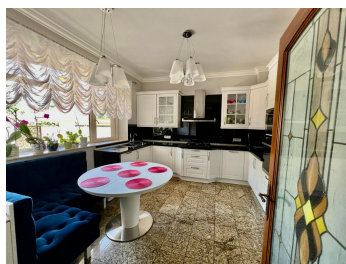


Iancu Nicolae

House for Sale

### CARACTERISTICS

- ▶ **AREA:** Iancu Nicolae
- ▶ **Usable surface:** 334 sqm
- ▶ **Built surface:** 420 sqm
- ▶ **Land Surface:** 330 sqm
- ▶ **Garden Surface:** 330 sqm
- ▶ **No. of Rooms:** 6
- ▶ **No. of Bathrooms:** 5
- ▶ **Construction year:** 2007
- ▶ **Maximum height:** P+1+M



### Layout

**Ground Floor:** Spacious entrance hall, open-plan living and dining area – 41 sqm, closed kitchen – fully equipped (13 sqm) with IXINA furniture, Franke appliances, and granite countertop, office – 10 sqm

**First Floor:** Master bedroom over 40 sqm with dressing room, en-suite bathroom, and terrace; second bedroom – 25 sqm with en-suite bathroom and access to terrace and relaxation area – 14 sqm

**Second Floor:** Large multifunctional room – 45 sqm; second room – 15 sqm;

bathroom and spacious hallway; Fakro skylight windows

**Basement:** Wine cellar with dining area, technical room, laundry and drying room, guest bathroom, direct access to garage

Well-maintained yard with green areas and decorative plants, terrace of approx. 20 sqm – ideal for relaxing or outdoor dining, privacy ensured by hedge and secluded positioning.

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## DESCRIPTION

This modern and bright villa is located in an exclusive area of Pipera, on a private and very quiet street with direct access from Iancu Nicolae. Part of a small residential complex consisting of only three homes, the property offers privacy, security, and a refined lifestyle – ideal for a family looking for an elegant and spacious home in the northern part of the Capital.

The property was completely renovated in 2018, with high-quality finishes and fittings carefully selected for durability and aesthetics. The interior design was created with the support of a team of specialists, who succeeded in crafting a modern, welcoming, and highly functional atmosphere.

**Features:** Solid Merbau hardwood flooring, interior doors and staircase made of solid oak, natural stone window sills and flooring, walls finished with Benjamin Moore washable paint, San Marco decorative paint, and designer wallpaper, sanitary ware from Villeroy & Boch and Cielo, custom-made solid wood furniture, motorized exterior blinds, HVAC system, 6.5 kW solar panels, and high-performance Hoval boiler with 300-liter tank, wired audio-video and internet network + Wi-Fi, built-in sound system in main areas, automated and thermally insulated garage door.

The home is located close to everything important for a comfortable life: international kindergartens and schools (British School, Cambridge School, Mark Twain, etc.), Jolie Ville, Pipera Plaza, Promenada Mall, restaurants, cafes, gyms, beauty salons, supermarkets, and public transport.

The villa is sold unfurnished and unoccupied at the price of €599,000.

599,000 EUR

8.16 BITCOIN

239.18 ETHEREUM