REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

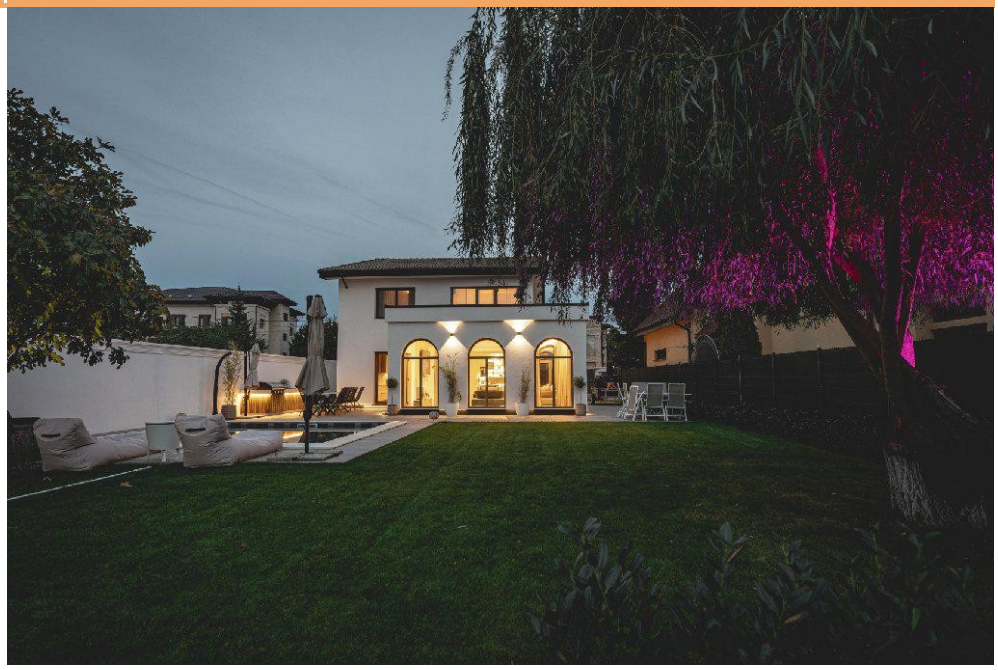
eRGT39951
View this offer online

Baneasa

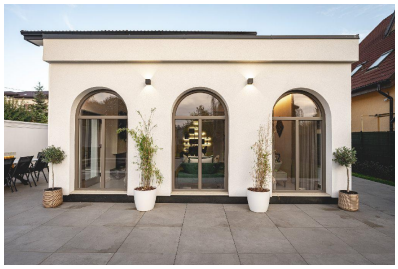
House for Sale

CARACTERISTICS

- **AREA**: Baneasa
- **Usable surface**: 285 sqm
- **Land Surface**: 1500 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 6
- **No. of Bathrooms**: 4
- **Parking places**: 3
- **Construction year**: 2023
- **Maximum height**: P+1E









Layout

Description:

Modern villa with cubist architecture and very good materials:

Ground floor: living room, dining room with beautiful amenities, kitchen, 2 bathrooms, 2 dressing rooms, 1 bedroom, hall and staircase, technical room, terrace;

1st Floor: 3 bedrooms with 3 bathrooms and dressings, terrace;

FINISHES/EQUIPMENT

- **Furniture**: Furnished
- **Others**: Video Surveillance , Alarm system, Automatic Doors, Fire Protection, AC, Heating System, Insulated Windows , Faience, Sandstone, Parquet

DESCRIPTION

We offer for purchase a smart villa located in the Pipera area, with fast access to the main points of interest.

The property is built on a 460 sqm plot and has an approximate usable area of 300 sqm, arranged on ground floor, first floor, and attic.

The house is fully automated and integrates modern systems for heating, climate control, lighting, and security. The smart home system allows you to control the lighting, access gate, indoor temperature, Samsung air purifier in the bedroom area, and the TV system.

The ground floor is efficiently laid out and includes a spacious living area with a bioethanol fireplace and Rovere wood furniture, an open space kitchen with ceramic island and state of the art appliances, a dining area, a technical room, a guest bathroom, and a bedroom or

home office with its own bathroom.

The first floor features two bedrooms, each with a private bathroom and dressing room, finished with high quality materials.

The attic is designed for storage purposes.

Finishes and features are carefully selected. Architectural lighting includes LED strips, adjustable spotlights, and ambient lighting. The ground floor flooring is decorative concrete, seamless and without expansion joints. Bathrooms are fitted with Porcelanosa and Villeroy & Boch sanitary ware, while wall and floor coverings include Marazzi and Bisazza ceramic tiles and glass mosaic. The facade is ventilated. The property is equipped with a central vacuum system and a ventilation system with constant fresh air intake. Heating is provided by heat pumps and underfloor heating.

Outside, the villa offers a 5 x 5 meter swimming pool with counter current swimming system, its own heat pump, and an automated ionization system, chlorine free, complemented by an outdoor shower. The terrace measures 220 sqm and is finished with 2 cm floating ceramic tiles. The barbecue area is finished with ceramic slabs and includes a built in gas barbecue and a professional ice machine.

The yard is landscaped with approximately 300 sqm of roll lawn and an automated irrigation system.

The property provides two parking spaces and the possibility to build a closed garage.

Interior and exterior photos are real.

999,000 EUR	14.40 BITCOIN	486.98 ETHEREUM

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