REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41403
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Voluntari

Apartment for Sale

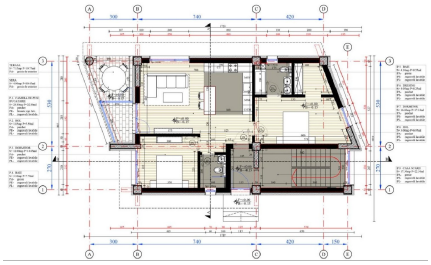
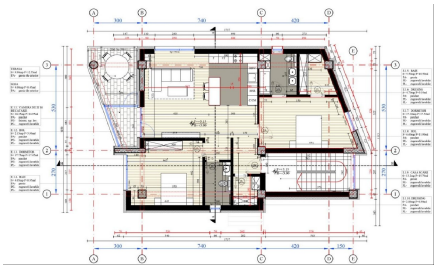
3 rooms

CARACTERISTICS

- **AREA**: Voluntari
- **No. of Rooms**: 3
- **No. of Bathrooms**: 2
- **Construction year**: 2026
- **Maximum height**: P+3E





DESCRIPTION

The property offered for sale is a boutique-style building located in the Pipera–Racovi?? area of Voluntari. It provides easy access to Emil Racovi?? Street, the A3 motorway, and Lemon Retail Park. The location is characterized by continuous development, expanding infrastructure, and sustained residential demand.

The building features contemporary architecture, clean geometric lines, and a façade with metallic and glazed accents. Balconies with glass railings ensure natural light and visual continuity. The volumetric design follows balanced proportions and a modern aesthetic.
Available for sale as a whole, with completion scheduled for 2026.
The property has a height regime of GF+3F and is designed as a boutique residential block, with one apartment per floor. The total area is 560 sqm.
The project is currently under construction and is now at the structural stage. Closing works and interior partitioning will follow.
The sale includes the entire building at the price of €680,000, with an advance payment of €250,000 and the remaining amount payable in execution stages.
Apartment Layout
Each floor hosts an apartment of approximately 100 sqm, with a usable area of 80 sqm. The configuration is similar across all levels, with minor variations depending on the floor.
Apartment Composition
Open day area consisting of living room and kitchen with dining area, oriented toward the terrace
Two bedrooms positioned separately for privacy
Two bathrooms: one main bathroom and one guest bathroom
Generous terrace with access from the day area
Integrated dressing areas on the upper floors

Parking space for each unit
The distribution ensures clear circulation, efficient use of space, and a layout adapted to modern living. The glazed surfaces are sized to provide comfort and natural light.
Project Status
The building is under construction. The structure has been completed. Closing works, partitioning, and finishes will follow.
Investment Opportunity
The full sale of the building allows the management of a compact portfolio of four residential units. The location and project typology support investment stability and the potential for value enhancement through rental or resale.
For additional details or to schedule a viewing, technical documentation and information regarding execution stages can be provided upon request.

680,000 EUR	12.17 BITCOIN	433.94 ETHEREUM

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep