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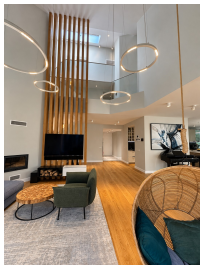
Iancu Nicolae

House for Sale

CARACTERISTICS

- **AREA**: Iancu Nicolae
- **Usable surface**: 500 sqm
- **Land Surface**: 380 sqm
- **No. of Rooms**: 10
- **No. of Bathrooms**: 5
- **Maximum height**: D+P+2E+M
- **Balconies** : 6









FINISHES/EQUIPMENT

- **Furniture**: Furnished, With Utilities
- **Others**: Pool, Parking, Video Surveillance , Garage, Parquet, Sandstone, Faience, Insulated Windows , AC, Heating System

DESCRIPTION

Modern Villa with Luxury Finishes – B?neasa Residential Park, Iancu Nicolae
Located in B?neasa Residential Park, one of the most sought-after residential communities in Iancu Nicolae, this fully renovated villa offers a high level of comfort, technology and privacy. The gated residential complex comprises over 100 villas, landscaped common areas, generous green spaces and two access points, towards Pipera and Iancu Nicolae.
The property features 10 rooms, 5 bathrooms, a garage, outdoor parking spaces and a heated swimming pool. The large windows are oriented east, south and west, ensuring abundant natural light throughout the day.
The basement level has been designed for relaxation and entertainment, featuring a pool table, table tennis, football, video games, board games, a fitness area and sauna. The space can also be adapted as separate accommodation for a nanny or domestic staff, thanks to its independent access.
The top floor features a spacious living area and a private office, ideal for working from home and video conferencing.
The villa benefits from fully renovated bathrooms, new installations, natural stone, a natural-stone terrace and contemporary finishes, creating a warm and elegant atmosphere throughout the property.
A comprehensive Smart Home system allows control of the heating, cooling, lighting, electric blinds and swimming pool. The property is equipped with video surveillance and multiple access options, including fingerprint recognition, facial recognition, key card and smartphone access. The system also provides control over both entrances and the garage.
The exterior offers a private landscaped garden, naturally shaded terrace, lush hedges and mature vegetation, including linden trees, plane trees, cedars, pines and fir trees. A landscaped park belonging to the residential complex is located directly in front of the property.
The property also benefits from a 22 kW electric vehicle charger and excellent access to leading international schools, including American

International School, British School, Cambridge School, Avenor College and Mark Twain, as well as the area's main shopping and lifestyle destinations.
A sophisticated, fully renovated modern villa combining luxury finishes, integrated technology and thoughtfully designed spaces for living, working and relaxation.

1,550,000 EUR + VAT	28.30 BITCOIN + VAT	1,011.47 ETHEREUM + VAT

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