



Violetta Tudorache

+40 729 005 624

contact@blissimobiliare.ro
(mailto:contact@blissimobiliare.ro)

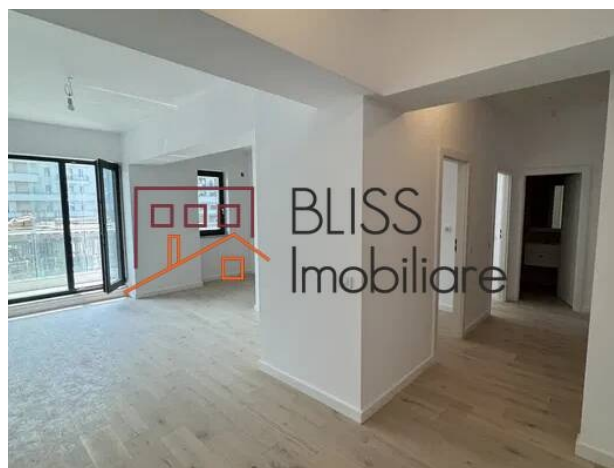
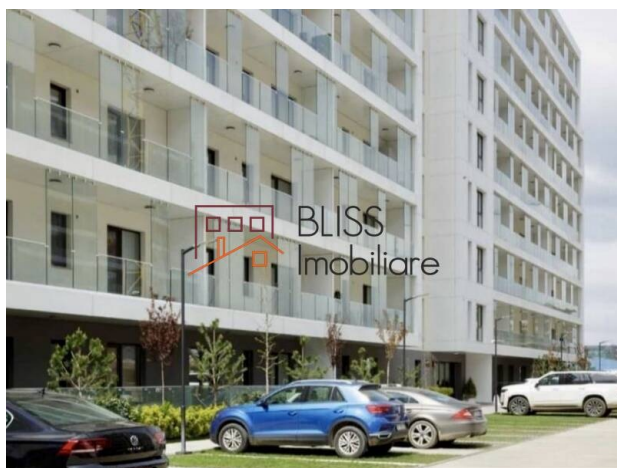
Updated on 10 May 2026

1-bedroom apartment, 52.70 sqm usable area, geothermal heating

161,000 EUR

Web Reference
#141637

📍 First Estates Pipera, Pipera OMV Rond,
Bucharest / Ilfov



<https://blissimobiliare.ro/index.php/en/apartment-1-bedroom-for-sale-iancu-nicolae-pipera-bucharest-ilfov-141637> (<https://blissimobiliare.ro/index.php/en/apartment-1-bedroom-for-sale-iancu-nicolae-pipera-bucharest-ilfov-141637>)

Description

A 1-bedroom apartment on the 7th floor, with an efficient open-plan layout and a unique energy solution — **free geothermal underfloor heating at zero cost to the owner**. Designed for modern urban living, this property combines functional design, superior thermal comfort, and a privileged position in northern Bucharest.

Pipera — direct access to Bucharest's prime business district

Property details

- Usable area: 52.70 sqm usable area
- Built area: 61.26 sqm built area
- Balcony: 11.85 sqm (access from every room)
- Bedrooms: 1 (open-plan layout, separate bedroom)
- Floor: 7 of 1B+G+8
- Year of construction: 2024
- Lift: Yes

- Parking: underground at level -1, optional at extra cost

Interior and functionality

The layout is designed for maximum efficiency: a 21.01 sqm usable area living room, a 13.66 sqm usable area bedroom, a 9.41 sqm usable area kitchen-dining room with a window for natural light and ventilation. The 4.70 sqm usable area bathroom and 3.92 sqm usable area entrance hall complete a floor plan with no wasted circulation space. The apartment is delivered unfinished, allowing complete personalisation of interior choices.

Amenities

- Geothermal underfloor heating and cooling — zero cost to the owner
- Photovoltaic panels with 640 kW installed capacity across all 4 building rooftops
- Annual energy surplus exceeding 50% of total complex consumption
- Individual apartment thermostat with per-room multizone control
- Passive underfloor cooling included
- Energy performance audited by BuildGreen
- Two lifts in the building
- Common areas with quality finishes
- Generous 11.85 sqm balcony with access from every room

Location

The property is located in Pipera, northern Bucharest, in the vicinity of the OMV Roundabout — one of the best-connected residential zones in the capital. Fast access to major road arteries, business centres, international schools, and shopping destinations in the area makes this location well suited to a productive and mobile lifestyle.

A property that sets a new standard for energy efficiency in urban residential living in Bucharest.

FAQ

FAQ

What heating system does the apartment use?

The complex uses a geothermal heat pump system combined with a 640 kW photovoltaic installation across all four rooftops. Heating is delivered via underfloor systems, with an individual thermostat per apartment and per-room multizone control. Heating costs are zero, as the complex generates an annual energy surplus of over 50%.

What are the usable and built areas of the apartment?

The apartment has a usable area of 52.70 sqm usable area and a built area of 61.26 sqm built area, with an additional 11.85 sqm balcony accessible from every room.

Which floor is the apartment on and what is the building height?

The apartment is located on the 7th floor of a building with a 1 basement + ground + 8 upper floors configuration, served by two lifts.

Is parking included with the apartment?

Underground parking at level -1 is available optionally, at an additional cost separate from the apartment price.

Does the complex hold any independent energy certification?

The energy performance of the First Estates Pipera complex is audited by BuildGreen, an independent organisation specialising in the sustainability and energy efficiency assessment of residential buildings.

Property details

Rooms no.	2
Useable surface	53m ²
Constructed surface	73m ²
Apartment type	Apartment
Type of rooms	Independent
Type of comfort	Comfort 1
Bedrooms no.	1
Kitchens no.	1
Bathrooms no.	1
Building type	Block
Year built	2024
Config	1S+P+8
Floor	7
Balconies no.	1
State	Under construction
Elevator	Yes
From developer	No

Amenities

 Not furnished

 Building heating

Location



Photos

