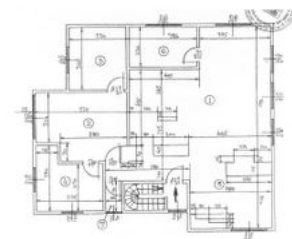
RELEVU  
Sc.1:100  
MANSARDA ETAJ 2

SCARA 1 : 100



LEGENDA

Simbol	Descriere	Suprafata (mp)
1	CAMERA	11.45
2	CAMERA	11.93
3	CAMERA	19.11
4	CAMERA	12.36
5	CAMERA	9.50
6	BUCATARIE	5.24
7	BAZI	1.00
8	VESTIBUL	1.00
9	INCL.	1.00
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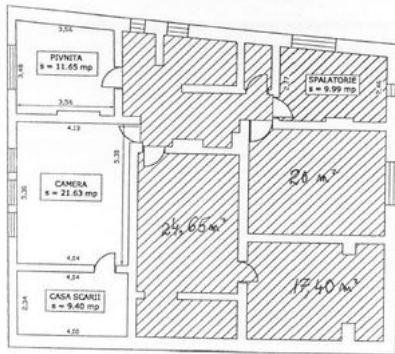


Nr. nr.	Descrierea incalzirii	Suprafata (mp)
1	CAMERA	11.45
2	CAMERA	11.93
3	CAMERA	19.11
4	CAMERA	12.36
5	CAMERA	9.50
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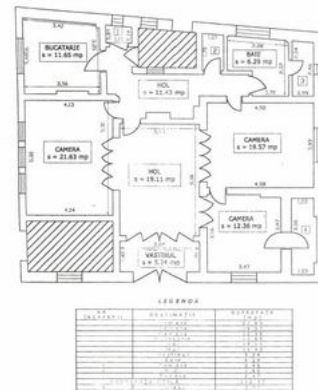
PLAN DE SITUATIE (RELEVU) AL SUBSOLULUI

SCARA 1 : 100



PLAN DE SITUATIE (RELEVU) AL APARTAMENTULUI DE LA PARTER

SCARA 1 : 100





## Localizare



## Vecinatati

Charles de Gaulle