

## LACUL TEI 31 – 33

**Exclusive view apartments. Refinement and safety**

### **Apartment No. 12, 3rd floor – 2 bedrooms + living room**

**Address: 31-33 Lacul Tei Boulevard, 2nd District, Bucharest**

[www.btlreal.ro](http://www.btlreal.ro)

This apartment is located on the third floor in a new building, designed as an exclusive property in a central area of the city, with easy access to major means of transportation, but also located in an area that offers generous views towards Circus Park and towards the North side (Floreasca, Herastrau), which has all the facilities and sights that you could ever need.

The building has three underground levels to ensure sufficient parking spaces for all apartments. The structure is protected by a drilled secant piles enclosure, with excavation down to -11m below the ground level.

General info: Schindler elevator, Buderus heating system with Weishaupt burner and 40sqm of *Logasol* - *Buderus* solar panels, 24/7 reception guards and video surveillance, automatic fire detection and extinguishing, automation for contaminant detection and evacuation for underground parking lots, defrost system for the garage access ramp.

Apartment no 12 is new. It has 77.65 sqm interior net surface and two teraces of 8.38 sqm and 3.89 sqm.

#### **Space configuration:**

Living room: 26.55 mp

Master bedroom: 14.63 mp

Bedroom: 11.39 mp

Kitchen: 8.06 mp

Master bathroom: 3.82 mp

Bathroom: 3.16 mp

Living room balcony: 8.38 mp

Bedroom balcony: 3.89 mp

The apartment is partial furnished. All rooms are individually equipped with inverter air conditioning.



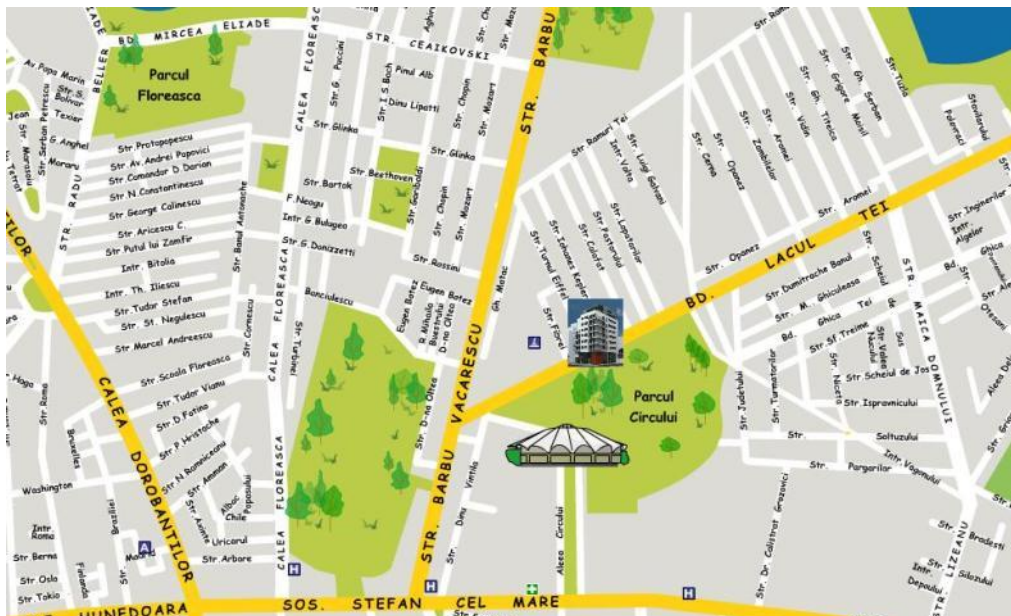
Real

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Location: 31-33 Lacul Tei Boulevard, 2nd District, Bucharest



## Apartment No. 12, 3rd floor – 2 bedrooms + living room



IMOBIL LOCUINTE  
B-DUL LACUL TEI NR. 31-33, SECTOR 2



PLAN APARTAMENT NORD-VEST  
ETAJE 1, 2, 3, 4

PROIECTANT



DEZVOLTATOR



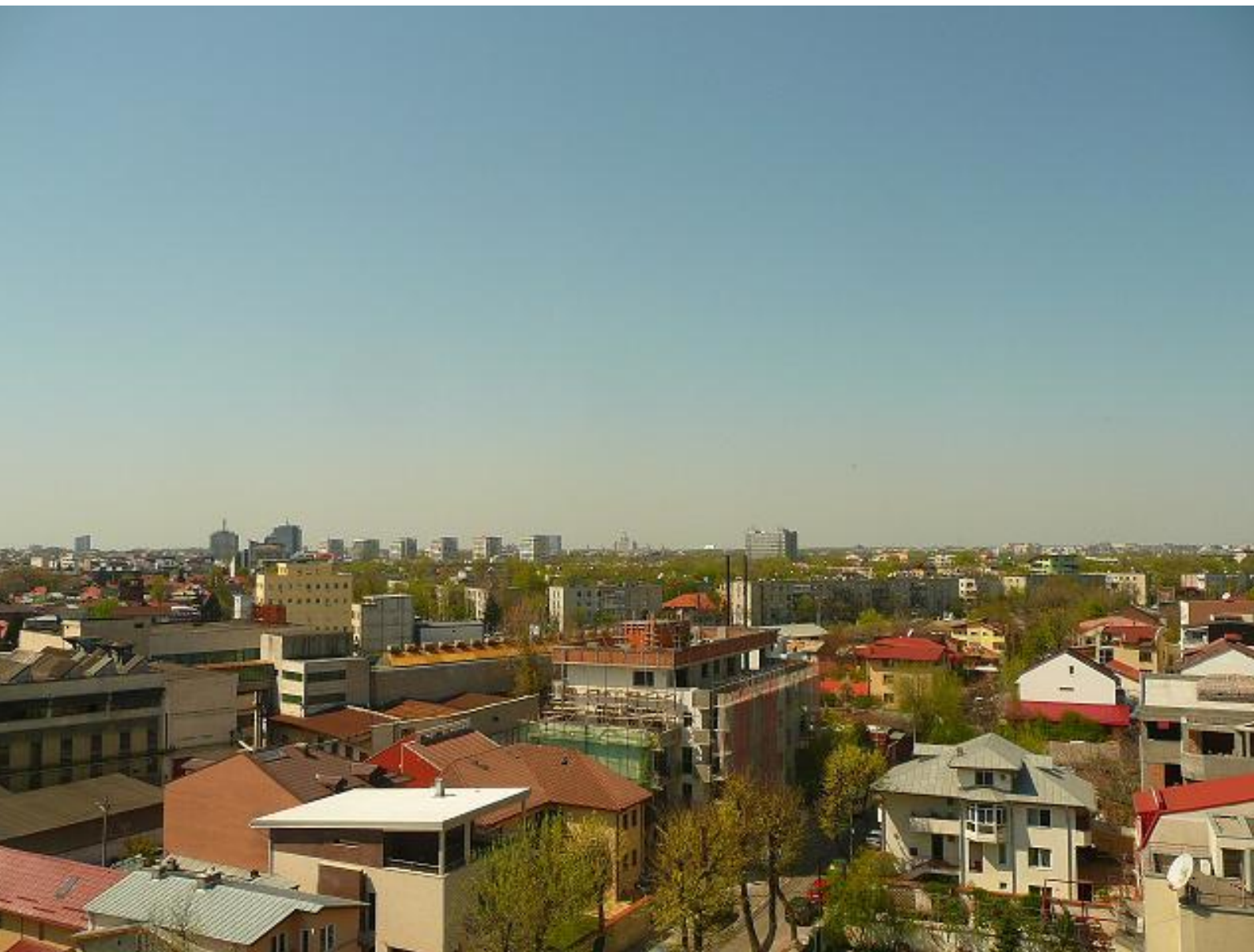
### Apartment plan details:

Type	Orientation	Net surface	Balcony surface	Exclusive build area / Total built-up area including common spaces
3 rooms	North - West	77.65 sqm	12.27 sqm	108 / 150 sqm



**Pictures:**

**Exterior view toward Circus Park and the North side, Floreasca:**



**Living room:**



**Master bedroom:**



**Bedroom:**





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**Kitchen:**



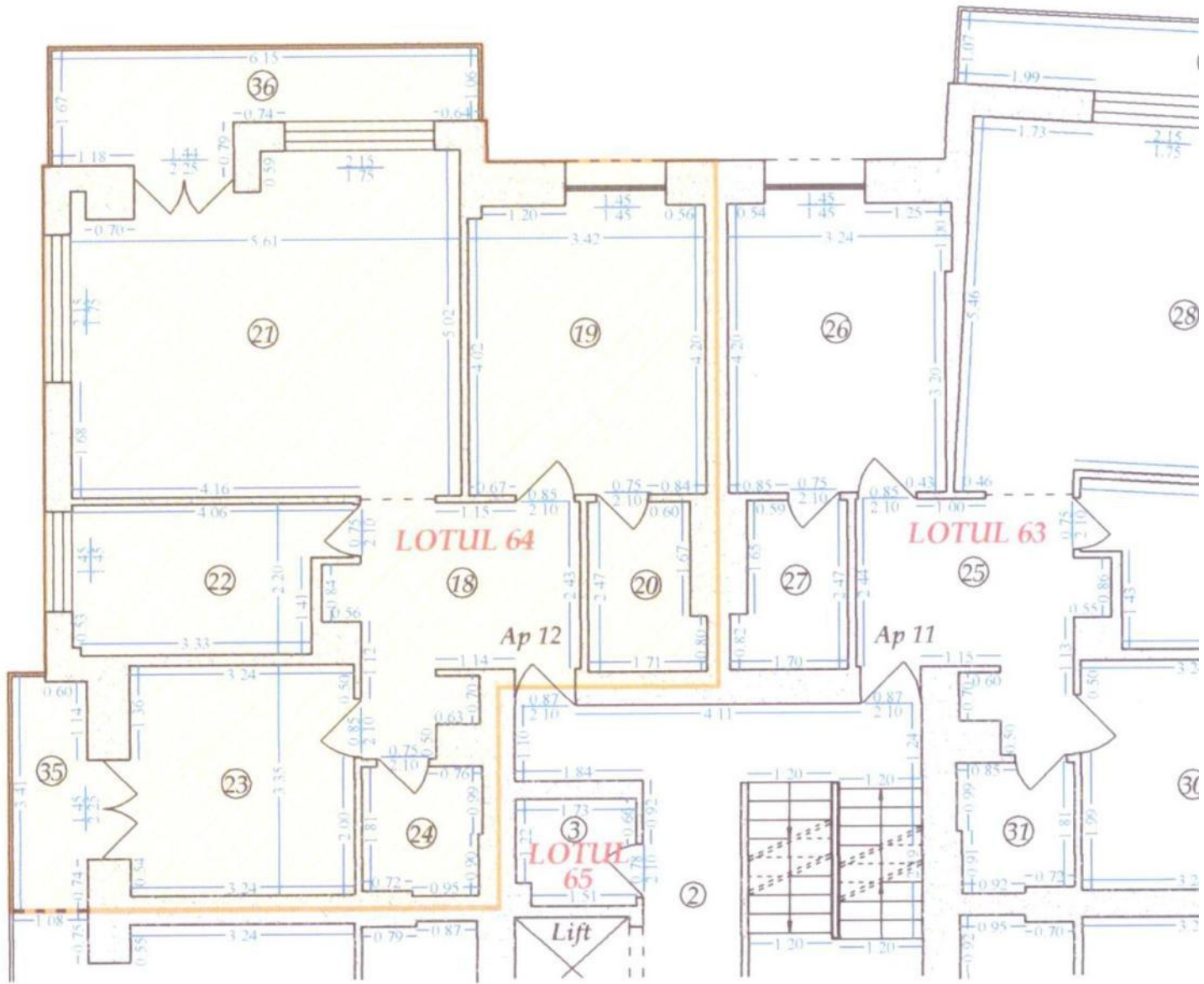
**Master bathroom / Bathroom:**





RELEVEU LOT 64  
Scara 1: 100

Numar cadastral al terenului	Suprafata	Adresa imobilului	
16900 / 64		B-DUL. LACUL TEI NR. 31 - 33 ET. 3, AP. 12	
Cartea Funciara colectiva nr.		UAT	BUCURESTI - SECTOR 2
Cod unitate individuala (U)		Cartea Funciara individuala	



Numar incapere	Denumire incapere	Suprafata utila (mp)
18	Hol	10.04
19	Camera	14.63
20	Baie	3.82
21	Camera	26.55
22	Bucatarie	8.06
23	Camera	11.39
24	Baie	3.16
Suprafata utila		77.65
35	Balcon	3.89
36	Balcon	8.38
Suprafata totala		89.92

Cota indiviza parti comune 2.317 %  
Cota indiviza teren 14.59 mp



Executant,	Data
Ing. Preda - Raiciu Emilia Aut.: RO-B-F nr. 0909	Dec. 2010
Receptionat,	Data
Oficiu de Cadastru și Publicitate Imobiliară BUCUREȘTI IONESCU ELENA II Inspector de cadastru	254

## Finishings:

- 24/7 video surveillance;
- Defrost system for the garage access ramp;
- Access to underground parking with traffic lights;
- Hot air curtains at the entrance to the garage;
- *MCA* garage door with automatic entry barrier - infrared detector;
- Automatic fire detection and extinguishing;
- Automation for contaminant detection and evacuation for underground parking lots;
- Basements are completely waterproof – *Xypex*;
- *Schindler* elevator - stainless Steel finishings, for 7 people. Stations start at the 3rd basement level. In case of energy breakdown the cabin stops on first floor;
- Granite plated staircase and common areas;
- Stainless steel handrail on the staircase;
- *Maco* apartment entrance doors with acoustic and thermal insulation; maximum locking security;
- *Pinum* veneered interior doors;
- Kitchens are equipped with:
  - Gas sensors with solenoid valve against gas loss;
  - 380 V Supply - for electric hob and oven;
- Ceramic tiles for bathroom and kitchen, *Marazzi* and *Trial* – Italy;
- Complete fitting hanging sanitary and suport frames – *Roca* and *Geberit*;
- Bathrooms are provided with electrical circuit that can supply jacuzzi bathtubs;
- 8mm *Kronotex* flooring / AC4 strength, German manufacturing;
- Air conditioning in all rooms - *Acson* inverter / Malaysia
- *Panelli* - Italy steel radiators, thermostatic heads and ornamental stainless steel rod;
- The apartments are equipped with sockets for internet, telephone and TV in all rooms;
- All walls are painted with *Savana* white paint;
- *Vimar* – Italy, electrical switchgear
- *Alumil M9650* aluminium joinery equipped with insulating safety glass;
- Aluminum exterior sills;
- 8 cm thermal system, structured paint or clinker;
- Porcelain outdoor floor tiles – antifreeze;
- Rectangular satin brushed stainless steel handrail, fitted with safety glass – duplex;
- *Buderus* boiler heating system and *Weishaupt* burner;
- 40 sqm of *Logasol* - *Buderus* solar panels;
- All apartments are equipped with individual metering for each type of consumer;
- Class A Energy Performance Certificate.

**CONTACT for this property - Direct sales department - developer**  
**(+4) 0729 867 320 - (+4) 021 250 40 30 - [office@btlreal.ro](mailto:office@btlreal.ro) - [www.btlreal.ro](http://www.btlreal.ro)**