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Iancu Nicolae

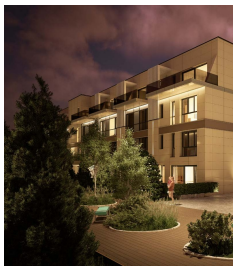
Apartment for Sale

3 rooms

CARACTERISTICS

- **AREA**: Iancu Nicolae
- **Usable surface**: 94.57 sqm
- **Built surface**: 128.03 sqm
- **No. of Bedrooms**: 2
- **No. of Rooms**: 3
- **No. of Bathrooms**: 3
- **Floor**: P+1









Layout

Layout:

Ground floor:

spacious living room with open-space kitchen

entrance vestibule

bathroom

staircase

access to terrace and private garden

The living area impresses with ceiling heights of up to 3 m and large glazed surfaces, offering abundant natural light and a seamless indoor-outdoor connection.

First floor:

2 master bedrooms

each bedroom with its own en-suite bathroom

hallway

staircase

The bedrooms benefit from ceiling heights of approximately 2.8 m and are designed to ensure maximum comfort and privacy.

DESCRIPTION

3-Room Duplex Apartment New Residential Complex | Baneasa – Iancu Nicolae

Located in one of the most desirable areas in the northern part of the city, Baneasa – Iancu Nicolae, this newly built residential complex offers a balanced lifestyle in a green, airy, and exclusive setting. The location provides quick access to international schools, shopping centers, restaurants, and business hubs, while maintaining the tranquility of a premium residential neighborhood.

About the complex

This is a boutique development with only 51 apartments, designed to offer privacy, space, and comfort. The project is surrounded by landscaped green areas, private gardens, and generous terraces, creating a relaxing environment for residents.

51 residential units (2, 3, 4, and 5 rooms)
60 private gardens and terraces
80 dedicated parking spaces
elegantly designed common areas and pedestrian pathways

The buildings stand out through their modern architecture and ventilated facades made from durable materials (fiber cement, ceramic composite, or terracotta), with high-performance insulation using basalt mineral wool.

The complex also benefits from:

video surveillance covering common areas, exterior zones, and parking
energy-efficient LED lighting solutions for common spaces
modern infrastructure with low maintenance costs
a concept focused on energy efficiency and sustainable living

A duplex home ideal for those who want the feel of a house while enjoying the advantages of living in a modern residential complex.

Premium finishes and fittings:

underfloor heating system by TECE – uniform thermal comfort and high efficiency
heating and cooling via heat pump system
double/triple layered wooden flooring by Bauwerk throughout
premium ceramic tiles by Ragno by Marazzi in bathrooms
high-end sanitary ware: Villeroy & Boch / Laufen
faucets by Grohe or Laufen
bathtubs by Hatria or Laufen, walk-in showers with glass panels by Radaway
aluminum window frames by Reynaers with large glazed surfaces
interior doors by Landdoors and secure entrance door by Golden Door
terraces finished with ceramic flooring and glass railings
premium washable paint by CP Italia

Technology and comfort:

smart home system for controlling heating, cooling, lighting, and video intercom
high energy efficiency ensured by modern technologies
low maintenance costs

350,980 EUR + VAT **5.29 BITCOIN + VAT** **190.24 ETHEREUM + VAT**

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