

Corbeanca

House for Sale

3 rooms

CARACTERISTICS

- ▶ **AREA:** Corbeanca
- ▶ **Usable surface:** 178 sqm
- ▶ **Built surface:** 207 sqm
- ▶ **Land Surface:** 377 sqm
- ▶ **No. of Bedrooms:** 2
- ▶ **No. of Rooms:** 3
- ▶ **No. of Bathrooms:** 2
- ▶ **Parking places:** 4
- ▶ **Construction year:** 2020
- ▶ **Maximum height:** P+1E+Pod



DESCRIPTION

Corbeanca Park – Private Villa with Landscaped Garden and Direct Access to Nature

Located within the exclusive Corbeanca Park residential community, this property offers gated access, privacy, and an excellent location near the forest, with direct views of Paradisul Verde. A park, playground, and walking paths are all within easy reach.

Key Features

Usable area: 178 sqm

Building footprint: 105.2 sqm

Total built area: 208 sqm

Land plot: 377 sqm

Layout: Ground Floor + First Floor + Extended Attic

Year built: 2020

Fully renovated in 2022

Energy Performance Certificate: Class A

Designed with a strong focus on energy efficiency and comfort, the property features:

Double thermal insulation (interior and exterior)

ATREA heat recovery ventilation system

Photovoltaic panels with 20 kW battery storage

Private automated water well

Modern multi-zone irrigation system

Layout

Spacious living room

Fully furnished and equipped kitchen

2 large bedrooms on the first floor

Possibility to reconfigure into a 3-bedroom layout (existing architectural plan available)

2 bathrooms equipped with bathtub and shower

Convertible attic with approved development plan

Guest toilet

Landscaped Outdoor Area

The 377 sqm garden has been carefully designed and offers multiple outdoor living and relaxation spaces:

Travertine stone paving

Mature, well-maintained lawn

Hand-shaped privacy hedge

Spacious modern gazebo, fully furnished

Dedicated barbecue area

Mature landscaping and greenery

Parking and Electric Mobility

Enclosed garage for one vehicle

One parking space within the property

Three additional parking spaces in front of the gate

Two electric vehicle charging stations, 11 kW each (three-phase power)

Features and Utilities

Fully furnished and equipped

Smart video surveillance system included

Electricity and natural gas

High-speed fiber-optic internet and Wi-Fi

Aluminum double-glazed windows

Premium finishes including ceramic tiles, parquet flooring, wall tiles, and washable paint

Nearby Amenities: Paradisul Verde, Moara Residential Complex, Mega Image supermarket.

Easy access to public transportation, paved roads, and street lighting.

367,000 EUR

7.02 BITCOIN

266.39 ETHEREUM