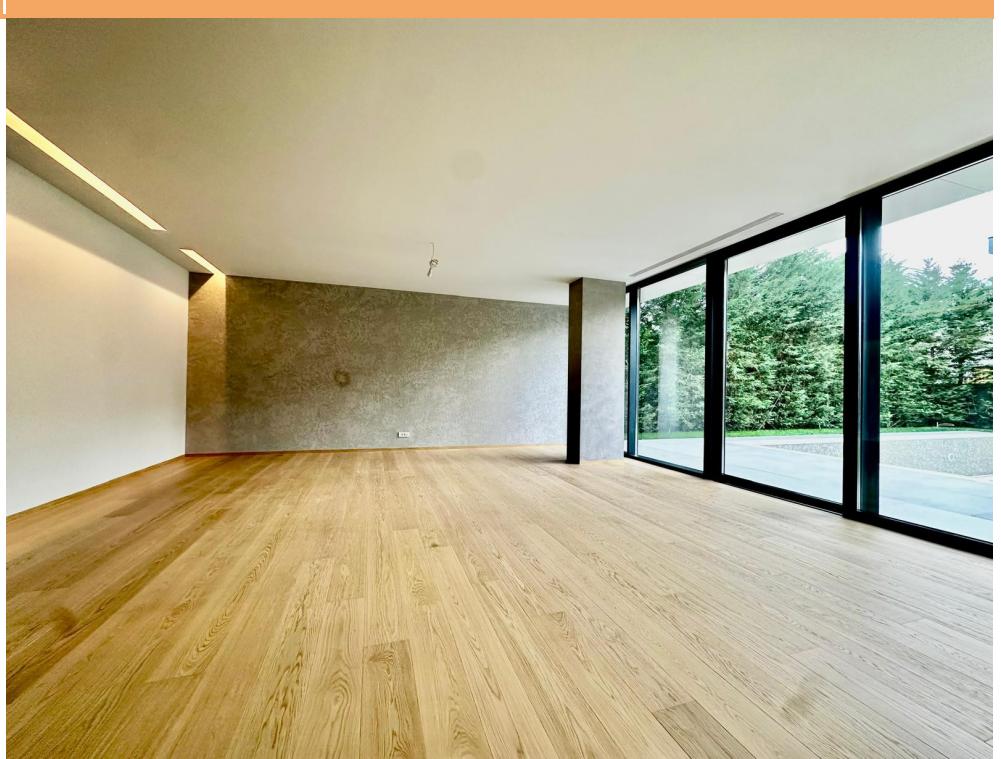


## Iancu Nicolae

## House for Sale

### CARACTERISTICS

- **AREA:** Iancu Nicolae
- **Built surface:** 566 sqm
- **Land Surface:** 950 sqm
- **No. of Bedrooms:** 5
- **No. of Rooms:** 7
- **No. of Bathrooms:** 6
- **Construction year:** 2025
- **Maximum height:** P+1E



### FINISHES/EQUIPMENT

- **Others:** Pool, Parking

### DESCRIPTION

Pipera, Erou Iancu Nicolae area, smart villa for sale, located in a quiet and secure neighborhood, close to kindergartens, after-schools, schools, high schools, supermarkets, pharmacies, gyms, sports fields, and swimming pools. The property has a total built area of 566 sqm and features five bedrooms, one office, an open-space living and dining area, a fully equipped kitchen with pantry, six bathrooms (two on the ground floor and four on the first floor), two walk-in dressing rooms plus a wardrobe, laundry room, technical room, vestibules, hallways, and a garage for three cars.

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

The ground floor has two bathrooms, one with a walk-in shower, and features Class A engineered oak flooring in the living area, Marazzi Mystone Limestone Ivory 60x120 cm tiles in the kitchen and hall, Barausse Secret 3 Inverso interior doors flush with the wall with concealed hinges and magnetic locks, Tabaco finish, underfloor heating in all rooms, bathrooms, garage, and dressing rooms, Mitsubishi VRF system with concealed indoor units, gypsum board ceilings with 5 cm acoustic insulation, and Mandelli Jet CS handles. The usable ceiling height on the ground floor is 3 m.

The first floor has four bedrooms, including a master bedroom with a walk-in dressing room, all with private bathrooms featuring both showers and bathtubs. Flooring throughout the bedrooms is engineered oak, and terraces have Casalgrande Padana Pietre di Sardegna XT 120x120x2 cm R11 anti-slip ceramic tiles. Interior doors and hardware are identical to the ground floor. The villa includes three terraces, two of which are walkable, with floating ceramic tile floors 120x120x2 cm and waterproofing with Sopralene Flam 180 plus Mamut S4W membranes.

Exterior joinery is Schüco FW50 curtain wall, ASE 80HI sliding doors, and AWS70 windows with triple glazing. The front and side facades

are ventilated with aluminum profiles, thermal insulation, and Levantina 80x180 cm ceramic cladding, while the rear facade has thermal insulation and decorative NanoporTop Baumit plaster; ventilated facade tiles are BLAZE SNOW NATURAL 3000x900x5+ mm. Technical installations include a Viessmann Vitodens 200W (49 kW) boiler, Galmet 300 L water heater, buffer tank, Mitsubishi VRF cooling system with 20 concealed indoor units, TapHome Smart Home system controlling lighting, blinds, temperature, security, and video intercom, electrical system prepared for photovoltaic panels, ventilation with exhaust for bathrooms and kitchen hood, and Hunter irrigation system with private drilled well and electronic control. Bathrooms and sanitary fixtures include Porcelanosa, New Alma, and Noken collections, Treemme and Arche Chrome faucets, Diseno Charcoal wall-mounted furniture with concealed fittings, and Clear 6 mm beveled mirrors cut to plan with concealed mounts.

Additional features include circulation pumps for underfloor heating, domestic hot water, and the pool, 50 kW heat exchanger, 300 L water heater, Schüco joinery with concealed hinges and triple glazing, and BeeVision exterior LED lighting.

Excellent connectivity: Otopeni Airport 15 minutes, Baneasa Shopping Center 8 minutes, Promenada Mall 12 minutes, A3 Highway 10 minutes.

**3,200,000 EUR**

**55.63 BITCOIN**

**1,922.46 ETHEREUM**