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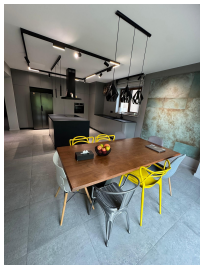
Otopeni

House for Sale

CARACTERISTICS

- **AREA**: Otopeni
- **Usable surface**: 256 sqm
- **Built surface**: 357 sqm
- **Land Surface**: 600 sqm
- **No. of Bedrooms**: 4
- **No. of Rooms**: 6
- **No. of Bathrooms**: 3
- **Construction year**: 2008
- **Maximum height**: P+1E+M









DESCRIPTION

Charming Individual Villa with 6 Rooms, Spacious Land, and 11kW Solar Panels – Otopeni, Ilfov County
This remarkable property is located in Otopeni, in a quiet residential area of the Od?i neighborhood, offering privacy and quick access to essential amenities such as supermarkets, schools, and public transport. The construction is arranged over three levels (ground floor, first floor, and attic) and was completely renovated in 2022, with a focus on modern comfort and energy efficiency.
With a built area of 357 sqm and a usable area of 256 sqm, the villa offers generous and well-organized spaces. On the ground floor, there is a bright and spacious living room with direct access to a landscaped terrace and the green garden area, along with a dining area, a fully equipped kitchen with a storage room (pantry), a room that can be used as an office or guest bedroom, a modern bathroom with a shower, an integrated garage, and a well-organized technical room.
The first floor hosts a master bedroom with its own walk-in closet and en-suite bathroom, as well as two children’s bedrooms sharing a common bathroom.
The attic, configured as an open space, is ideal for a recreational area, office, hobby room, or additional storage space.
The property is equipped with advanced technologies for energy efficiency and thermal comfort: underfloor heating, heat recovery ventilation system, Samsung WindFree air conditioning, Samsung 16 kW heat pump, Viessmann 32 kW heating system, and 11 kW solar panels, as well as a private well and micro wastewater treatment station. There is also the possibility of immediate connection to the public water and sewage network.
This home is ideal for a family looking for a spacious, modern, energy-efficient residence, conveniently located near Bucharest.

690,000 EUR	10.69 BITCOIN	381.99 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