

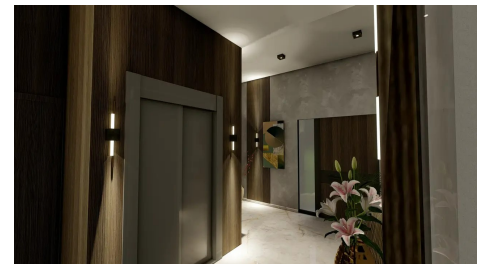
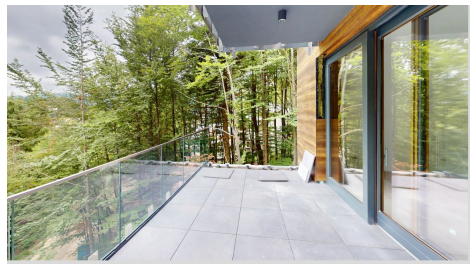
Sinaia

Apartment for Sale

4 rooms

### CARACTERISTICS

- ▶ **AREA:** Sinaia
- ▶ **Usable surface:** 149 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 4
- ▶ **No. of Bathrooms:** 3
- ▶ **Parking places:** 1
- ▶ **Floor:** Et.2 + M
- ▶ **Maximum height:** D+P+2E+M
- ▶ **Balconies :** 4



### DESCRIPTION

Sinaia resort is situated on the upper valley of Prahova river, in the Carpathian area, at the foot of the Virful cu Dor and Piatra Arsa Mountains. Sinaia is located at a distance of 122 km from Bucharest, 49 km from Brasov and 340 km from Constanta.

Sinaia is one of the most important resorts in the country. It has a subalpine climate, with cool summers (the average month of July is 14-16°C) and with not very cold winters for a mountain resort (the average of January is - 3,5°C).

#### Exterior finishes:

- Ultrapremium ventilated facade
- Outdoor joinery triple layered wood
- Coating (roof) of ceramic tile Creaton
- Maximized energy efficiency
- Particularly generous terraces
- glass balustrades at the terraces h=106 cm
- Schindler Elevator for 5 persons
- Ytong Masonry 30 cm
- Landscaping backyard with shared access
- Front courtyard with 8 cm pavement, special for car traffic
- Automated remote opening car gate
- 6 Parking spaces available for a fee (indoor and outdoor)

#### Interior finishes:

- Solid wood doors
- Velux attic windows
- Walls masonry Ytong 20-25 cm plated with drywall
- Weitzer oak parquet type Herringbone
- Programmable underfloor heating on remote areas
- Bathrooms with floor and all walls fully clad with Marazzi and Keraben ceramics
- Sanitary and batteries Geberit / Hansgroeh
- Defro Home fireplace with wood firebox, with sliding glass on 3 sides

Thermal power station in individual Viessmann condensation  
Lobby and real estate hallways tiled Marazzi  
Ski-room of 17 sqm at semi-basement

633,000 EUR + VAT

9.96 BITCOIN + VAT

324.20 ETHEREUM + VAT