

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**

**11.20 BITCOIN + VAT**

**410.17 ETHEREUM + VAT**