REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42661
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Izvorani

House for Sale

5 rooms

CARACTERISTICS

- **AREA**: Izvorani
- **Usable surface**: 433 sqm
- **Land Surface**: 2749 sqm
- **No. of Bedrooms**: 3
- **No. of Rooms**: 5
- **No. of Bathrooms**: 4
- **Parking places**: 4
- **Construction year**: 2026
- **Maximum height**: D+P+1
- **Balconies** : 4









FINISHES/EQUIPMENT

- **Others**: AC, Heating System, Storage rooms, Garage

DESCRIPTION

Regatta Real Estate presents an exceptional property located on the shores of Lake Snagov, in a quiet and prestigious area, close to Marina Snagov.
Set on an impressive 2,749 sqm plot, the property benefits from direct lake access, a private pier and a boat house, offering an ideal setting for a private residence surrounded by nature, with opportunities for water sports and outdoor leisure activities.
SURROUNDINGS AND ACCESSIBILITY
The location provides an excellent balance between privacy, natural surroundings and convenient access to the area's main amenities and points of interest.
Nearby facilities include:
Marina Snagov;
Restaurants and cafes;
Shops and retail facilities;
Schools and sports centres;
Leisure areas and water sports facilities.
The property is situated in an area away from heavy boat traffic, ensuring peace and privacy while maintaining the advantage of direct lake access.
PROPERTY DESCRIPTION
The villa is currently under construction and offers approximately 433 sqm of usable area, arranged over ground floor and first floor, with an additional spacious basement.
The building features a high-performance steel structure, designed to ensure durability and comfort.
The layout comprises:
5 rooms, including 3 bedrooms;
4 bathrooms;
Spacious living area with impressive ceiling height and abundant natural light;
Generous basement;
4 terraces, two of which exceed 150 sqm each;
Covered garage;

4 parking spaces.
OUTDOOR AREAS AND FACILITIES
The generous plot and direct lake frontage offer excellent potential for creating a private residence with dedicated areas for relaxation and outdoor entertaining.
The project includes:
Outdoor swimming pool;
Direct access to Lake Snagov;
Private pier and boat house;
Two water wells;
Four spacious terraces.
TECHNICAL FEATURES AND EQUIPMENT
The property has been designed with modern technical solutions focused on energy efficiency and comfort:
Underfloor heating;
Heat pump;
Photovoltaic solar panel system;
Air conditioning;
Internal and external thermal insulation;
Aluminium window frames with insulated glazing;
Three-phase electricity supply.
The property has provisions for gas, water, sewage and electricity connections, as well as a private water well and septic tank.
CONSTRUCTION STATUS AND INVESTMENT
The villa is offered for sale in shell condition, allowing the future owner to customise the interior and exterior finishes and landscaping according to their own preferences.
According to the builder's and owner's estimates, the remaining investment required to complete the project is approximately EUR 250,000.
Combining an impressive land area, direct lake access, private waterfront facilities and excellent development potential, this property represents a rare opportunity to create an exceptional private residence, suitable both as a permanent home and as a holiday retreat.

1,150,000 EUR	20.78 BITCOIN	743.76 ETHEREUM

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