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Corbeanca

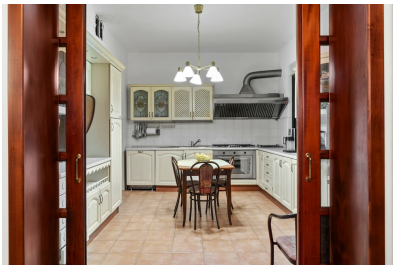
House for Sale

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.

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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	23.09 BITCOIN	824.87 ETHEREUM

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