



**Violetta Tudorache**

+40 729 005 624

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

Updated on 9 January 2025

## Modern 3-Bedroom Duplex

Catted Family, Pipera OMV Rond, Bucharest / Ilfov

**210,000 EUR** +VAT

Web Reference  
**#114701**



<https://blissimobiliare.ro/en/apartment-duplex-3-bedrooms-for-sale-iancu-nicolae-pipera-bucharest-ilfov-114701> (<https://blissimobiliare.ro/en/apartment-duplex-3-bedrooms-for-sale-iancu-nicolae-pipera-bucharest-ilfov-114701>)

### Description

Discover a modern duplex apartment in the exclusive Catted Family project, ideal for those seeking a spacious, comfortable home with premium amenities. Thoughtfully designed across the ground and first floors, this 4-room duplex provides privacy and a contemporary ambiance, enhanced by high-quality finishes and modern installations.

## Close to Schools, Transport, and Family Facilities

### Key Features

- **Type:** Duplex on two levels (ground floor and first floor)
- **Layout:**
  - Spacious living room
  - Open kitchen
  - 3 cozy bedrooms
  - 3 fully equipped bathrooms
- **Built Area:** 146 sqm
- **Usable Area:** 99 sqm
- **Terrace Area:** 13 sqm, perfect for relaxation and outdoor leisure

### Included Finishes and Features

This duplex apartment comes with a range of premium finishes and high-efficiency installations, ensuring a durable and energy-efficient living space:

- **Structure and Layout:**
  - Sturdy masonry with smooth finishes
  - Interior partitioning in gypsum board for flexibility and soundproofing
- **Modern Windows:**
  - Triple-pane glass windows for optimal thermal insulation
  - Exterior in anthracite gray and interior in white for a modern and clean aesthetic
- **Thermal and Comfort Insulation:**
  - Professional waterproofing and thermal insulation for terraces
  - In-floor heating, individually controlled in each area
  - Heat pump system and individual boiler for enhanced energy efficiency
- **Electrical and Climate Systems:**
  - Complete electrical system, cabling, and equipment included
  - Infrastructure ready for air conditioning installation

#### **Optional Extra Finishes Package (Estimated at EUR 20,000)**

To elevate comfort and style, the apartment offers an additional optional package with materials and labor included, featuring:

- **Flooring:** Modern, durable parquet
- **Interior Doors:** Elegant, high-quality finishes
- **Interior Staircase:** Premium finish with handrail and stylish detailing
- **Ceramic Tilework:** Quality tiles in kitchen and bathrooms
- **Sanitary Fixtures:** Modern fixtures for an elegant bathroom design


This duplex apartment is a rare opportunity to enjoy a modern, top-tier space with thoughtful layout, premium features, and a focus on comfort and functionality.





## Property details

<b>Rooms no.</b>	4
<b>Useable surface</b>	99m <sup>2</sup>
<b>Constructed surface</b>	146m <sup>2</sup>
<b>Apartment type</b>	Duplex apartment
<b>Type of rooms</b>	Non-independent
<b>Type of comfort</b>	Comfort 1
<b>Bedrooms no.</b>	3
<b>Kitchens no.</b>	1
<b>Bathrooms no.</b>	3
<b>Building type</b>	Block
<b>Year built</b>	2023
<b>Config</b>	P+3
<b>Floor</b>	Groundfloor
<b>Balconies no.</b>	1
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>From developer</b>	No

## Amenities

 Not furnished

 Private heating

 Suitable for office



## Location

