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5-bedroom villa, 250 sqm usable area, garden, 2 garages, GF+2

Maya Forest Residence, Iancu Nicolae British School Bucharest, Bucharest / Ilfov

600,000 EUR +VAT

Web Reference
#45570





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Description

A spacious, well-organised, and welcoming villa designed for families seeking comfort, private green space, and a quiet residential environment — located directly on the edge of Baneasa Forest within a gated compound in the Pipera area. The property is confirmed as pet friendly, a genuinely rare attribute at this level in northern Bucharest.

Pipera — international schools, forest access, gated community

Property Details

- Usable area: 250 sqm usable area
- Built area: 310 sqm built area
- Rooms: 6
- Bedrooms: 5 (including 2 flex rooms on the second floor — bedroom / office / recreation)
- Bathrooms: 3 | Guest WC: 1 (ground floor)
- Terrace: 1 (second floor)
- Layout: Ground floor + 2 upper floors

- Year of construction: 2017
- Private garages: 2
- Status: completed, semi-furnished

Floor-by-Floor Layout

The ground floor hosts the living area, a modern fully equipped kitchen, and a separate guest WC. The first floor features the master bedroom with an en-suite bathroom and an additional hallway bathroom serving the other bedrooms. The second floor offers a large terrace, two flexible rooms suitable as additional bedrooms, offices, or recreation spaces, and a dedicated bathroom.

Interior & Functionality

Finishes are executed to a consistently high standard throughout: natural travertine in the entrance hall, kitchen, staircase, and master bathroom; high-quality parquet flooring compatible with the underfloor heating system; and silent-closing white interior doors. The kitchen is modern and fully equipped with IXINA cabinetry, Bosch appliances, and a dishwasher. Sanitary ware is supplied by GSG Italy, Geberit, and Kludi.

Amenities

- Pet friendly property
- Well-maintained, cosy private garden with automatic irrigation system
- Large terrace on the second floor
- Wood-burning fireplace
- Air conditioning (dual units in living room and master bedroom)
- Underfloor heating throughout, Buderus heating system with external boiler
- 2 private garages with automatic secured doors
- Modern fully equipped kitchen — IXINA cabinetry, Bosch appliances, dishwasher included
- 1 m3 water tank and private pump station
- Fiber optic internet, TV, and telephone connection
- Individual alarm system
- Baumit external facade with 10 cm thermal insulation | Tondach ceramic roof
- Double walls between villas with 10 cm acoustic insulation
- Gated community — automatic entrance gate with intercom
- No common area service charges

Location

The villa sits on the edge of Baneasa Forest in the Pipera area — one of the most established residential zones in northern Bucharest. Direct forest access provides an exceptional natural setting for running, cycling, and daily walks, including with pets. The area is home to a strong concentration of international schools: British School of Bucharest, American School of Bucharest, the French School, Mark Twain International School, and Olga Gudynn schools. Jolie Ville Mall, Strip Mall, Baneasa Shopping City, Lidl, and Mega Image are all within a short drive.

A well-positioned property that combines generous living space, direct forest access, and pet-friendly conditions — a combination that rarely comes to market in this part of Bucharest.

FAQ

1. Is the villa pet friendly?
Yes. The property is owner-confirmed as pet friendly. The well-maintained private garden and direct access to Baneasa Forest make it particularly well suited to families with pets.

2. How is the villa laid out across the three floors?
The ground floor includes the living area, a modern fully equipped kitchen, and a separate guest WC. The first floor has the master bedroom with an en-suite bathroom and a hallway bathroom. The second floor offers a large terrace, two flexible rooms, and a dedicated bathroom — the flex rooms can be used as additional bedrooms, offices, or recreation spaces.

3. What are the surface areas of this villa?
The villa offers 250 sqm usable area and 310 sqm built area across the ground floor and two upper floors, with 6 rooms total, 3 bathrooms, and a separate guest WC.

4. What parking is available?
The villa includes 2 parking spaces in a private garage with automatic secured doors, located within the property boundary.

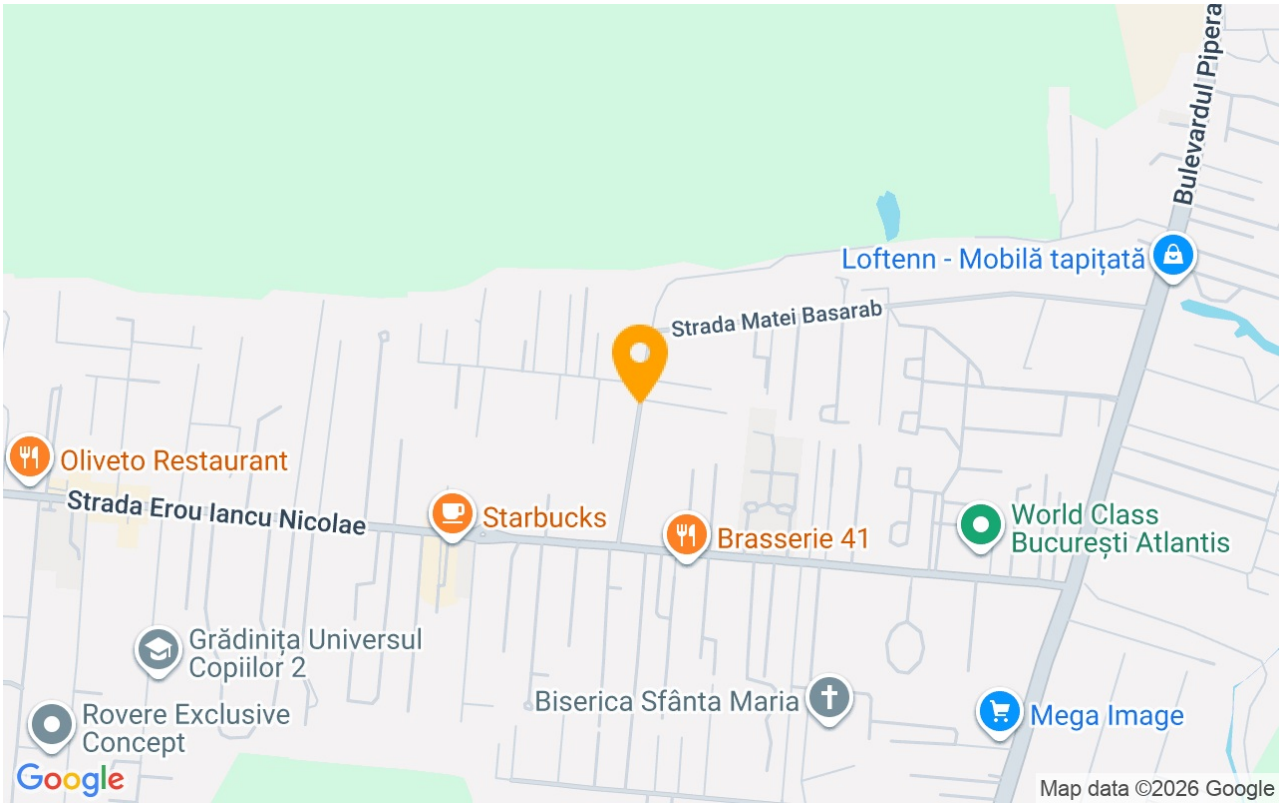
5. Are there any common area service charges?
There are no common area charges or complex service fees. Each villa has individual meters for electricity, gas, and water.

Property details	
Rooms no.	6
Useable surface	250m²
Constructed surface	310m²
Bedrooms no.	5
Kitchens no.	1
Bathrooms no.	3
Toilets no.	1
Building type	Villa
Year built	2017
Balconies no.	1
State	Finished
Total land	200m²
Print	130m²
Courtyard	45m²
Parking inside	2
From developer	Yes

Amenities

- Equipped kitchen
- Dishwasher
- Not furnished (Willing to furnish)
- Private heating
- Air conditioning
- Fireplace

Location



Photos








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