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THE REAL ESTATE COMPANY
SINCE 1993

eRGT42662
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# Pipera

# House for Sale

## CARACTERISTICS

- **AREA**: Pipera
- **Usable surface**: 255 sqm
- **Land Surface**: 360 sqm
- **No. of Bedrooms**: 4
- **No. of Rooms**: 6
- **No. of Bathrooms**: 4
- **Parking places**: 3
- **Construction year**: 2010
- **Maximum height**: P+E+M
- **Balconies** : 3









## DESCRIPTION

Semi-detached villa in a residential complex - Pipera area
Located in a residential neighborhood in Pipera, this semi-detached villa, built in 2010, offers 255 sqm of usable area and sits on a 360 sqm plot. The property is arranged over ground floor, first floor and attic, featuring a practical layout and generously sized living spaces.
GROUND FLOOR
The ground floor comprises a spacious 39.66 sqm living room with an open-plan kitchen of 21.8 sqm, a pantry, a utility closet, additional hallway storage, a recently modernized guest bathroom and direct access to the garage.
The living area opens onto a 15.14 sqm terrace.
FIRST FLOOR
The first floor features three bedrooms measuring 15.87 sqm, 19.89 sqm and 23.70 sqm, a walk-in wardrobe and two bathrooms.
The bedrooms benefit from dedicated storage spaces and access to two balconies.
ATTIC
The attic is arranged as an open-plan living area, a separate bedroom, a kitchenette, a bathroom with shower and two storage rooms.
This level can be used as an independent guest area or as a dedicated space for professional activities.
FEATURES AND AMENITIES
Underfloor heating;
Air conditioning in all rooms;
Private landscaped garden with sprinkler and drip irrigation systems;
Two covered parking spaces at the entrance;
Private garage.
RESIDENTIAL COMPLEX
The property is part of a gated residential complex featuring:
Controlled access with security barriers;

Video surveillance system;
Private internal roads;
Dedicated children's playground.
LOCATION AND ACCESSIBILITY
The location provides convenient access to shopping centers, fitness facilities, schools and kindergartens, the airport, as well as the main road networks.

| 425,000 EUR | 7.68 BITCOIN | 274.87 ETHEREUM |
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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