REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

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Balotesti

House for Sale

4 rooms

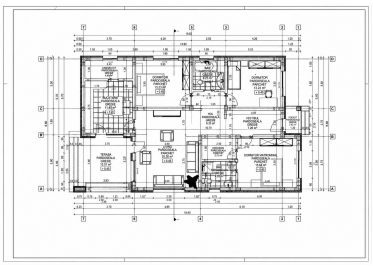
CARACTERISTICS

- **AREA**: Balotesti
- **Usable surface**: 123 sqm
- **Land Surface**: 490 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 4
- **No. of Bathrooms**: 2
- **Construction year**: 2027









DESCRIPTION

We are pleased to present for sale a detached house located within an exclusive residential development comprising only three units. The property features a single-storey layout, with 110 sqm of usable interior space and an additional 13 sqm covered terrace.
The house benefits from a 490 sqm plot and has been designed to provide comfort, functionality and energy efficiency, using quality construction materials and premium finishes.
Layout:
Entrance hall
Living room
Separate kitchen
3 bedrooms
Dressing room
2 bathrooms
Technical room
13 sqm covered terrace
Features and specifications:
The house is built with brick masonry and a reinforced concrete frame, featuring a concrete slab above the ground floor, an insulated attic and Bilka metal roofing.
The heating and cooling system is integrated into the floors and powered by a heat pump, with Tece 17 mm pipes, ensuring year-round comfort and energy efficiency.
The property will be delivered fully finished, including ceramic floor and wall tiles, parquet flooring, interior doors, sanitary ware and Salamander PVC windows with triple glazing and 7-chamber profiles.
The house benefits from three-phase electricity, mains water and sewage connections.
Location:
The property is situated approximately 20 metres from an asphalted road with public street lighting and around 200 metres from La Conac

restaurant.
Construction status and completion date:
Construction started in 2026, and the house is currently at the shell stage. Completion is scheduled for February 2027, when the property will be delivered fully finished and ready to move into.

190,000 EUR + VAT	2.87 BITCOIN + VAT	102.94 ETHEREUM + VAT

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