REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41990
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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	5.32 BITCOIN	180.01 ETHEREUM

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