

Pipera

House for Sale

5 rooms

## CARACTERISTICS

- **AREA:** Pipera
- **Usable surface:** 220 sqm
- **Land Surface:** 375 sqm
- **No. of Bedrooms:** 4
- **No. of Rooms:** 5
- **No. of Bathrooms:** 4



## DESCRIPTION

We offer for sale a modern duplex, located in a special residential complex, built with special architecture and last generation finishes. This building, with a usable area of 220 sqm and a plot of 375 sqm, offers a contemporary design, generous space and top features, ideal for a comfortable and sophisticated lifestyle.

### Exterior and Comfort Features:

Exterior courtyard: The duplex land benefits from a private courtyard, surrounded by perimeter and arranged with helicopterized quartz concrete and natural lawn, offering an excellent space for relaxation and outdoor activities.

Insulation and premium facade: The villa is insulated on the outside with Caparol expanded polystyrene, ensuring optimum thermal comfort, and the facade is finished with decorative plaster, elements of ceramic plywood and treated pine wood baffle for an elegant and durable look.

### Interior Details:

Generous interior space: The duplex consists of 5 rooms, including 4 bedrooms and 4 bathrooms, distributed on two levels, offering comfort and privacy for the whole family.

Luxury finishes and top features: The interior is finished with the highest quality materials, including Rayners aluminum hardware with tripan glass, premium hardware, premium hardware, and the structural glass staircase with wooden steps.

Heating and cooling systems: Benefit from underfloor heating with reversible heat pump and cooling installations integrated in ceilings, for a comfortable indoor climate throughout the year.

Air Purification System: An advanced ionization system helps remove viruses and impurities from the air, contributing to a healthier environment, and the air being damaged is discharged separately.

### Technology and Comfort Smart:

Smart home control: The duplex is equipped with a smart KNX system for voice control of house functions, including lighting, temperature, drapes and electric curtains.

Advanced security: The installed video cameras provide a continuous monitoring system, and access and security are integrated into the

smart home system.

Is for sale finished and fully furnished: The Duplex is available fully finished and furnished to the highest standards, offering an environment of luxury and maximum functionality.

**460,000 EUR**

**7.91 BITCOIN**

**265.81 ETHEREUM**

REGATTA® - Leader of Romanian Real Estate Brands  
Phone: 021.232.90.12, 021.232.90.88 /// E-mail: [office@regatta.ro](mailto:office@regatta.ro)

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