

Iancu Nicolae

House for Sale

### CARACTERISTICS

- ▶ **AREA:** Iancu Nicolae
- ▶ **Built surface:** 258 sqm
- ▶ **No. of Bedrooms:** 4
- ▶ **No. of Rooms:** 6
- ▶ **No. of Bathrooms:** 4
- ▶ **Parking places:** 2
- ▶ **Construction year:** 2023
- ▶ **Maximum height:** P+2E
- ▶ **No. of Balconies:** 4



### Layout

The villa has a built area of 250 sqm and approximately 200 sqm of usable space, spread over three levels, with a modern and functional layout. The ground floor includes a spacious open-plan living room with kitchen (43.7 sqm), a multifunctional room ideal as an office, a guest bathroom, a generous entrance hall, and a storage room. The first floor features two large bedrooms, a bathroom, a dressing room, a spacious hallway, and two balconies. The second floor offers a dedicated space for

relaxation or hobbies (23.9 sqm), a master bedroom with en-suite bathroom and walk-in dressing, a spectacular 15 sqm terrace, and an additional 7.3 sqm balcony

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## DESCRIPTION

A newly built, elegant and smartly designed duplex, located in one of the most desirable residential areas in the northern part of Bucharest – Erou Iancu Nicolae, in a quiet and exclusive neighborhood near the Jolie Ville complex. The location offers quick access to top international schools (Cambridge School, American School, British School), premium shopping destinations such as Băneasa Shopping City, fine restaurants, private clinics and green spaces, making it ideal for families and expats. The property features premium finishes, underfloor heating, individual central heating system, multi-split air conditioning, aluminum joinery with triple-glazed windows, aluminum front door, video surveillance system and smart home readiness. The exterior is tastefully arranged with stone tiles and paving, a concrete and wood fence, granite sills and stairs, outdoor lighting, and a private garden – perfect for relaxation or quality time with family. The property includes two private parking spaces and is available immediately, with complete legal documentation. It is a perfect choice for a modern lifestyle, in a safe, refined and highly connected environment.

570,000 EUR + VAT

8.44 BITCOIN + VAT

295.14 ETHEREUM + VAT