REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40748
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# Pipera

# House for Sale

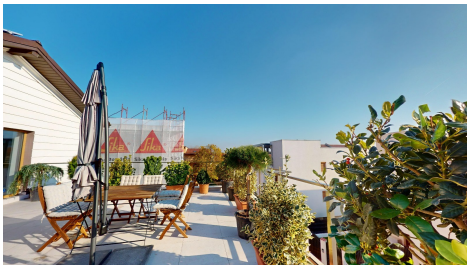
## CARACTERISTICS

- **AREA**: Pipera
- **Usable surface**: 268 sqm
- **Land Surface**: 400 sqm
- **Garden Surface**: 283 sqm
- **No. of Rooms**: 7
- **No. of Bathrooms**: 4
- **Parking places**: 2
- **Maximum height**: P+1+M
- **No. of Balconies**: 4









## Layout

The villa is arranged as follows:

Ground floor: large and bright living room with dining room and kitchen, hallway, bathroom;

Floor: master bedroom with bathroom and dressing room, 2 bedrooms with bathroom in the hallway, 2 terraces;

Attic: living room, office, bathroom, 2 large and spectacular terraces;

## FINISHES/EQUIPMENT

- **Others**: AC, Heating System, Insulated Windows , Faience, Sandstone, Parquet, Garage

## DESCRIPTION

The villa offered for sale is located on a quiet secondary street, near the street Emil Racovita.
This home is ideal for families, providing quick access to both public transport and the A3 highway, facilitating travel to various parts of the city. In addition, you will find nearby international schools, commercial galleries and shopping centers, pharmacies, fitness halls, restaurants and more.
The villa offers a new dimension of comfort and energy efficiency, being a spectacular passive villa, in the process of completion, which offers you the unique chance to customize the finishes as you want!
Top features of this property include:

15-kW solar panels for sustainable energy
A free and spacious courtyard of 283 sqm
Generous terraces of 68 sqm
A built area of 127 sqm and an area of 341 sqm
A garage with two parking spaces
Rehau carpentry and insulation with 100 mm basaltic wool
Useful area of 200 sqm and total usable area of 268 sqm
With a special price for the delivery of the real estate at the current stage and the option of "turnkey" teaching at 650,000 Euro, this villa is a smart choice for those who want a modern home, comfortable and sustainable.

| 549,000 EUR | 7.89 BITCOIN | 270.95 ETHEREUM |
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*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep