



**Violetta Tudorache**

+40 729 005 624

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

Updated on 11 June 2026

## 5-Bedroom villa with private garden and open-space attic

Web Reference  
**#145342**

📍 Baneasa Residential Park (Butterfly), Iancu Nicolae British School Bucharest, Bucharest / Ilfov



<https://blissimobiliare.ro/index.php/en/villa-5-bedrooms-for-rent-iancu-nicolae-pipera-bucharest-ilfov-145342> (<https://blissimobiliare.ro/index.php/en/villa-5-bedrooms-for-rent-iancu-nicolae-pipera-bucharest-ilfov-145342>)

### Description

This P+1+M villa, completed in 2019, is located within Baneasa Residential Park (Butterfly) — the largest gated residential compound in the Iancu Nicolae–Pipera corridor. With 297 sqm of usable area across three levels, 5 bedrooms, a 294 sqm private garden and a green roof terrace at attic level, the property combines generous living space with a well-established residential address favoured by expat families in northern Bucharest.

## Iancu Nicolae, between British School and American School Bucharest

### Property Details

- Total built area (desfășurată): 392 sqm
- Total usable area: 297.25 sqm
- Rooms: 6 | Bedrooms: 5
- Structure: Ground Floor + 1st Floor + Attic (P+1E+M)
- Year built: 2019
- Total land: 445 sqm | Private garden: 294 sqm
- Building footprint: 151 sqm

- Total terraces: 34.88 sqm (incl. green roof terrace at attic level: 16.03 sqm)
- Garage: 1 indoor space (19.81 sqm) + 2 outdoor parking spaces
- Bathrooms: 4 | WC: 1

### Floor-by-Floor Breakdown

- Ground Floor — Total: 144.23 sqm | Usable: 102.78 sqm: Living+dining 51.77 sqm | Kitchen 19.37 sqm | Guest WC 3.97 sqm | Laundry 6.58 sqm | Storage 3.08 sqm | Vestibule 7.29 sqm | Hallway 10.72 sqm | Garage 19.81 sqm | Terrace 18.85 sqm
- First Floor — Total: 125.04 sqm | Usable: 117.76 sqm: Bedroom 1: 16.64 sqm | Bedroom 2: 17.04 sqm | Bedroom 3: 17.88 sqm | Dressing 1: 16.77 sqm | Dressing 2: 6.74 sqm | Dressing 3: 5.98 sqm | Bathroom: 11.22 sqm | Hallway bathroom 1: 6.00 sqm | Hallway bathroom 2: 5.64 sqm | Hallway bathroom 3: 3.01 sqm | Hallway: 6.61 sqm | Staircase: 7.28 sqm
- Attic — Total: 99.20 sqm | Usable: 76.71 sqm: Open space 73.32 sqm | 2 bedrooms | Bathroom 3.39 sqm | Green roof terrace 16.03 sqm | Staircase 6.46 sqm

### Interior & Functionality

The villa is furnished and includes an equipped kitchen with dishwasher, air conditioning throughout and an individual central heating system. The first floor hosts three bedrooms, each with its own dressing room, including a master bedroom with a 16.77 sqm dressing room and an 11.22 sqm ensuite bathroom. The attic level provides a versatile open space with access to the green terrace, two additional bedrooms and a separate bathroom.

### Confirmed Amenities

- Furnished
- Equipped kitchen including dishwasher
- Air conditioning
- Individual central heating system
- Private garden 294 sqm
- Green roof terrace at attic level 16.03 sqm
- Indoor garage 1 space + 2 outdoor parking spaces
- Separate laundry room on ground floor
- Dedicated storage room on ground floor

### Residential Compound — Baneasa Residential Park (Butterfly)

- Largest gated residential compound in the Iancu Nicolae–Pipera corridor
- Controlled access via two entry points: from Iancu Nicolae and from Bulevardul Pipera
- Barrier-controlled access with 24/24h on-site security personnel
- Wide internal roads with a 20 km/h speed limit
- Multiple playgrounds and landscaped green areas
- Baneasa Forest approximately 200m on foot
- World Class Atlantis club in the immediate vicinity

### Location

The villa is located in Iancu Nicolae, Voluntari, Ilfov County, within Baneasa Residential Park — positioned between the British School of Bucharest and the American School of Bucharest. The area provides direct access to two of Bucharest's leading international schools, with developed commercial and medical infrastructure nearby and straightforward road connections to central Bucharest and Henri Coanda International Airport via DJ 101 and the A3 motorway.

A well-proportioned family villa within one of northern Bucharest's most established gated compounds, well-positioned for families relocating to the city and prioritising proximity to international schools.

### FAQ

#### 1. How many bedrooms does the villa have and how are they distributed?

The villa has 5 bedrooms: 3 on the first floor, each with its own dressing room, and 2 on the attic level alongside a 73.32 sqm open space and a 16.03 sqm green roof terrace.

## **2. How is security managed within Baneasa Residential Park?**

The compound has two entry points with barrier-controlled access and on-site security personnel present 24/24h, from both Iancu Nicolae and Bulevardul Pipera. Internal roads have a 20 km/h speed limit throughout.

## **3. Which international schools are nearby?**

The compound is positioned between the British School of Bucharest and the American School of Bucharest, both directly accessible from the area. The Iancu Nicolae corridor has one of the highest concentrations of international schools in Bucharest.

## **4. Is garage and parking space available?**

Yes. The villa includes a 19.81 sqm indoor garage for one vehicle and two outdoor parking spaces within the property boundary.

## **5. What other amenities and points of interest are in the area?**

World Class Atlantis club is in the immediate vicinity of the compound. Baneasa Forest is accessible on foot in approximately 200m. The area has well-developed commercial and medical infrastructure, with quick access to central Bucharest and Henri Coanda Airport via DJ 101 and the A3 motorway.




## Property details

<b>Rooms no.</b>	6
<b>Useable surface</b>	297m <sup>2</sup>
<b>Constructed surface</b>	392m <sup>2</sup>
<b>Bedrooms no.</b>	5
<b>Kitchens no.</b>	1
<b>Bathrooms no.</b>	4
<b>Toilets no.</b>	1
<b>Building type</b>	Villa
<b>Year built</b>	2019
<b>Balconies no.</b>	2
<b>State</b>	Finished
<b>Total land</b>	445m <sup>2</sup>
<b>Print</b>	151m <sup>2</sup>
<b>Courtyard</b>	294m <sup>2</sup>
<b>Parking inside</b>	1
<b>Parking outside</b>	2


## Amenities

 Equipped kitchen

 Dishwasher

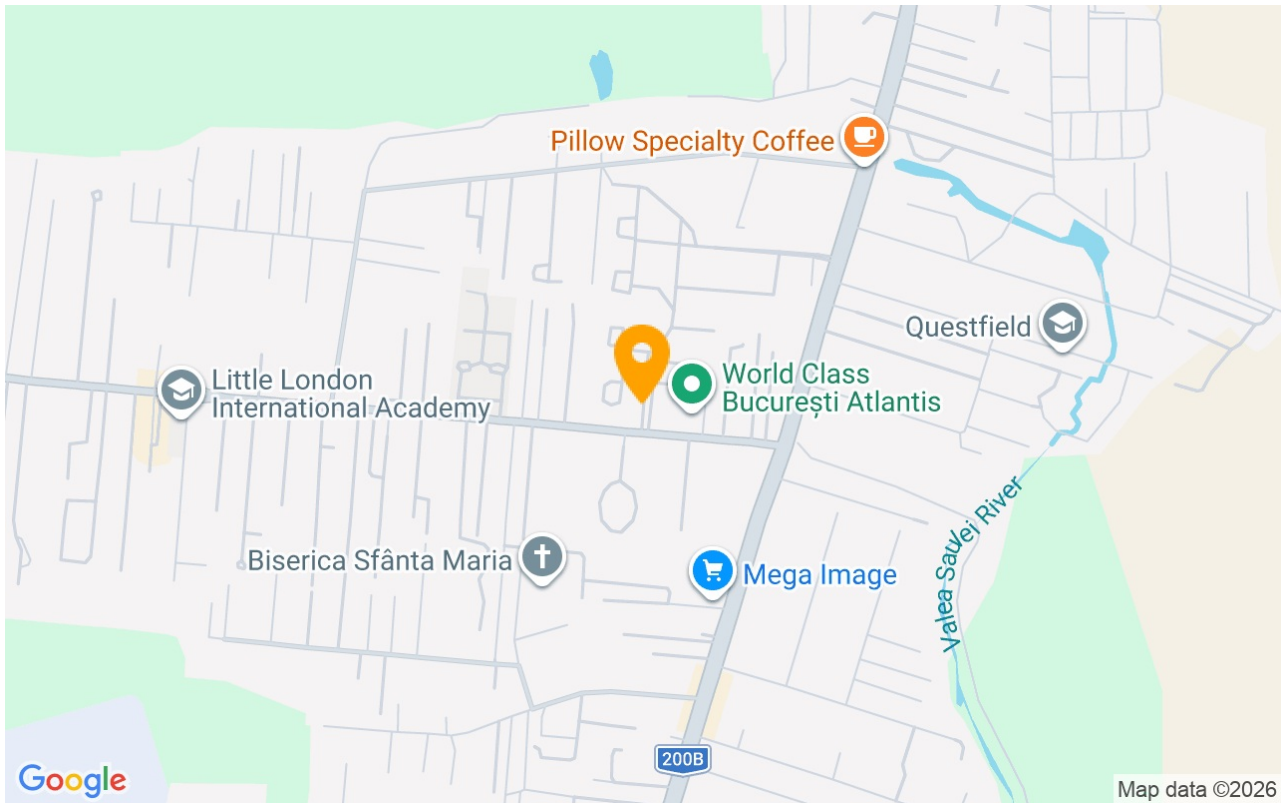
 Furnished

 Private heating

 Air conditioning



## Location



## Photos

