

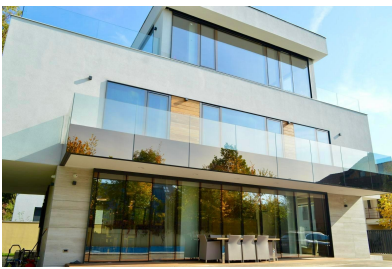
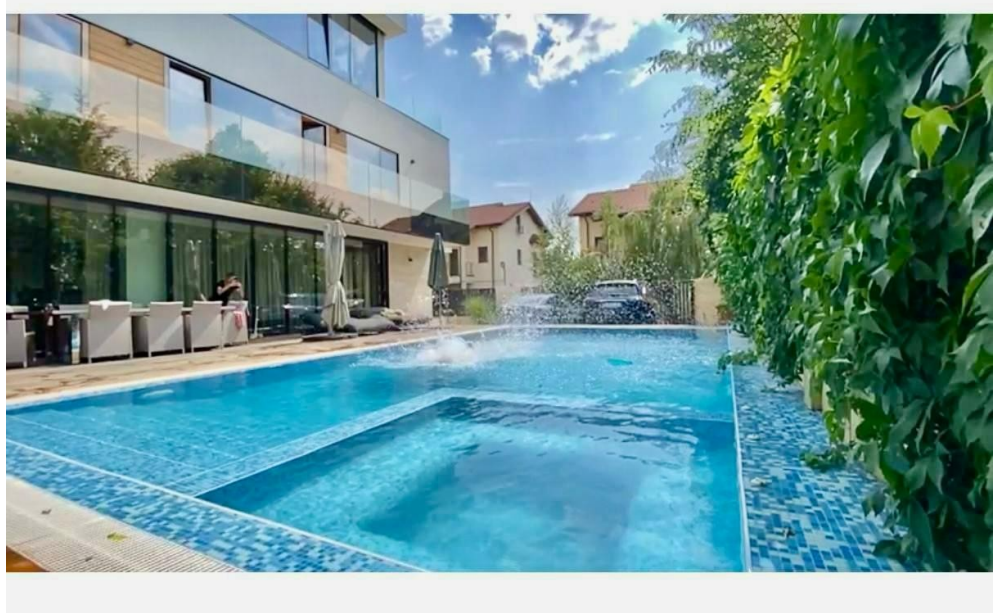
Jandarmeriei

House for Sale

5 rooms

### CARACTERISTICS

- ▶ **AREA:** Jandarmeriei
- ▶ **Built surface:** 551 sqm
- ▶ **No. of Rooms:** 5
- ▶ **No. of Bathrooms:** 4
- ▶ **Maximum height:** P+2E



### Layout

#### Property`s characteristics:

Unfolded built area: 551 sqm

Footprint: 196 sqm + 48 sqm (swimming pool annex)

1st Floor built area: 171 sqm

2nd Floor built area: 129 sqm

### DESCRIPTION

We invite you to discover a great house, located in an exclusive area, quiet and green, just 2 minutes walk from Baneasa Forest. The property is situated on a street away from intense traffic, benefiting from fresh air and an exceptional natural landscape. Also, the area is already occupied exclusively by individual houses, guaranteeing a quiet environment and eliminating the risks of developing blocks in the vicinity.

#### Premium amenities:

\*Heated swimming pool and jacuzzi\* – ideal for relaxing all year round, including in the cold season.

\*Superior thermal insulation\* – including ventilated facade, ensuring low energy consumption and increased comfort.

\*Installations of defrosting by electric current\* – on balconies and other exposed areas, preventing ice accumulation during winter.

\*Power generator\* – for emergency food, providing constant safety and comfort.

#### \*Vicinity and facilities:\*

The property benefits from an excellent location, with quick access to multiple premium facilities:

\*Prestigious educational institutions\* – Aletheea School, along with other renowned private schools and kindergartens.

\*Medical centers\* – prestigious clinics, such as Queen Mary.

\*Facilities for sport and relaxation\* – Stejarii Country Club.

\*Commercial Gallery\* – Kaufland, Mall Baneasa.

This property is a rare opportunity for those who want a modern, spacious and well-equipped home, located in a special area, close to nature, but with quick access to the main points of interest of the capital.

**2,200,000 EUR**

**39.37 BITCOIN**

**1,453.91 ETHEREUM**