REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

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Pipera

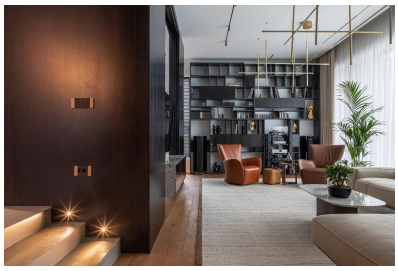
House for Sale

CARACTERISTICS

- **AREA**: Pipera
- **Usable surface**: 375 sqm
- **Built surface**: 525 sqm
- **Land Surface**: 450 sqm
- **Garden Surface**: 252.87 sqm
- **No. of Bedrooms**: 4
- **No. of Rooms**: 6
- **No. of Bathrooms**: 4
- **Construction year**: 2022
- **Maximum height**: P+2
- **Balconies** : 4









Layout

The boutique residential project envisages the construction of 10 luxury villas in several phases, and is located close to American School and next to Padurea Baneasa.

The villas in this exceptional real estate project are built with maximum seriousness and involvement, and every detail is worked with the utmost attention.

The exterior aspect of the house and the grandeur conferred by the interior design are compatible with the highest aspirations of those who want to live in a true architectural masterpiece. The rooms are flooded with light thanks to the very large glazed surfaces and the usable heights of 3m, and the smart-home system generates extra comfort: controling everything that means lights, electricity, water and doors.

The villas will be delivered turnkey and will benefit from facilities such as smart home system controlled by smartphone or tablet, jacuzzi, sauna, fireplace, garden with deck and lawn, arranged according to a landscaping project with integrated lighting

system, etc. The spa room, dedicated to relaxation (equipped with jacuzzi, fireplace and dry sauna) can be interconnected with the garden during the warm season.

The houses are built on lots of 450 sqm and have an area of ~ 375 sqm, distributed on the ground floor, 1st floor and retired 2nd floor (terrace).

FINISHES/EQUIPMENT

- **Others**: AC, Heating System, Internet and Voice Connection , Underfloor Heating, Sauna, Jacuzzi, Parquet, Sandstone, Faience, Insulated Windows

DESCRIPTION

Smart home system:
irrigation system;
garden lighting system
indoor lighting system
audio system
Jacuzzi - filling, emptying, water temperature
curtain and drapes
access from the front door;
air conditioning control
garage access
fireplaces control;
voice control;
face recognition/ Code

1,800,000 EUR + VAT **32.87 BITCOIN + VAT** **1,174.61 ETHEREUM + VAT**

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep