

A 1912 apartment in Palatul Spitz, a step from Piața Sfatului.

Sold for renovation — with the interior design project already done: a generous living room, 2 bedrooms, a kitchenette in the hall, 2 bathrooms, a private balcony.



Area	90 m ² in total: 73 m ² usable, private 7 m ² balcony facing După Ziduri, shares of the corridor and the shared balcony to the courtyard
Today	2 rooms, kitchen, bathroom, pantry, hall; private balcony facing După Ziduri and a shared balcony to the inner courtyard
Floor	2nd floor of 2 (third level), no lift
In the design	2 bedrooms, living room, kitchenette in the hall, 2 bathrooms
Original	two tiled stoves, herringbone parquet, wooden windows with period hardware and original wooden roller shutters that retract into their box, glazed doors
Heating	own gas boiler · energy class C

VIEWINGS

Viewings by appointment, weekends included
Cristian · +40 754 869 031 · WhatsApp

Render from the design · T. Kazantseva

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THE PROJECT

An interior design that keeps what the house has

The project is by a designer-architect specialised in period apartments — meticulous work made for precisely this segment: survey, demolition and construction plans, floors, ceilings, wiring, elevations of every wall and renders for every room, worked out centimetre by centimetre, so that the interior keeps the historic value and the spirit of a house from the Austro-Hungarian years. The proposed interventions are limited: the wet rooms are enlarged and a single door moves, in a non-load-bearing wall. The stoves and the parquet stay.



The address

The protected zone inside the old walls, diagonally across from Piața Sfatului. Protected-zone rules restrict new construction nearby — the view of the towers and the hill is protected.

The house

1912, architect Albert Schuller. Two tiled stoves, herringbone parquet, original joinery — restored, not replaced.

The interior design project

Survey, plans and renders for every room pass to the buyer. The design is done.

Condition. Sold as it stands; it needs a full renovation — services, ceilings, floors, finishes. For the renovation there is a complete interior design project by a designer-architect: survey, plans, ceilings, wiring, elevations of every wall and renders for each room. Documents. The complete package — land-book extract (extras CF), energy certificate class C, survey, the existing technical reports and the interior design project — is handed over after the preliminary contract (antecontract) is signed and the deposit paid, following the standard steps of a property transaction.

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