REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

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Pipera-Tunari

House for Sale

4 rooms

CARACTERISTICS

- **AREA**: Pipera-Tunari
- **Usable surface**: 123 sqm
- **Land Surface**: 110 sqm
- **Garden Surface**: 110 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 4
- **No. of Bathrooms**: 3
- **Parking places**: 2
- **Construction year**: 2023
- **Maximum height**: P+E
- **No. of Balconies**: 2









FINISHES/EQUIPMENT

- **Others**: Heating System, Underfloor Heating, Asphalted access, Storage rooms, Insulated Windows , Faience, Sandstone, Parquet

DESCRIPTION

This villa is part of a residential complex with classic Mediterranean architecture, distinguished by elegant arches, exposed brick facades and a generous interior courtyard with green spaces. The property is delivered fully finished, turnkey, unfurnished, giving you the freedom to furnish and decorate it according to your own style and your family's needs.

The villa is arranged over the ground floor and first floor and has a total area of 123 sqm. The layout is practical and well balanced, while the possibility of converting the attic provides flexibility for expanding the living space in the future.

The ground floor includes a 26 sqm living and dining area, a 9.5 sqm kitchen, a guest bathroom, an entrance hall and generous storage spaces, including a useful basement. The first floor is dedicated to the sleeping area and comprises three bedrooms, two bathrooms and a hallway. The property offers a total of three sanitary facilities, consisting of two bathrooms on the first floor and one guest bathroom on the ground floor.

The usable area is 108.9 sqm, to which are added the 7.4 sqm staircase and the 6.7 sqm terrace, resulting in a total area of 123 sqm. The convertible attic offers additional possibilities for customization, while the private 49 sqm garden creates an intimate outdoor space for relaxation. The villa also benefits from two private parking spaces.

The complex is located in a quiet area of Tunari, right next to Tunari Central Park and the local church. The location was strategically

chosen to provide easy access to urban amenities without compromising peace and privacy. Nearby you will find the park, playground, leisure and promenade areas, supermarkets, pharmacies, school, kindergarten and public transport, ensuring excellent connectivity to Bucharest and the northern part of the city.

The photographs are for presentation purposes only and depict a showroom villa with a similar layout that has already been sold. They illustrate the standard of finishes and are used exclusively for presentation purposes.

The development also offers other villas with different sizes and layouts. Final prices range from €273,500 to €385,400, depending on the villa type, built area and plot size. Please contact us for up to date availability and detailed information about each unit.

291,600 EUR	4.52 BITCOIN	161.43 ETHEREUM

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