

## Corbeanca

## House for Sale

5 rooms

### CARACTERISTICS

- **AREA:** Corbeanca
- **Usable surface:** 225 sqm
- **Built surface:** 290 sqm
- **No. of Rooms:** 5
- **No. of Bathrooms:** 4
- **Parking places:** 2
- **Construction year:** 2024
- **Maximum height:** P+1E+M
- **Balconies :** 1



### DESCRIPTION

Residential Complex Corbeanca, completed Mediterranean-style villas

Take advantage of this opportunity and choose one of the completed villas within the boutique residential complex in Corbeanca, consisting of 5 individual Mediterranean-style villas. Located near Moara Corbeanca, the project offers easy access to both the local amenities and the D.N.1.

The homes are designed for the lifestyle of a modern family, featuring a well-planned and efficiently divided interior, as well as a solid structural system rigorously checked to comply with the latest regulations.

? Main features

Usable area: 225 sqm

Height regime: Ground floor + 1st floor + livable attic

The attic is ideal as an office, play/social area, or even a fourth bedroom with its own bathroom.

Land: 390 – 496 sqm

The yard is landscaped with lawn and an automated irrigation system.

On-site parking with rainwater drainage.

Interior partitions made of brick.

? Premium features and equipment

InnoFloor underfloor heating throughout the entire house, including the attic, with room-by-room automation.

Gas boiler with integrated water tank – Immergas Victrix Zeus Superior.

VEKA PVC joinery, class A, with triple-glazed windows.

Velux-type windows in the attic, also triple-glazed.

5KW solar panels.

High-performance insulation package:

30 cm exterior brick

10 cm Hirsch EPS thermal insulation

20 cm basalt wool roof insulation

Installations prepared for air conditioning.

Interior finishes are delivered "white box," with the option to have them completed either by the developer's team or independently.

Access to the complex is through a main gate with secured entry, and the house has all functional utility connections.

? Key advantages

Comfortable, bright interior spaces with a well-thought layout

Generous and versatile attic

Intimate residential complex with only 5 villas

Fully secured access

Guaranteed construction quality

Automation and mobile apps for heating, photovoltaic panels, and irrigation

Possibility to choose your own finishes

Move-in ready – construction was completed in December 2024

? Technical details

Built area: 85.1 sqm

Total developed area: 290 sqm

Kitchens: 1

Bathrooms: 4

Terrace: 1 (16 sqm)

Street frontage: 20 m

Roof covering: metal sheets

Construction year: 2024 (completed)

Structure: reinforced concrete

**340,000 EUR**

**5.94 BITCOIN**

**204.63 ETHEREUM**