

## Pipera

## House for Sale

### CARACTERISTICS

- ▶ **AREA:** Pipera
- ▶ **Built surface:** 1113.39 sqm
- ▶ **Land Surface:** 808 sqm
- ▶ **No. of Bedrooms:** 4
- ▶ **No. of Rooms:** 6
- ▶ **No. of Bathrooms:** 5
- ▶ **Maximum height:** P+1



### FINISHES/EQUIPMENT

- ▶ **Others:** Heating System, Faience, Sandstone, Parquet

### DESCRIPTION

This property is a modern building, strategically located on the edge of the Baneasa Forest, benefiting from an open view and a favorable southern orientation.

With a height regime of GF + 1, it offers a generous space distributed in 6 rooms and 5 bathrooms, being part of an exclusive compound of 4 villas.

The total area of the property is 1,113.39 sqm, of which the land occupies 808 sqm, and the footprint of the villa on the ground is 227 sqm. The construction details reflect a high standard of quality, with reinforced concrete strength structure and efficient masonry, basalt wool outer insulation and exceptional exterior finishes.

The interior is equally impressive, with double-plated and insulated plasterboard walls, high-quality aluminum joinery and a heated pool with mosaic finish.

All these features, along with modern facilities such as the VRF Gree air conditioning system and the state-of-the-art electrical installation, make this property a great choice for those looking for a luxurious and comfortable lifestyle.

The project described reflects a modern and complex approach in the construction of housing, focusing on sustainability, energy efficiency and comfort.

The strength structure combines reinforced concrete with efficient brick masonry, ensuring stability and superior thermal insulation. The interior benefits from double-plated gypsum plasterboard walls and basalt wool insulation, providing a quiet and well-insulated environment.

The facade, with its decorative plaster and jagged sheet metal, adds a pleasant aesthetic appearance and durability.

The high-quality aluminum joinery and the luxury-finished heated pool underline the high standard of construction.

The VRF Gree ventilation and air conditioning system, together with advanced electrical installation and automated lighting solutions, ensure optimum comfort and efficient resource management.

3,200,000 EUR

32.29 BITCOIN

1,020.65 ETHEREUM

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