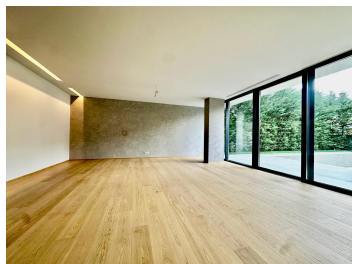


Pipera

House for Sale

CARACTERISTICS

- ▶ **AREA:** Pipera
- ▶ **Built surface:** 460 sqm
- ▶ **Land Surface:** 800 sqm
- ▶ **No. of Bedrooms:** 5
- ▶ **No. of Rooms:** 7
- ▶ **No. of Bathrooms:** 5
- ▶ **Construction year:** 2025
- ▶ **Maximum height:** P+1E



FINISHES/EQUIPMENT

- ▶ **Others:** Pool, Parking, Sandstone, Faience, Parquet, Garage, Insulated Windows

DESCRIPTION

Pipera, Strada Erou lancu Nicolae, is located in a quiet, secure area, close to kindergartens, after-schools, schools and high schools, supermarkets, pharmacies, gyms, sports fields, and swimming pools. This modern smart villa is part of a group of three new villas situated on a private, quiet street in a select community and is delivered fully finished to luxury standards, combining sophisticated design with smart technology for a comfortable and secure lifestyle. Excellent connectivity: Otopeni Airport 15 minutes, Baneasa Shopping Center 8 minutes, Promenada Mall 12 minutes, A3 Highway 10 minutes.

The villa features five bedrooms, one office, an open-space living and dining area, a kitchen with pantry, five bathrooms (two on the ground floor and three on the first floor), two walk-in dressing rooms plus wardrobe, laundry room, technical room, vestibules, circulation spaces, and a garage for two cars.

The swimming pool measures 10.0 x 3.45 m and includes counter-current system, a perimeter channel clad with Prestige 62.6 x 62.6 x 2.6 cm tiles, and Vidrepur Nature Sea Salt vitroceramic, water heating through a heat exchanger, water treatment via hydrolysis and Cu/Ag ionization, and LED underwater lighting.

The ground floor comprises the living room, kitchen, office, bedroom, and two bathrooms, one with a shower. Flooring includes Class A engineered oak in the living areas and Marazzi Mystone Limestone Ivory 60x120 cm tiles in the technical rooms and garage. Interior doors are Barausse Secret 3 Inverso with concealed hinges and magnetic key locks, Tabaco finish, and Mandelli Jet CS handles. Heating and cooling are provided through underfloor systems in all rooms, including garage, bathrooms, dressing rooms, living, and kitchen, with a Mitsubishi VRF system, concealed indoor units, and ventilated grilles with hidden fixings.

The first floor features a master bedroom with dressing and en-suite bathroom, three secondary bedrooms with access to two bathrooms, engineered oak flooring throughout, terraces with Casalgrande Padana Pietre di Sardegna XT 120x120x2 cm R11 anti-slip tiles, interior

doors Barausse Secret 3 Inverso with concealed hinges and magnetic key locks, Mandelli Jet CS handles, and Moka finish. The villa includes two walkable terraces on the first floor with floating ceramic tile floors 120x120x2 cm and waterproofing using Sopralene Flam 180 + Mamut S4W membranes.

Exterior joinery is Schuco, including FW50 curtain wall, ASE 80HI sliding doors, and AWS70 windows with triple glazing. The ventilated facades feature aluminum profiles, thermal insulation systems, and Levantina 80x180 cm ceramic cladding with BASIC BONE 3000x900x5+ mm tiles; the rear facade has a thermal system plus decorative NanoporTop Baumit plaster.

Technical installations include a Viessmann Vitodens 200W (49 kW) boiler, 300 L water heater, Mitsubishi VRF system with concealed indoor units, ready for photovoltaic panels, and a Mitsubishi Zubadan heat pump installation. The Smart Home TapHome system controls lighting, blinds, temperature, security, and video intercom. Ventilation includes exhaust systems for bathrooms and kitchen hood. Irrigation is provided by a Hunter system with a private drilled well and electronic control. Bathroom fixtures and furniture include Porcelanosa, Noken, and New Alma collections, Treemme faucets, Diseno Charcoal furniture, and 6 mm clear, beveled mirrors with concealed fittings.

Additional features include circulation pumps for underfloor heating, domestic hot water, and the pool, a 50 kW heat exchanger, Schuco joinery with concealed hinges, and BeeVision exterior LED lighting. Ceiling heights: ground floor 3.08 m, first floor 2.75 m.

2,500,000 EUR	43.68 BITCOIN	1,513.43 ETHEREUM
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