

Corbeanca

House for Sale

4 rooms

### CARACTERISTICS

- ▶ **AREA:** Corbeanca
- ▶ **Usable surface:** 177 sqm
- ▶ **Land Surface:** 300 sqm
- ▶ **No. of Bedrooms:** 3
- ▶ **No. of Rooms:** 4
- ▶ **No. of Bathrooms:** 3
- ▶ **Parking places:** 2
- ▶ **Construction year:** 2022
- ▶ **Maximum height:** P+1



### DESCRIPTION

This villa is part of an exclusive residential mini-complex consisting of four individual houses, located in a quiet, green area of Corbeanca, with access from Independen?ei Street and very close to the Town Hall. The uniqueness of the project lies in its intimate and cozy character, ideal for four friendly families or for those seeking a small, welcoming community.

The location is serene, with mature vegetation and no heavy traffic.

The complex is positioned centrally within the area, with supermarkets, pharmacies, schools and kindergartens located within less than 5 minutes by car. Public transport is ensured by bus lines 402 and 441, running directly to Pia?a Presei Libere.

The entire property will be fenced and equipped with an automatic access gate, and a children's playground is already planned. Parking spaces can be arranged both at the entrance and inside the complex. The first two houses are currently in the shell stage ("la ro?u") and are available for sale in this form.

#### VILLA DESCRIPTION

Each unit was developed on Ground Floor + First Floor, with an excellently designed layout.

#### Ground Floor

Closed kitchen: 11.52 sqm

Bright living room with large glazed areas: 23.89 sqm

Bathroom: 4.50 sqm

Office / Guest bedroom: 11.55 sqm

Terrace with foundation: 17 sqm

#### First Floor

Bedroom 1: 18.92 sqm (with private bathroom)

Bedroom 2: 19.30 sqm (with private bathroom)

Dressing room: 5.54 sqm

Balcony: 3.42 sqm

Access to the semi-walkable attic via folding ladder

#### TECHNICAL SPECIFICATIONS

Structure built with Porotherm Robust brick, based on a fully authorized project

Roof made of Bilka metal tiles (matte brown) + rainwater drainage system

Joinery: Salamander Blue Evolution 82 with exterior/internal sills

Roof insulation: basalt mineral wool

Thermal system: 100 mm EPS 80 extruded polystyrene

Underfloor heating on the ground floor and radiators on the first floor

Finishes & Inclusions (turnkey version)

Full thermal, electrical, and sanitary installations

All utilities: gas, electricity, water, sewage

Interior washable paint (2 layers)

Exterior decorative plaster

Parquet on both levels

Tiles and ceramic wall finishes in kitchen and bathrooms

Interior doors

Heating system and underfloor distribution panel

Paving for terrace and walkway

Private access road arrangement

#### ADDITIONAL DETAILS

2 parking spaces

Construction year: 2022 (shell stage for first two units)

Property type: Detached house

**250,000 EUR**

**3.76 BITCOIN**

**136.82 ETHEREUM**