

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 Street smart villa for sale

Located in a quiet and secure area, close to kindergartens, after-schools, schools and high schools, as well as supermarkets, pharmacies, gyms, sports fields, and swimming pools.

Excellent Connectivity:

Otopeni Airport – 15 min

B?neasa Shopping Center – 8 min

Promenada Mall – 12 min

A3 Highway – 10 min

Property Overview:

Total Built Area: 566 sqm

Rooms: 5 bedrooms, 1 office, 1 open-plan living + dining area

Kitchen: Fully equipped with pantry

Bathrooms: 6 (2 on ground floor, 4 on upper floor)

Storage: 2 large walk-in dressing rooms + wardrobe

Other spaces: Laundry room, technical room, vestibules, hallways

Garage: Indoor parking for 3 cars

1. Swimming Pool

Size: 10.0 x 3.45 m, with counter-current swimming system

Perimeter channel: Cladded with Prestige ceramic tiles (62.6 x 62.6 x 2.6 cm)

Glass mosaic: Vidrepur Nuture Sea Salt series

Water heating: Heat exchanger

Water treatment: Hydrolysis + Cu/Ag ionization

Lighting: Underwater LED lighting

2. Ground Floor

Bathrooms: 2 bathrooms, one with walk-in shower

Finishes:

Living room, kitchen, hallway: Class A engineered oak flooring

Technical rooms & garage: Marazzi Mystone Limestone Ivory 60x120 cm ceramic tiles

Doors: Barausse Secret 3 Inverso (flush with wall), concealed hinges, magnetic key lock

Finish: Tabaco (ground floor), Moka (upstairs)

Heating/Cooling: Underfloor heating in all rooms, bathrooms, garage, and dressing rooms

Climate system: Mitsubishi VRF, concealed indoor units

Ceilings: Gypsum board with 5 cm acoustic insulation

Hardware: Mandelli Jet CS handles, no locks or with privacy lock depending on function

3. First Floor

Bedrooms: 4 (1 master + 3 secondary)

Master bedroom: Includes walk-in dressing room

All bedrooms: Have en-suite bathrooms with both shower and bathtub

Finishes:

Oak engineered flooring

Casalgrande Padana Pietre di Sardegna XT 120x120x2 cm R11 anti-slip ceramic tiles (terraces)

Doors & Hardware: Same as ground floor – Barausse Secret 3 Inverso, concealed hinges, magnetic key lock

4. Terraces

Number: 3 loggias/terraces

Flooring: Floating ceramic floor (120x120x2 cm)

Waterproofing: Sopralene Flam 180 bituminous membrane + Mamut S4W

5. Exterior Finishes

Windows & doors: Schüco (FW50 – curtain wall, ASE 80HI – sliding doors, AWS70 – windows), triple glazing

Facades:

Front and sides: Ventilated façade with aluminum profiles, thermal insulation system, and ceramic cladding (Levantina 80x180 cm – Spain)

Rear: Thermal insulation + NanoporTop Baunit decorative plaster

Ventilated façade ceramic tiles: BLAZE SNOW NATURAL 3000 x 900 x 5+ mm

6. Technical Installations

Heating system: Viessmann Vitodens 200W (49 kW) boiler, Galmet 300 L boiler, and buffer tank

Cooling system: Mitsubishi VRF with 20 concealed indoor units (ceiling and wall mounted)

Smart Home System: TapHome – controls lighting, blinds, temperature, security, and video intercom (via mobile and physical interfaces)

Electrical system: Ready for photovoltaic panel installation

Ventilation: Exhaust for bathrooms and kitchen hood

Irrigation system: Hunter with private drilled well, electronic control

7. Bathrooms & Sanitary Fixtures

Collections: Porcelanosa (WC, bidet, bathtubs), New Alma, Noken

Faucets: Treemme, Arche Chrome models

Bathroom furniture: Diseno Charcoal (wall-mounted, concealed fittings)

Mirrors: Clear, 6 mm beveled edge, cut to plan, concealed mount

8. Additional Features

Circulation pumps for underfloor heating, domestic hot water (DHW), and pool

Heat exchanger: 50 kW for hot water

Boiler: 300 L

Schüco joinery with concealed hinges and triple glazing

Exterior lighting: BeeVision with automated LED fixtures

3,200,000 EUR

33.63 BITCOIN

867.99 ETHEREUM

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