REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

Iancu Nicolae

House for Sale

CARACTERISTICS

- **AREA**: Iancu Nicolae
- **Usable surface**: 261 sqm
- **Built surface**: 345.2 sqm
- **Garden Surface**: 150 sqm
- **No. of Bedrooms**: 3
- **No. of Bathrooms**: 5
- **Parking places**: 2
- **Maximum height**: P+1

Layout
Total usable area: 261 sqm

Ground Floor: Living & Dining: 46 sqm, Kitchen: 20.9 sqm, Garage: 36 sqm, Guest WC: 2.5 sqm, Bathroom: 7.5 sqm, Bedroom: 18.2 sqm, Walk-in Closet: 10.1 sqm

First Floor: Bedroom: 15.9 sqm, Bedroom: 16.9 sqm, Hallway: 10.6 sqm, Bedroom: 16.9 sqm, Walk-in Closet: 4.4 sqm, Bathroom: 4.4 sqm, Bathroom: 5.2 sqm

Basement: Technical Room: 18.7 sqm, Circulation Area: 5.9 sqm

FINISHES/EQUIPMENT
- **Others**: Pool

DESCRIPTION

The duplex villa, offered for sale, is located in an exclusive residential complex, located on the edge of the Baneasa forest, in a quiet, green and safe area, just minutes from the British School and other prestigious educational institutions.The exceptional location offers easy access to DN1, Otopeni Airport, shopping centers and popular leisure areas.
Main features:
Own garden: 150 sqm, perfect for relaxation and outdoor activities

Private outdoor pool, ideal for the warm season
Garage closed for 2 cars (places included in the price)
Interior compartmentalization:
Generous living room with dining areas and direct access to the terrace/pool
Separate kitchen, fully equipped
3 Spacious bedrooms, each with its own bathroom
5 Bathrooms in total, fully finished
Smartly compartmented storage spaces
Additional benefits:
Closed and secured residential complex
Built with premium materials and high quality finishes, the property is ideal for families seeking comfort, space and quick access to the city, while maintaining the privacy and clean air of the proximity of the forest.
Approaching international schools (British School, American School, etc.)
This property is immediately available and is an ideal choice for a modern, refined and safe lifestyle.

1,100,000 EUR + VAT	10.83 BITCOIN + VAT	344.23 ETHEREUM + VAT