REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42260
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Pipera

House for Sale

4 rooms

CARACTERISTICS

- **AREA**: Pipera
- **Usable surface**: 120 sqm
- **Built surface**: 153 sqm
- **Land Surface**: 126 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 4
- **No. of Bathrooms**: 3
- **Construction year**: 2025
- **Maximum height**: P+1E









FINISHES/EQUIPMENT

- **Furniture**: Furnished, With Utilities

DESCRIPTION

Fully furnished and modernly designed villa, located in a new residential complex on a street parallel to Erou Iancu Nicolae Boulevard, in a premium area of northern Bucharest, with easy access to international schools, Baneasa Forest, Jolie Ville, Baneasa Shopping City and the Pipera business district.
The property offers 119.2 sqm of usable area, 153.2 sqm total area, a 25 sqm covered parking space and a private garden of approximately 125 sqm.
Ground floor:
Entrance hall: 4.9 sqm
Guest bathroom: 2.9 sqm
Kitchen: 10.7 sqm
Storage room: 2.2 sqm
Living & dining area: 29.6 sqm
First floor:
Bedroom: 18.9 sqm
Bedroom: 15.2 sqm
Bedroom / dressing room: 16.0 sqm
Bathroom: 6.3 sqm
Bathroom: 6.9 sqm
Hallway: 4.0 sqm
Storage: 1.6 sqm
The ground floor has an approximate ceiling height of 3 m. The walkable rooftop terrace is accessible directly from the house and is

arranged as a relaxation area, with 6 kW photovoltaic panels.
The private garden features lawn, plants, an irrigation system and a wooden deck terrace with an automated retractable awning.
The property benefits from a CTC Sweden geothermal heat pump, underfloor heating, passive cooling, heat recovery ventilation in every room, central vacuum system, Rehau windows and a smart home system ready for use.
The residential complex is gated and benefits from controlled access, video surveillance and architectural lighting.

610,000 EUR + VAT	11.02 BITCOIN + VAT	392.32 ETHEREUM + VAT

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