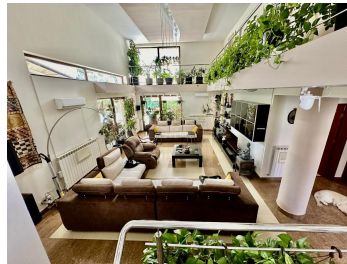


Iancu Nicolae

House for Sale

CARACTERISTICS

- ▶ **AREA:** Iancu Nicolae
- ▶ **Usable surface:** 300 sqm
- ▶ **Built surface:** 420 sqm
- ▶ **Land Surface:** 765 sqm
- ▶ **No. of Rooms:** 8
- ▶ **No. of Bathrooms:** 5
- ▶ **Maximum height:** P+2E+M
- ▶ **Balconies :** 5



FINISHES/EQUIPMENT

- ▶ **Others:** Pool, Video Surveillance , Automatic Doors, AC, Heating System, Storage rooms, Garage, Parquet, Faience, Sandstone, Insulated Windows

DESCRIPTION

This villa located in Pipera, a prestigious residential area near the forest and LIDL store on Erou Iancu Nicolae Street, offers a generous living space and impressive architecture.

With a built area of 420 sqm and a useful area of 300 sqm, this property has a plot of 765 sqm with a 26m street front.

Located on a clogged road, just 80m from the main street and 200m from the forest, the villa benefits from a quiet environment with minimal traffic, ideal for privacy and relaxation.

The construction spans the ground floor, two floors and an attic, offering 8 spacious rooms, 5 elegant bathrooms and 2 fully equipped kitchens, a garage, plus a basement that includes a technical room

. The exterior is equally impressive, with 4 balconies, a 30 sqm attic terrace and a 50 sqm ground floor terrace, perfect for enjoying the fresh air and the view of the area.

For relaxing moments, the property has a 10x5m swimming pool, a tool box and a garden bathroom.

The villa is equipped with modern facilities, including an underground technical fireplace for pool pump and filtration, hydrophore and softening station, ensuring comfort and functionality.

The heating system is provided by two redundant thermal power plants and 8 sqm of solar thermal panels for domestic hot water.

The comfort is complemented by an air conditioning system with wi fi control in all rooms and an automatic sprinkler system for watering the garden.

The technology is a basic feature of this property, with a HOME ASSISTANT smart home system that controls lighting, sensors, door locks, alarms, court gate controls and garage, and so on, video intercom and audio-video systems. Also, an Ubiquity wifi network covers the entire house and yard, and a 16-camera security system ensures security.

For more information and further details, please contact us.

This property is an exceptional opportunity for those looking for a luxurious lifestyle, comfort and privacy.

1,200,000 EUR

13.02 BITCOIN

378.10 ETHEREUM