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SINCE 1993

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Pipera

House for Sale

CARACTERISTICS

- **AREA**: Pipera
- **Usable surface**: 488 sqm
- **Built surface**: 663 sqm
- **Land Surface**: 2953 sqm
- **Maximum height**: P+1









Layout

LAYOUT

GROUND FLOOR

• Living and dining area • Kitchen • Club room • 3 rooms • Guest WC • Technical room • Garage

FIRST FLOOR

• 5 rooms • 3 bathrooms • Dressing room • 2 terraces

Land plot: 2,953 sqm

Total built footprint (C1, house): 331.62 sqm

Total gross built area: approx. 663.24 sqm (G+1)

Total usable area of the property (C1): 488.15 sqm

Total internal usable area (excluding gazebo, storage building and swimming pool): 462.28 sqm

DESCRIPTION

Impressive Residence with Private Pool and 3,000 sqm Plot, Erou Iancu Nicolae, Pipera

A substantial detached residence located on Erou Iancu Nicolae Street, Voluntari, close to Pipera Boulevard. The property benefits from quick access to international schools, shopping centres and the main points of interest in northern Bucharest.

Built in 2001, the villa features a ground floor and first floor, with 488 sqm of usable space and a 332 sqm footprint. The 3,000 sqm plot, mature garden and private swimming pool create a spacious and private residential setting.

CONSTRUCTION AND FEATURES

Reinforced concrete structure and brick masonry, complemented by classic finishes and durable materials.

• Solid wood parquet flooring in the rooms • Marble in the hallways and on the stairs • Ceramic tiles in the bathrooms and kitchen • Air conditioning • All utilities available

OUTDOOR SPACES

The generous plot allows for distinct areas dedicated to relaxation, the swimming pool and outdoor activities.

• Private swimming pool of 75 sqm • Gazebo of 33 sqm • Storage building of 21 sqm • Mature garden with abundant greenery • Private and secluded courtyard

KEY ADVANTAGES

• Almost 3,000 sqm of land, a rare plot size in the Erou Iancu Nicolae area • 488 sqm of usable space • 8 rooms, offering flexible layouts for family living, guests or offices • Private 75 sqm swimming pool • Dedicated entertainment room • Private garage • Gazebo and generous outdoor space • Mature garden • Access via a private road • Solid reinforced concrete and brick construction • Marble and solid wood parquet finishes • Excellent location in northern Bucharest

LOCATION

Erou Iancu Nicolae Street, Pipera, Voluntari, close to Pipera Boulevard, with quick access to British School of Bucharest, Mark Twain International School, Jolie Ville, Baneasa Shopping City, Baneasa Forest and the Pipera business district.

An excellent opportunity for a buyer seeking an impressive detached residence with a private swimming pool, mature garden and almost 3,000 sqm of land in one of northern Bucharest's established residential areas.

2,700,000 EUR **41.75 BITCOIN** **1,490.46 ETHEREUM**

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