

## Pipera

## House for Rent

### CARACTERISTICS

- **AREA:** Pipera
- **Usable surface:** 334 sqm
- **Land Surface:** 647 sqm
- **No. of Bedrooms:** 4
- **No. of Rooms:** 6
- **No. of Bathrooms:** 5
- **Construction year:** 2024
- **Maximum height:** P+1E



### Layout

Main characteristics of the property:

Total built area: 395 sqm

Built area ground floor: 140 sqm

Built area first floor: 167 sqm

Built area carport: 40 sqm

**Ground floor:** 140 sqm

Living room: ~25 sqm

Dining area: ~15 sqm

Kitchen: ~17 sqm

Office / Study: ~11 sqm

SPA area: ~9 sqm

Terrace: ~34 sqm

**First floor:** 167 sqm

Master bedroom: ~22 sqm

Dressing: ~17 sqm

Bathroom: ~12 sqm

Bedroom 2: ~19 sqm

Dressing: ~7 sqm

Bathroom: ~5 sqm

Bedroom 3: ~15 sqm

Dressing: ~4 sqm

Bedroom 4: ~13 sqm

Shared bathroom: ~4 sqm

## FINISHES/EQUIPMENT

► **Furniture:** Furnished

► **Others:** Video Surveillance , AC, Heating System, Insulated Windows , Faience, Sandstone, Parquet, Garage

## DESCRIPTION

Situated in Pipera, an ideal location which is offering easy access to Bucharest via the road ring, Bucharest Baneasa airport, Otopeni International airport, Baneasa Commercial Area and offices area from Baneasa. The compound is very close to the British School and American School. We are pleased to present for rent a luxurious 4-bedroom villa in a exclusive private gated community of just 8 villas completed in 2024.

Located directly across Baneasa Forest with a 130-meter frontage, the property offers exceptional privacy and serene natural views. Villa is rented with kitchen fully furnished and equipped, custom Italian dressings, and bathroom furniture included

Maintenance: €1.5/m<sup>2</sup> (billed separately)

Covers: common areas, security, cleaning, gardening, water, garbage, internet, admin, insurance;

Community Amenities:

Private gym space

Indoor golf simulator

Multi-sport courts (basketball, pickleball)

Full security with gated access;

Private SPA with sauna (forest view) and outdoor jacuzzi

Custom Italian wardrobes in all bedrooms

Fully furnished and equipped luxury German kitchen

High-end bathroom furniture and fittings included;

Alexa-controlled intelligent home systems;

Premium finishes: Filomuro doors, Italian stone, Villeroy & Boch sanitary ware, ventilated ceramic façade, Reynaers aluminum, shadow gap profiles

NZEB-certified for near-zero energy consumption

Heating & Ventilation:

Heat pump-based system

Hitachi intelligent climate control (24/7, hot/cold)

5,800 EUR

0.10 BITCOIN

3.34 ETHEREUM