REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40952
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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 B?neasa 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/m² (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 + VAT | **0.08 BITCOIN + VAT** | **2.70 ETHEREUM + VAT**

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