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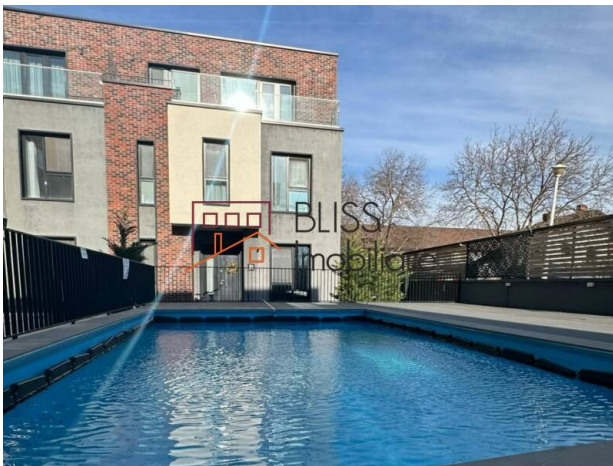
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## 4-bedroom townhouse with terraces, pool and 3 parking spaces

Web Reference  
**#97205**

Northville, Iancu Nicolae Jolie Ville , Bucharest / Ilfov



<https://blissimobiliare.ro/index.php/en/house-4-bedrooms-for-rent-iancu-nicolae-pipera-bucharest-ilfov-97205> (<https://blissimobiliare.ro/index.php/en/house-4-bedrooms-for-rent-iancu-nicolae-pipera-bucharest-ilfov-97205>)

### Description

A contemporary townhouse built in 2020 within a fully gated residential community in northern Bucharest. Arranged across four levels — basement, ground floor, and two upper floors — the property combines generous open-plan living spaces, high-specification finishes, and smart home technology, designed for families that prioritise privacy, security, and quality of life.

## Iancu Nicolae – Jolie Ville, near international schools and Baneasa

### Property details:

- Total built area: 283 sqm
- Total usable area: 224 sqm (of which ~184 sqm above-ground levels)
- Bedrooms: 4
- Bathrooms: 5
- Year of construction: 2020
- Layout: Basement + Ground Floor + 2 Upper Floors
- Terraces: 2 (2nd floor — 18.68 sqm + 8.99 sqm, total 27.67 sqm)

- Private garden: 46 sqm
- Underground parking: 3 spaces (direct indoor access)
- Storage room: 1 (3.40 sqm)

### **Level-by-level layout:**

- Basement: 3 parking spaces, storage room, hall (47.20 sqm usable)
- Ground floor: open-plan living+dining (42.16 sqm), kitchen (14.97 sqm), bathroom, hall, access terrace
- 1st floor: 3 bedrooms, 3 bathrooms/WC, hall (65.24 sqm usable)
- 2nd floor: open-plan living area (38.93 sqm), bathroom, 2 terraces (27.67 sqm total)

### **Interior and finishes:**

The townhouse is delivered fully furnished, with interiors conceived in an open-space format featuring high ceilings and generous natural light. Finishes include triple-layer engineered parquet flooring, bathrooms clad in natural stone and/or porcelain tiles (Marazzi, Porcelanosa), Roca sanitary ware, and Grohe/Kludi fittings. External joinery is aluminium Alumil with triple-glazed panels. Smart Home electrical equipment (standard package, expandable) is installed throughout. The heating system uses underfloor PEX piping with oxygen barrier (Kalde brand), complemented by a centralised Mitsubishi VRF/Multisplit climate control system.

### **Property amenities:**

- Fully furnished
- Smart Home electrical system (standard package, expandable)
- Underfloor heating (PEX, Kalde)
- Centralised Mitsubishi VRF/Multisplit climate system
- Triple-glazed aluminium joinery (Alumil)
- 2 terraces on the 2nd floor (total 27.67 sqm)
- Private garden (46 sqm)
- 3 underground parking spaces with direct indoor access
- Private storage room (3.40 sqm)

### **Complex amenities:**

- Outdoor swimming pool with adjacent relaxation area
- Children's playground
- Approximately 5,000 sqm of landscaped green areas and promenade paths
- Pedestrian-only above-ground zones (all vehicle circulation below ground)
- 93 underground parking spaces for residents
- CCTV video surveillance across all common areas
- 24/7 secured access via barrier and manned control point
- Individual access control at each unit's basement entry
- 31 homes on a total site area of 7,561 sqm

### **Location:**

The townhouse is located in the Ianca Nicolae – Jolie Ville area, accessed via Strada Câmpul Pipera, in northern Bucharest. The complex sits in a withdrawn position from the main arterial roads, combining privacy and tranquillity with immediate access to the area's full range of urban amenities. Jolie Ville — one of northern Bucharest's most established lifestyle and retail destinations — is within close reach, as is Baneasa Shopping City, a primary destination for premium retail, dining, and entertainment in the capital's north. The area also offers an exceptional concentration of international schools in direct proximity: American School, Avenor College, British School of Bucharest, the French Lyceum, and Mark Twain — making this location particularly well-suited for expat families and those seeking top-tier education within minutes of home.

A townhouse that brings together the standards of a benchmark residential development with the practical and lifestyle advantages of one of Bucharest's most established northern addresses.

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## FAQ

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### 1. What are the exact areas of the townhouse and how are they distributed across the floors?

The townhouse has a total built area of 283 sqm and a total usable area of 224 sqm across four levels. The basement provides 3 parking spaces, a storage room, and hall (47.20 sqm usable). The ground floor offers an open-plan living+dining area of 42.16 sqm and a kitchen of 14.97 sqm. The 1st floor groups 3 bedrooms and 3 bathrooms (65.24 sqm usable), and the 2nd floor features an open-plan living area of 38.93 sqm and two terraces totalling 27.67 sqm.

### 2. What technical systems and finishes are included?

The property features Smart Home electrical equipment (standard package, expandable), underfloor heating via Kalde PEX piping, a centralised Mitsubishi VRF/Multisplit climate system, and triple-glazed aluminium joinery (Alumil). Interior finishes include triple-layer engineered parquet, natural stone or porcelain tile bathrooms (Marazzi/Porcelanosa), Roca sanitary ware, and Grohe/Kludi fittings.

### 3. How is security managed within the complex?

The complex operates as a fully gated community with 24/7 CCTV surveillance across all common areas, a manned barrier and control point at the basement entry, and individual access control at each unit's underground entrance. All vehicle movement is confined to the basement level, keeping the above-ground environment entirely pedestrian and free from traffic and noise.

### 4. What shared facilities are available and what is the monthly maintenance fee?

Residents have access to an outdoor swimming pool with relaxation area, a children's playground, and approximately 5,000 sqm of landscaped green space with promenade paths. The common area maintenance fee is 200 EUR per month, covering the management and upkeep of all shared facilities.

### 5. What international schools and commercial destinations are nearby?


The complex is within close proximity to some of Bucharest's leading international schools: American School, Avenor College, British School of Bucharest, the French Lyceum, and Mark Twain — a key consideration for expat families. Jolie Ville and Baneasa Shopping City are also within easy reach, offering premium retail, restaurants, fitness, and entertainment.





## Property details


<b>Rooms no.</b>	5
<b>Useable surface</b>	177m <sup>2</sup>
<b>Constructed surface</b>	226m <sup>2</sup>
<b>Bedrooms no.</b>	4
<b>Kitchens no.</b>	1
<b>Bathrooms no.</b>	5
<b>Building type</b>	House
<b>Year built</b>	2020
<b>Balconies no.</b>	2
<b>State</b>	Finished
<b>Total land</b>	135m <sup>2</sup>
<b>Print</b>	77m <sup>2</sup>
<b>Courtyard</b>	46m <sup>2</sup>
<b>Parking inside</b>	3
<b>Storage no.</b>	1
<b>Common service charges</b>	200.00 EUR

## Amenities

 Furnished ( Willing to take out )

 Private heating

 Air conditioning

 Swimming pool



## Location



## Photos

