REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40209
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Pipera

House for Sale

5 rooms

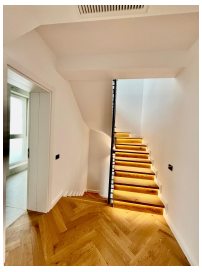
CARACTERISTICS

- **AREA**: Pipera
- **Built surface**: 224 sqm
- **Land Surface**: 124 sqm
- **Garden Surface**: 124 sqm
- **No. of Bedrooms**: 4
- **No. of Rooms**: 5
- **No. of Bathrooms**: 4
- **Construction year**: 2025
- **Maximum height**: P+2E
- **Balconies** : 4









FINISHES/EQUIPMENT

- **Furniture**: With Utilities , No furnished
- **Others**: Heating System, Underfloor Heating, Insulated Windows

DESCRIPTION

The villa offered for sale is part of a new complex, beautiful and well located, which offers easy access to all the points of interest of the city of Bucharest, but also to the North area with Otopeni International Airport, Baneasa Shopping City and the adjacent shopping galleries, schools and international kindergartens.
The villa has a total area of 224 sqm and a ground footprint of 96 sqm.
The villa has the following subdivision:
on the ground floor: living and dining area, kitchen, bathroom and terrace.
on the 1st floor: 3 bedrooms, including a master bedroom with en suite bathroom, main bathroom and two balconies.
on the 2nd floor: very generous terrace, with an area of 44.94 sqm and a master bedroom with bathroom.
Courtyard and two outdoor parking spaces.
Premium finishes and fully equipped bathrooms.
Finishes and endowments:
The masonry is made of POROTHERM N+F brick, both outside and inside, with a thickness of the exterior walls of 30 cm;
Ventilated facade;
Thermal insulation with 10cm basaltic wool, for a very good thermal and phonic protection;
Premium quality anti-burglary doors;
Premium quality interior doors;

Premium parquet 10 mm;
Sandstone and tile ITALY;
WINDOWS SALAMANDER BLUEVOLUTION 82;
Sanitary items and premium batteries;
Underfloor heating;
Heat pumps;
Photovoltaic panels;
Smart Home System.

449,000 EUR + VAT	6.94 BITCOIN + VAT	247.86 ETHEREUM + VAT

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