REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41753
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Aviatiei

Apartment for Sale

5 rooms

CARACTERISTICS

- **AREA**: Aviatiei
- **Usable surface**: 176 sqm
- **No. of Bedrooms**: 4
- **No. of Rooms**: 5
- **No. of Bathrooms**: 3
- **Floor**: 7
- **Construction year**: 2022
- **Maximum height**: S+P+7E









DESCRIPTION

Penthouse for Sale – 5 Rooms with 200 sqm Rooftop Terrace – Aviatiei–Pipera Area, Bucharest
We present a spacious penthouse located in Pipera, with quick access to Aviatiei, in a building completed in 2022. The property offers an interior usable area of 176 sqm and generous terraces totaling 212 sqm, resulting in a total usable area of 372 sqm.
The day area is large and well defined. The 55 sqm living room, with an open-space kitchen, benefits from large glazed surfaces and direct access to a 51 sqm terrace. Natural light is present throughout the day.
The entrance hall measures 20 sqm and allows efficient organization. There is also a multifunctional room, suitable for an office or hobby room.
The night area includes 4 bedrooms. Two master bedrooms have en-suite bathrooms and private terraces. The third bedroom benefits from its own bathroom and dressing room. All rooms are well proportioned and allow full furnishing.
The apartment features 3 bathrooms equipped with premium finishes.
The property includes two terraces:
51 sqm terrace, accessible from the living room, finished with floating decking
150 sqm rooftop terrace, accessible via an external tempered glass staircase, prepared for an outdoor kitchen and jacuzzi
Both terraces are fitted with perimeter tempered glass railings.
Finishes and Features
Viessmann central heating system with boiler and underfloor heating
Medal Aluminium Systems triple-glazed aluminum windows, including a guillotine system in the living area
Filomuro doors
HARO plank parquet flooring, Gaudi skirting boards
Integrated Gree AC units

Dalet ceramics and sanitary ware, Jacuzzi faucets
Gewiss sockets and switches
The apartment is offered semi-furnished, including the kitchen and dressing rooms.

Utilities
Full utilities available: water, gas, electricity, sewage, and fiber-optic internet.
Parking
Parking spaces available in the underground garage at €20,000 per unit.
Complex Amenities
24/7 security
Controlled access
Modern elevators
Landscaped green areas
Location
The location allows quick access to the Pipera office area. Nearby you will find Promenada Mall, Pipera Plaza, and Kaufland. Public transport is also easily accessible.
This property is ideal for those seeking large space, efficient layout, and truly usable terraces.

625,000 EUR + VAT **9.66 BITCOIN + VAT** **345.01 ETHEREUM + VAT**

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