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# **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-bucharestilfov-114701 (https://blissimobiliare.ro/en/apartment-duplex-3-bedrooms-for-sale-iancu-nicolae-piperabucharest-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 highquality 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:
  - $\circ\;$  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.

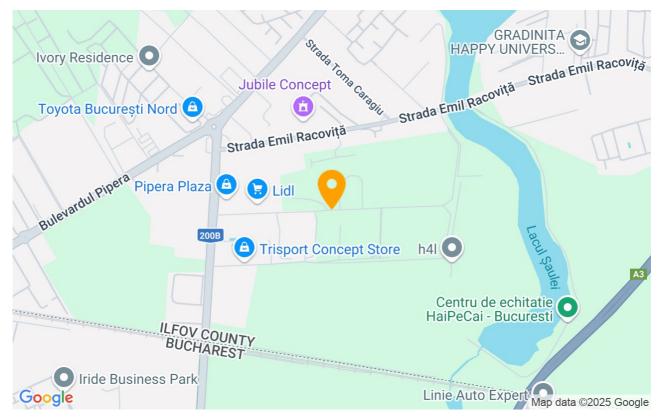
# **Property details**

Rooms no.	4
Useable surface	99m²
Constructed surface	146m²
Apartment type	Duplex apartment
Type of rooms	Non-independent
Type of comfort	Comfort 1
Bedrooms no.	3
Kitchens no.	1
Bathrooms no.	3
Building type	Block
Year built	2023
Config	P+3
Floor	Groundfloor
Balconies no.	1
State	Finished
Elevator	Yes
From developer	No

# Amenities

Not furnished 🕅 Private heating 🗰 Suitable for office

### Location



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