

## Pipera-Tunari

## House for Sale

4 rooms

### CARACTERISTICS

- ▶ **AREA:** Pipera-Tunari
- ▶ **Usable surface:** 120 sqm
- ▶ **Built surface:** 204 sqm
- ▶ **Land Surface:** 200 sqm
- ▶ **Garden Surface:** 140 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 4
- ▶ **No. of Bathrooms:** 3
- ▶ **Parking places:** 2
- ▶ **Construction year:** 2023
- ▶ **Maximum height:** P+E



### FINISHES/EQUIPMENT

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

### DESCRIPTION

The location was strategically chosen for this real estate complex, to ensure easy access to urban facilities without compromising peace and privacy.

The proximity of the park, the playground, the recreation and promenade areas, as well as the essential services such as the supermarket, the pharmacy, the school and the kindergarten, reflect an urban planning focused on the needs of residents.

The available public transport means nearby ensure excellent connectivity with the rest of the city.

#### Description

This villa represents the culmination of comfort and modern design, being built with special attention to detail and to the highest quality standards.

The intelligent distribution of the premises on the ground floor and floor, together with the possibility of attic, provides flexibility and adaptability to the needs of a modern family.

The three spacious bedrooms, three functional bathrooms, the well-proportioned kitchen, the welcoming living room, the useful cellar and the attic all complement the image of an ultra-premium house.

The interior partitioning is optimized to maximize the useful space, with a generous living and dining area of 26.4 sqm, a kitchen of 9.8 sqm, and smartly designed storage spaces. The bedrooms offer privacy and comfort, and the bathrooms are designed with functionality in mind.

The total usable area of 111.3 sqm, together with the extensive terrace of 50.9 sqm and the garden of 141 sqm, make this villa the ideal place to create a home.

In addition, the two parking spaces and its own courtyard of 140 sqm add value and convenience.

273,000 EUR

4.96 BITCOIN

169.24 ETHEREUM