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SINCE 1993

eRGT42640
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Corbeanca

House for Sale

5 rooms

CARACTERISTICS

- **AREA**: Corbeanca
- **Usable surface**: 320 sqm
- **Built surface**: 453 sqm
- **Land Surface**: 964 sqm
- **No. of Bedrooms**: 4
- **No. of Rooms**: 5
- **No. of Bathrooms**: 4
- **Construction year**: 2021
- **Maximum height**: D+P+1E+Pod









DESCRIPTION

Detached Villa for Sale in Paradisul Verde, Corbeanca
Located within the Paradisul Verde residential complex, this detached villa, completed in 2021, stands out for its high construction standards, generous living spaces and carefully selected building materials and technical systems.
Set on a plot of approximately 1,000 sqm, the property offers a built area of 453 sqm and a usable area of 320 sqm, arranged over a basement, ground floor and first floor, with the possibility of further expansion through the conversion of the attic.
Construction and technical features
The property benefits from a solid reinforced concrete structure and brick masonry, including the ceilings, with no plasterboard or OSB partitions.
The exterior walls are built with Porotherm bricks and insulated with mineral wool, reaching an overall thickness of approximately 50 cm.
Interior partition walls are made of 25 cm efficient brick. The roof is covered with high-quality Bramac tiles.
Layout and foor distribution
Basement – 80 sqm
Technical room;
Hobby room;
Wine cellar;
Dedicated laundry and ironing room.
Ground Floor
Entrance lobby and hallway;
Separate kitchen;
Bedroom or home office;

Bathroom with shower cabin;
Spacious 64 sqm living and dining area, featuring a 4.5 m ceiling height and decorative wooden beams, which create a distinctive architectural character;
Two terraces measuring 70 sqm and 20 sqm respectively.
First Floor
Three bedrooms, each with its own en-suite bathroom;
One spacious terrace;
One private terrace accessible from one of the bedrooms.
The ceiling height on the first floor is 2.70 m.
Attic
The attic offers the possibility of creating approximately 100 sqm of additional usable space. The 25 cm reinforced concrete slab separating the attic from the floor below allows for future conversion into a habitable level, increasing the property's living area.
Features and outdoor areas
Thermal comfort is ensured by a TECE underfloor heating system installed throughout the property, including the basement.
The landscaped garden features a well-maintained lawn, ornamental vegetation and young fruit trees already bearing fruit: two apple trees, two cherry trees and one pear tree.
The property also benefits from an 80-metre-deep drilled well, as well as an automated irrigation and drip irrigation system for maintaining the green areas.
Location and advantages
Paradisul Verde is a sought-after residential complex, appreciated for its natural surroundings, peaceful atmosphere, security and exclusively residential character.
Residents benefit from convenient access to a range of amenities, including a kindergarten, sports centre, tennis courts, restaurants and cafés, offering an ideal balance between the privacy of a detached home and easy access to everyday services and recreational facilities.
With its high construction standards, generous living spaces, functional layout, spacious plot and potential for further expansion, this property represents an excellent choice for a family seeking a comfortable detached home in a green and well-established residential environment.

995,000 EUR	17.52 BITCOIN	616.83 ETHEREUM

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