

Pipera

House for Sale

5 rooms

### CARACTERISTICS

- ▶ **AREA:** Pipera
- ▶ **Usable surface:** 186 sqm
- ▶ **Land Surface:** 432 sqm
- ▶ **Garden Surface:** 327 sqm
- ▶ **No. of Bedrooms:** 4
- ▶ **No. of Rooms:** 5
- ▶ **No. of Bathrooms:** 4
- ▶ **Construction year:** 2014
- ▶ **Maximum height:** P+2E



### DESCRIPTION

This gorgeous villa offered for sale in Mediterranean style, located on Iancu Nicolae in the Jolie Ville area, part of a closed complex of 5 individual houses.

#### Location and Orientation

Located on the largest plot of land in the complex, with an ideal orientation (South and West), the villa benefits from an advantageous location, opposite the entrance from the street, and allows the location of a pool.

#### Technical details:

Land area: 432 sqm (105 sqm surface built on the ground)

Useful area: 186 sqm

Bathrooms: 4, with modern design

Balconies: 3

Terraces: 3 (one on the top floor of 64 sqm, with panoramic view, and two on the ground floor)

Parking: 2 places

Large glazed surfaces

Garden: 327 sqm, mature vegetation, lighting system

The villa is divided on:

Ground floor: Hallway, generous living room (48 sqm) with exit to the side terrace, closed kitchen (16 sqm) modernly and completely furnished, bathroom (WC and sink). The kitchen has an exit to the main terrace.

Floor 1: Matrimonial bedroom (25 sqm) with matrimonial bathroom (WC, shower and bathtub), two bedrooms (15 sqm and 12 sqm) and an additional bathroom (WC, sink and bathtub).

Floor 2: Spacious room (18 sqm) with exit to the terrace, bathroom with shower. The very generous 2nd floor can be used separately, for

example for the internal nanny.(it allows the arrangement of a kitchen)

**Facilities and Equipment:**

Trypan windows

Heating with gas boiler (35 KW)

Option for Jacuzzi on the terrace of level 2

Option for heating water with solar panels

Staircase finished with natural stone (travertine)

Alarm system

This villa harmoniously combines the Mediterranean style with modern facilities, offering an exceptional level of comfort and elegance. Do not miss the opportunity to own a dream property in one of the most exclusive areas of Bucharest.

**580,000 EUR**

**6.04 BITCOIN**

**236.39 ETHEREUM**