REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT40968
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Balotesti

House for Sale

5 rooms

CARACTERISTICS

- **AREA**: Balotesti
- **Usable surface**: 155 sqm
- **Built surface**: 187 sqm
- **Land Surface**: 704 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 5
- **No. of Bathrooms**: 3
- **Parking places**: 2
- **Construction year**: 2025
- **Maximum height**: P+1E









DESCRIPTION

Villa GF+1F located in an area in the top of preferences for obvious advantages due to proximity to the forest, wide spaces and a quality community.
The property enjoys a privileged settlement, not 200 meters from the forest and only a few minutes from DN1, A3 and A0, on well-designed access routes, with all the utilities provided - electricity, gas, water, sewerage.
A permanent public transport line that connects to Otopeni passes less than 50 meters from the property.
The special comfort is provided by the generous courtyard, over 700 sqm and the multiple facilities of the house – large and versatile spaces, underfloor heating, high quality finishes, ultramodern bathrooms, with walk-in shower cabins or bathtub, wcs with recessed mechanism – terrace, sidewalks and arranged parking spaces.
The surroundings consist exclusively of houses and villas with large plots of land, which amplifies the feeling of space, tranquility and quality of life.
The houses are taught completely finished, with finishes selected by the designer, but they can also be chosen by the buyer according to his taste, which makes this property convenient.
For this, a pre-contract with advance is made, the final contract will be concluded and the house will be handed over until April 2025.
The courtyards are leveled, ready for sowing, with parking area and terrace. On request, an automated irrigation system can also be executed.
Interior compartmentalization:
- ground floor: living-dining 25,88 sqm, open/closed kitchen 11,88 sqm, technical room of 3.45 sqm, office 13,63 sqm, bathroom (with shower cabin) 3,68 sqm, hall 5,44 sqm storage under staircase and a terrace, covered on request, in area of 25,36 sqm
- floor: master bedroom 17,97 sqm, with dressing room 5,01 sqm and bathroom (with bathtub) 6,19 sqm, two bedrooms of 15,12 sqm, respectively 11,88 sqm, a bathroom in the hallway (with shower) of 4,51 sqm, hall 5,13 sqm.

277,000 EUR	3.99 BITCOIN	135.03 ETHEREUM

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