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3-bedroom duplex villa with garage

Web Reference

#108713

📍 Henri Coanda Bucuresti, Bucharest



<https://blissimobiliare.ro/en/villa-3-bedrooms-for-sale-iancu-nicolae-pipera-bucharest-108713>
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Description

BLISS Imobiliare presents a 3-bedroom duplex villa, unfurnished, located in Cartierul Henri Coanda.

The total land is 405 sqms, of which 300 sqm remain vacant.

The villa has a constructed area of 160 sqm, of which 120 sqm are useful and consists of a ground floor and a first floor, to which a 25 sqm garage is added. The compartmentation is intelligent, so that the entire space is streamlined and divided as follows: On the ground floor we have a kitchen of 12.5 sqm, a living room and staircase of 42 sqm, a bathroom (with space for a washing machine and storage) of 5 sqm, hall of 6.4 sqm and a generous terrace with exit from the living room of 19 sqm.

Upstairs we find 3 bedrooms, 12 sqm, 15 sqm, respectively 18 sqm, hall, 2 bathrooms and 2 balconies. The building has an attic over the entire surface and can be used as a storage place. Access is through the retractable ladder.

The house is furnished and finished with quality materials:

- External brick walls, externally insulated with 10 cm polystyrene.
- Internal partitioning with internal resistance walls made of brick finished with plasterboard, and internal walls without a role of resistance made of plasterboard.
- Roof with wooden frame treated fireproof, covered with Bramac type ceramic tiles, and insulated

with 10cm mineral wool and anti-condensation film.

- The generous windows are three-chamber thermopane in golden oak color and 2 velux windows in one of the bedrooms.
- Heating installation based on thermal agent calculated for an efficient heating of the surface with steel radiators with a 12-year warranty.
- The building is ready for the installation of an electric heating plant and an electric boiler.
- The bathrooms, balconies and terraces have waterproofing and are covered with tiles.
- The living room and bedrooms are covered with 10mm oak-colored laminated parquet (with texture) and white MDF plinths.

The house is connected to electricity (ENEL Muntenia), and running water and sewage are provided through a 4-person septic tank (under warranty) and a well (located in the dormitory/technical room with the entire system under warranty). The utilities (water and sewage) from the town hall are at the gate, and it is very easy to connect them after they are put into use.

The property has a Paradox alarm connected to the RPG dispatcher (under warranty).




Access to the villa is from Soseaua Campul Pipera, which is located 30 meters from the paved road from the entrance to the neighborhood, and the 30 meters are paved with stone.

It benefits from quick access to various points of interest in the area such as: Line STB 343 - 100m (time to Aurel Vlaicu metro station being 10 min), Aurel Vlaicu Metro - 3km, Pipera Metro - 3.2km, Shops - Mall Promenada and Mega image - 3km, Pipera Plaza and Lidl - 3km.

Property details

Rooms no.	4
Useable surface	120m²
Constructed surface	160m²
Bedrooms no.	3
Kitchens no.	1
Bathrooms no.	3
Building type	Villa
Balconies no.	3
State	Finished
Parking inside	1

Amenities

-  Not furnished
-  Private heating
-  Suitable for office

Location



Photos

