

## Pipera

## House for Sale

### CARACTERISTICS

- ▶ **AREA:** Pipera
- ▶ **Built surface:** 384 sqm
- ▶ **Land Surface:** 800 sqm
- ▶ **No. of Rooms:** 6
- ▶ **No. of Bathrooms:** 4
- ▶ **Parking places:** 2
- ▶ **Construction year:** 2025
- ▶ **Maximum height:** P+1



### Layout

Within the compound, one villa is delivered turnkey, fully finished, decorated, and furnished to a luxury standard. This is the villa shown in the images and is available at a price of EUR 2,400,000, ready for immediate occupancy.

Three other villas in the project are available in "white stage", without interior finishes, at a price of EUR 1,590,000 each. These units offer full freedom to customize finishes and interior design according to the future owner's preferences.

This residential compound is ideal for families seeking a premium home with advanced technology, privacy, and flexibility, in one of the most desirable residential areas of Pipera.

### DESCRIPTION

Modern villa completed in 2025, located in Pipera, behind Jolie Ville, part of a new and exclusive residential compound consisting of 5 individual villas. The project offers privacy, quiet surroundings, and a high standard of construction and technical specifications.

The villas are arranged P+1 and sit on generous plots of approximately 800 sqm each, with a total built area of 392 sqm. The location provides quick access to international schools, shopping centers, and the main business and residential areas in northern Bucharest. The construction is solid, with a reinforced concrete structure and Porotherm brick walls. The facade is ventilated and insulated with basalt wool, ensuring thermal efficiency and sound insulation. All villas in the compound are equipped with modern Daikin VRV air conditioning systems, heat recovery ventilation, and underfloor heating throughout, both ground floor and first floor. Temperature control is individual, managed through smart thermostats. The houses are Smart Home Ready and can be controlled via mobile application. Infrastructure for photovoltaic panels is in place, with 12 kW already installed. Each villa is prepared for a jacuzzi and sauna and includes an electric vehicle charging station. The outdoor areas are fully arranged. Each property features a heated swimming pool measuring 3 x 10 m, a 4 x 10 m terrace, landscaped garden with automatic irrigation, and exterior lighting with motion sensors. Each villa includes a garage for two cars with automatic door. Water systems are premium and include a water softener, UV filter, activated carbon filter, and a 3,000-liter buffer tank, ensuring constant water quality and pressure. The sanitary and heating infrastructure is fully equipped with a condensing boiler and Daikin air-to-air heat pump, a 300-liter boiler, and hot water recirculation system with Grundfos pump.

**1,590,000 EUR + VAT**

**24.91 BITCOIN + VAT**

**809.03 ETHEREUM + VAT**