REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41434
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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	3.68 BITCOIN	125.03 ETHEREUM

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