REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42649
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Corbeanca

House for Sale

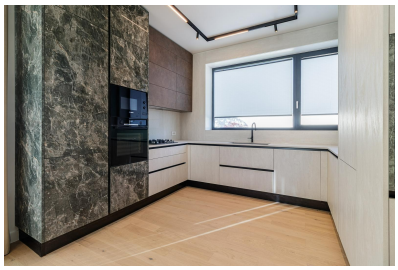
4 rooms

CARACTERISTICS

- **AREA**: Corbeanca
- **Usable surface**: 195 sqm
- **Built surface**: 210 sqm
- **Land Surface**: 440 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 4
- **No. of Bathrooms**: 3
- **Parking places**: 2
- **Construction year**: 2026
- **Maximum height**: P+1E
- **Balconies** : 2









DESCRIPTION

DETACHED VILLA FOR SALE | PARADISUL VERDE – CORBEANCA

Regatta Real Estate presents for sale a newly built detached villa, located in the immediate vicinity of the Paradisul Verde residential complex in Corbeanca, within an exclusive development comprising only 19 individual houses.

The property stands out through its contemporary architecture, generous living spaces, functional layout and, above all, the attention given to construction quality and the selection of premium materials and technical equipment.

Set on a 440 sqm plot, the villa benefits from a private garden, offering privacy and sufficient space for landscaping or creating an outdoor relaxation area. The approximately 9-metre distance between the houses ensures a comfortable level of privacy and independence, characteristic of individual homes.

With a usable area of 195 sqm, arranged over ground floor and first floor, the property offers a well-balanced separation between the living and sleeping areas.

The ground floor is dedicated to the living area and comprises a generous living room of approximately 30 sqm, a separate kitchen of 12 sqm, a 13 sqm study or guest bedroom, a bathroom and a technical room. The living room provides access to the main 13 sqm terrace, complemented by two additional terraces, creating pleasant connections between the interior and the garden.

The first floor accommodates the private sleeping area and includes three bedrooms, ranging in size from 12 to 13 sqm. The master bedroom benefits from an en-suite bathroom and a walk-in dressing area, while all three bedrooms have access to their own balconies.

One of the property's main advantages is its high technical standard and the quality of the finishes. The villa features 30 cm Porotherm brick walls, high-performance aluminium window frames, Knauf interior partition walls and EPS80 external thermal insulation. The roof is finished with double-seam Lindab metal roofing.

Interior finishes include triple-layer engineered wood flooring, specially designed for underfloor heating, concealed-frame interior doors, large-format ceramic tiles and slabs, as well as sanitary fixtures and fittings from premium manufacturers such as Geberit, Gessi and Mariner.

In terms of technical equipment, the property features an individual gas boiler, underfloor heating and a centralized cooling and ventilation system, with individual temperature control in each room. The installations are prepared for the integration of an air-to-water heat pump

and a 5 kW photovoltaic system, offering the possibility of optimizing energy consumption in the long term.
The property also benefits from two parking spaces and represents an excellent choice for those seeking a newly built detached home, featuring carefully selected finishes, modern technical equipment and a peaceful residential setting in the northern area of Bucharest.
Key Features:
Usable area: 195 sqm
Built area: 210 sqm
Land area: 440 sqm
Layout: Ground floor + First floor
Configuration: 4 rooms
Bedrooms: 3
Bathrooms: 3
Terraces: 3, with a total area of 21 sqm
Balconies: 3
Year of construction: 2026
Parking spaces: 2
Private garden

390,000 EUR + VAT	7.10 BITCOIN + VAT	253.49 ETHEREUM + VAT

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