

## Corbeanca

## House for Sale

### CARACTERISTICS

- ▶ **AREA:** Corbeanca
- ▶ **Usable surface:** 503 sqm
- ▶ **Built surface:** 594 sqm
- ▶ **Land Surface:** 1122 sqm
- ▶ **Garden Surface:** 685 sqm
- ▶ **No. of Bedrooms:** 4
- ▶ **No. of Rooms:** 8
- ▶ **No. of Bathrooms:** 6
- ▶ **Construction year:** 2021
- ▶ **Maximum height:** P+1+M



### FINISHES/EQUIPMENT

- ▶ **Furniture:** Furnished
- ▶ **Others:** Pool, AC, Heating System, fireplace, Underfloor Heating, Marmura, Garage, Sandstone, Faience, Insulated Windows

### DESCRIPTION

In one of the most prestigious and exclusive residential areas of Corbeanca – Laguna Albastra – we present a truly rare property, set in an exceptional natural environment, offering wide, unobstructed views of the lake and forest.

Positioned on a hill, the villa enjoys a privileged perspective over the landscape, abundant natural light, and that hard-to-replicate feeling of a residence that discreetly and elegantly dominates its surroundings. It is a property that impresses not only through its size, but especially through its presence, proportions, architectural nobility, and harmony with the natural environment.

With an imposing architecture inspired by the Neo-Romanian style and enriched with Brancovenesc accents, the residence is arranged over ground floor, first floor, and attic, offering approximately 503 sqm of usable space in a fluid, balanced, and spectacular layout. Such a home represents today more than a valuable property: it is a rare presence in the premium residential landscape of northern Bucharest, a real estate product with authentic identity, cultural expression, and memorable character.

Designed and arranged with passion, aesthetic discernment, and exceptional attention to detail, the house reflects the refined taste of owners who understood the beauty of authentic materials, the strength of classical architecture, and the art of turning living into an experience. Every space has been conceived with sensitivity and rigor, so that the entire property conveys refinement, warmth, and a sense of discreet nobility.

The property is sold fully furnished, turnkey, in a complete and coherent format, ready to be inhabited immediately, without additional investment or compromise.

From the moment of arrival, the residence reveals its distinct character. The generous courtyard, the view of the lake, the mature vegetation, and the calm atmosphere create the impression of a secluded, protected property, set at its own pace, away from the bustle, yet in close proximity to Bucharest. Car parking is organized at the back of the house, preserving the intimacy, discretion, and the main

visual perspective of the property towards the lake and forest.

Both inside and outside, only the highest quality natural materials have been used. Interior finishes are made of marble and natural stone, while the exterior is clad in premium travertine, complemented by hand-carved columns and capitals that give the entire composition a noble and timeless architectural expression. The Neo-Romanian language is present here not as a stylistic exercise, but as an authentic and mature interpretation of an aesthetic that values proportion, materiality, and well-measured ornamentation.

Arcades, porches, columns, exposed beams, generous volumes, and decorative details create a deeply distinctive atmosphere, enhanced by natural stone fireplaces, solid wood furniture, refined textures, and the careful composition of each space. The entire house conveys elegance, substance, and that kind of beauty that is not ostentatious, but cultivated.

Access to the residence is made through a double solid wood and crystal door, custom-made in Italy, opening into a generous vestibule flanked by symmetrically arranged spacious dressing areas. From here, the interior flow leads to a spectacular 65 sqm living room, designed as both a representative and living space, where the conversation area, dining, and accent elements naturally come together in an elegant and warm atmosphere.

One of the property's two fireplaces, made of solid travertine, becomes a true symbolic centerpiece of the house, elegantly echoing the decorative language of the hand-carved capitals found consistently on the terrace, courtyard, and pool area, maintaining a unified style and refined aesthetic continuity throughout the property.

Set against a marble backdrop, it gains a special expressive strength, like a sculptural piece that organizes the space and gives it nobility, depth, and aesthetic continuity.

On the ground floor there is also a fully furnished and equipped kitchen with premium features, conceived as a space where refined aesthetics naturally meet impeccable functionality, meeting the highest standards of a sophisticated lifestyle. The kitchen is served by its own pantry and is harmoniously integrated into the functional logic of the level.

Also on the ground floor:

one bedroom with en-suite bathroom;

a mini spa area with jacuzzi and infrared sauna;

technical room;

a traditional wine cellar, perfectly integrated into the spirit of the house.

The living area, kitchen, and staircase are clad in marble, enhancing the sense of continuity, noble coolness, and authentic material expression.

One of the most captivating spaces of the property is the 85 sqm outdoor terrace, a true architectural extension of the house, built with great attention to proportions, rhythm, and ornament. Decorated with arcades and columns, the terrace was designed as a generous space for relaxation and socializing, where the dining area, lounge with sofas, and bar blend naturally into an elegant composition dedicated to refined outdoor living. The terrace features fully retractable glass panels in the corners, offering remarkable versatility and allowing it to transform into an open, semi-enclosed, or fully protected space, depending on weather, season, or desired ambiance.

It opens onto a professionally landscaped garden with mature vegetation, lawn, and compositions that give the property the air of an established, mature residence, perfectly integrated into the land. The landscaping includes fir trees, pines, ornamental plants, over 60 roses, and an orchard with 35 fruit trees, creating a distinguished, warm, and deeply elegant atmosphere, with the timeless charm of a true manor. The entire garden is supported by an efficient irrigation system and a careful organization of relaxation and social areas.

The outdoor pool is also a major highlight. Its elegant setting is defined by a Roman-inspired ensemble, where handmade natural stone mosaic, covering an area of 9 sqm, is complemented by hand-carved stone columns, creating a space of rare elegance, decorative depth, and an atmosphere that blends intimacy with subtle spectacle. It is an ideal place both for private relaxation and for social gatherings in a memorable setting.

On the first floor is the master bedroom, decorated in a Brâncovenesc-inspired style, where the second fireplace, carefully composed decorative elements, natural finishes, and wide lake views create an atmosphere of elegant retreat and authentic comfort. This space features:

heated wood flooring;

en-suite bathroom with walk-in shower and bathtub;

a generous 18 sqm dressing room;

private balcony;

spectacular lake view.

Also on this level are two additional bedrooms with en-suite bathrooms, designed in a more contemporary expression. One of them also benefits from a large 29 sqm terrace, offering some of the most beautiful sunsets in the area. The bathrooms are finished in travertine, with premium sanitary fittings.

The attic completes the residence with a versatile and well-proportioned area, including a space of approximately 36 sqm that can function as either a bedroom or private living room, along with two offices, an ironing room, and a bathroom. Additionally, there are dedicated storage spaces totaling 30 sqm.

It is a level that adds flexibility and privacy to the entire house, perfectly suited to a contemporary lifestyle.

The house benefits from carefully selected technical features to support high-standard daily comfort:

room thermostats in each room;

electric shutters;

air conditioning units;

reverse osmosis water filtration system;

modern sewage treatment station;

three-phase electricity;

underfloor heating;

two fireplaces.

For enhanced safety and comfort, the property is equipped with an indoor alarm system and exterior video surveillance.

The property includes 5 parking spaces, with access via a private service road, set back from main traffic, offering an added level of peace, privacy, and discretion.

This is not just a house, but a residence with identity, refinement, and presence, created for those who appreciate the beauty of authentic architecture, the nobility of natural materials, the power of a rare landscape, and the emotion of a place that reveals itself gradually.

The villa is a property that cannot easily be explained through numbers and cannot simply be compared with other offers on the market. It is one of those residences that must be seen, felt, and understood in the intimacy of a private viewing.

**1,350,000 EUR**

**23.30 BITCOIN**

**818.10 ETHEREUM**