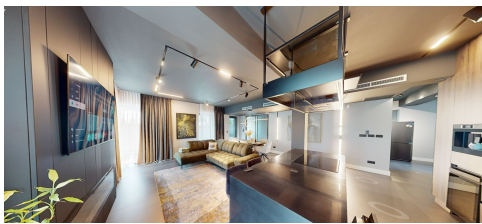
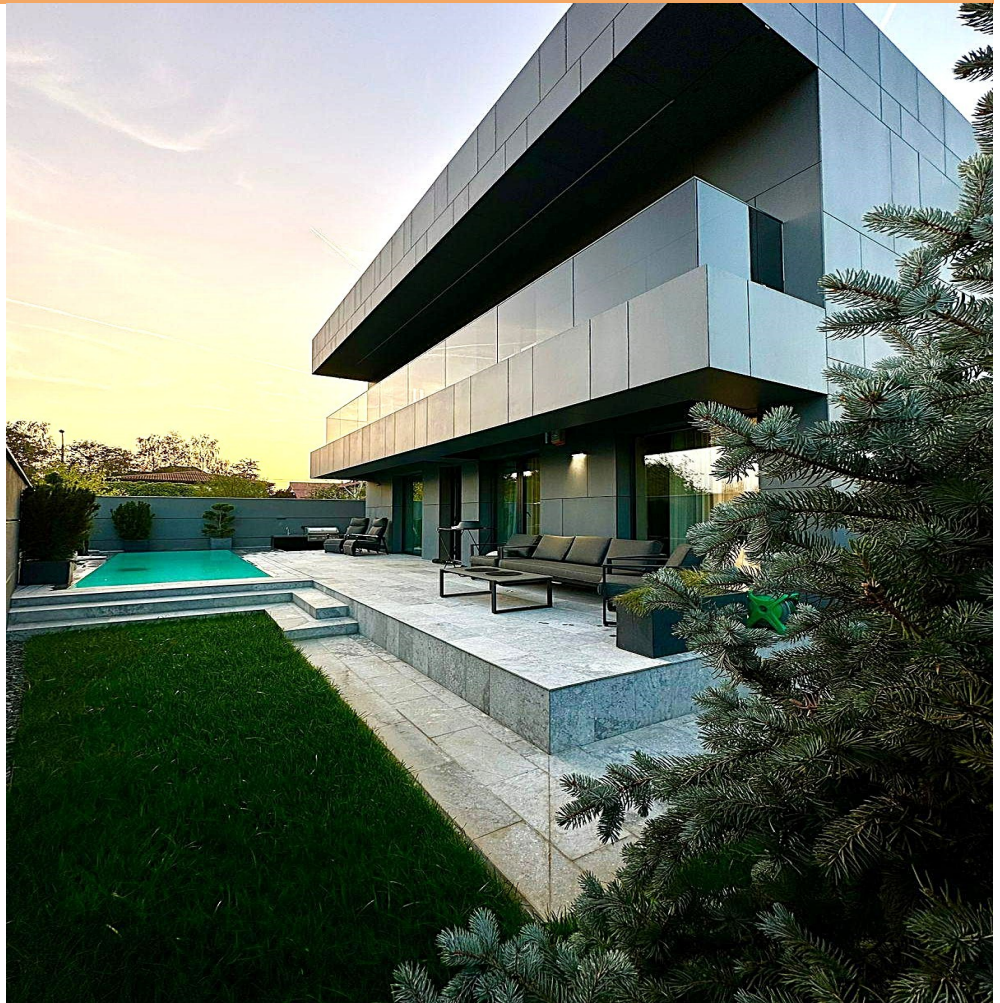


## Otopeni

## House for Sale

### CARACTERISTICS

- ▶ **AREA:** Otopeni
- ▶ **Usable surface:** 226.22 sqm
- ▶ **Built surface:** 333.4 sqm
- ▶ **Land Surface:** 432 sqm
- ▶ **No. of Bedrooms:** 4
- ▶ **No. of Rooms:** 6
- ▶ **No. of Bathrooms:** 3
- ▶ **Parking places:** 1
- ▶ **Construction year:** 2023
- ▶ **Maximum height:** P+1



### FINISHES/EQUIPMENT

- ▶ **Furniture:** Furnished, With Utilities
- ▶ **Others:** Pool, Video Inter call , AC, Heating System, fireplace, Underfloor Heating

### DESCRIPTION

The villa is located in the Otopeni area, within a neighborhood of new and elegant homes, benefiting from easy access to: Otopeni Airport – approx. 10 minutes; Baneasa Forest; Baneasa Shopping City; Private schools and kindergartens; Shopping centers in Balotesti & northern Bucharest.

This property impresses through its contemporary architecture, premium finishes, and integrated modern technologies designed for an exclusive and energy-efficient lifestyle.

The villa is arranged over ground floor and first floor and offers 6 rooms, including 4 spacious bedrooms, 3 elegant bathrooms, and large glazed areas creating a perfect connection between the interior and exterior.

The living area and office total approximately 60 sqm and feature an electric fireplace, panoramic windows, and direct access to the semi-covered terrace and landscaped garden with lawn, ornamental plants, and an automated irrigation system.

The kitchen is fully furnished and equipped with premium AEG, Falmec, and Liebherr appliances, custom-made furniture, and carefully selected finishes.

The master bedroom features a walk-in dressing area and en-suite bathroom, while two additional bedrooms are connected through a shared dressing room.

Built in 2023 on a reinforced concrete structure, the villa was developed to passive house standards.

The exterior perfectly complements the concept of comfort and relaxation: heated outdoor swimming pool, premium Grandhall barbecue area with Crossray by Heatstrip grill, ambient lighting, video surveillance, and automated access.

Garage: 1 car

Outdoor parking: 2 spaces

### Layout

**Ground Floor:** Living room, office, fully furnished and equipped kitchen; Bathroom; Direct access to terrace and garden; Garage.

**First Floor:** Master bedroom with dressing room and en-suite bathroom; 3 secondary bedrooms; Shared dressing room for 2 bedrooms; 2 bathrooms; Balconies for 3 out of 4 bedrooms.

### Outdoor Features & Amenities

Outdoor swimming pool with heat pump;

Semi-covered terrace;

Fully equipped barbecue area;

Landscaped yard with lawn and ornamental plants;

Automatic irrigation system;

Automated access gate;

Outdoor ambient lighting;

Video surveillance system.

### Finishes & Technical Details

Reinforced concrete frame structure;

Masonry partition walls;

Ventilated Geplast fiber cement façade;

15 cm PIR insulation;

Terrace-style roof with 25 cm PIR waterproof insulation;

ALUPROF aluminum joinery – passive house standard;

Pivot entrance door by ALUMIL with fingerprint access;

Triple-glazed windows; VALPREST wood flooring;

Premium Marazzi & Porcelanosa cladding; Exterior marble finishes.

Interior Features Electric fireplace;

Panoramic windows; Custom-made furniture;

Premium AEG, Liebherr, and Falmec appliances;

Integrated dressing rooms; Freestanding bathtubs;

Walk-in showers;

Natural and mechanical ventilation.

Comfort & Energy Efficiency Underfloor heating;

Heat pump;

VRV cooling/heating system;

17 kW photovoltaic panels;

Individual temperature control;

Fiber optic internet;

Alarm system with remote access;

Drilled well + water filtration/softening system;

Energy class A;

Passive house standard.

1,100,000 EUR

19.65 BITCOIN

700.75 ETHEREUM