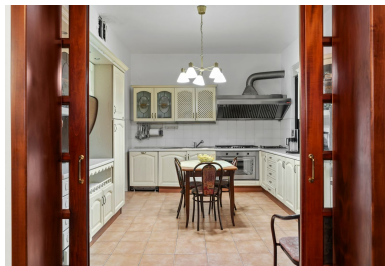
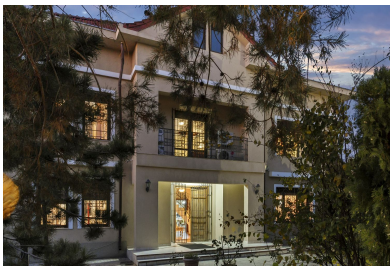


Corbeanca

House for Sale

CARACTERISTICS

- ▶ **AREA:** Corbeanca
- ▶ **Built surface:** 533 sqm
- ▶ **Land Surface:** 879 sqm
- ▶ **No. of Bedrooms:** 5
- ▶ **No. of Rooms:** 6
- ▶ **No. of Bathrooms:** 4
- ▶ **Parking places:** 8
- ▶ **Maximum height:** S+P+1E+Pod



DESCRIPTION

ELEGANT TUSCAN-STYLE VILLA + GUEST HOUSE + GARAGE

Corbeanca – Petresti, DN1, Ilfov

Fully Renovated in 2025

A rare property featuring classic Tuscan-inspired architecture, solid construction, and a complete renovation completed in 2025. Ideally located in Corbeanca – Petresti, with immediate access to DN1, Henri Coanda International Airport, A3 Motorway, THERME Bucharest, and DN1 Value Centre.

Two separate properties are offered for sale, each with its own individual cadastral registration:

Main Property – Villa

Secondary Property – Guest House (Dependance) + Garage

MAIN PROPERTY – TUSCAN VILLA

Built Area: 533 sqm

Land Area: 879 sqm

Building Footprint: 245 sqm

Layout: Basement + Ground Floor + First Floor + Habitable Attic

The villa stands out through its elegant design, premium finishes, and robust structure built with reinforced concrete and 40 cm Porotherm brick walls.

Layout

Spacious living room with dining area

Kitchen

5 bedrooms

4 bathrooms

Pantry

Custom modular dressing rooms and built-in wardrobes

Technical room

Garage
Terraces and balconies
Covered pergola
14 sqm cellar (suitable as a protective shelter)
Habitable attic
Attic Level

The upper level is prepared for future development and includes:

Natural light windows
Roller shutters
Pre-installed utilities (water, electricity, heating)
Treated and fire-resistant solid wood structure
Mineral wool insulation

FEATURES & EQUIPMENT

Thermal Comfort
IMMERGAS gas heating system (2025)
Aluminum radiators
Hot water boilers
Separate heating distribution for ground and first floor
5 A++ air conditioning units with cooling and heating functions

Utilities

Private 65-meter deep water well
Public water supply connection
Ecological septic system
Connected to the public sewage network
Single-phase and three-phase electrical supply (20 kW)

Security & Technology

Smart alarm system with motion sensors
Video surveillance system with mobile notifications
Video intercom
Automated vehicle and pedestrian access gates

Internet & Entertainment

High-speed internet connection
Satellite TV distribution system in 4 rooms

PREMIUM FINISHES

Dark brown aluminum joinery
Manual and electric aluminum roller shutters
Insect screens throughout
Double armored entrance door made in Italy
Solid wood interior doors imported from Italy
Wrought iron railings
White marble staircase
Natural hardwood flooring on the upper floor
Large-format ceramic tiles imported from Tuscany, Italy
Bathrooms finished with premium Italian ceramics and furniture
Built-in dressing room furniture included

The kitchen is delivered fully furnished with high-quality Italian cabinetry.

EXTERIOR & LANDSCAPING

The property is fully enclosed by a reinforced concrete and brick perimeter wall, 2.5 meters high, topped with natural roof tiles.

Outdoor Features

Landscaped courtyard designed for relaxation and recreation
Decorative artisan fountain
Outdoor lighting system
Barbecue area
Mature vegetation
Ornamental pine trees
Fruit trees
Decorative flowers and shrubs
Vehicle access is provided via a reinforced concrete driveway finished with heavy-duty paving.

Parking Capacity

Garage
Parking space for more than 8 vehicles within the property
The roof is covered with premium natural Tondach tiles.

SECONDARY PROPERTY – GUEST HOUSE

Usable Area: 189 sqm
Land Area: 946 sqm

The secondary property benefits from all utilities and can be used as an independent residence, guest accommodation, office space, showroom, workshop, or private event venue.

Layout
2 rooms
Hallway
Kitchen
Bathroom
Approximately 120 sqm open-space area
Utilities
Electricity
Natural gas
Water supply
Sewage connection
PRIME LOCATION

Strategically positioned in Corbeanca – Petresti, the property offers quick access to the main destinations and amenities in the northern area of Bucharest, combining privacy, accessibility, and a high quality of life.

1,490,000 EUR

26.62 BITCOIN

949.20 ETHEREUM