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## Spacious villa with double garage, 3 bedrooms and dedicated office

Web Reference  
**#119876**

📍 Otopeni central, Bucharest / Ilfov



<https://blissimobiliare.ro/en/villa-3-bedrooms-for-sale-otopeni-central-bucharest-ilfov-119876>  
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### Description

A detached villa built in 2012, ground floor plus first floor plus convertible attic, located in central Otopeni — one of Ilfov County's fastest-growing cities, attracting families and businesses relocating from Bucharest in search of space, quality of life and long-term value. This property offers a complete and well-structured living environment across two fully functional levels, with significant additional potential above.

## Central Otopeni — fast access to Bucharest, airport and future metro

### Property details

- Usable area: 208 sqm (ground floor + first floor, cadastral confirmation)
- Total built area: 303 sqm (includes garage)
- Plot: 691 sqm (per cadastral site plan)
- Configuration: Ground floor + First floor + Attic
- Rooms: 6 total
- Bedrooms: 3 (all on first floor)
- Bathrooms: 3 + 1 separate WC
- Kitchens: 2 (interior kitchen + summer kitchen)

- Dressing rooms: 2 (both on first floor)
- Dedicated ground floor office: 12.55 sqm
- Year built: 2012
- Parking: double indoor garage (71 sqm, 2 cars) + 3 outdoor parking spaces
- Convertible attic: ~100 sqm estimated (potential additional liveable space, subject to building permit)

### **Layout and interior**

The ground floor combines everyday living with dedicated professional space: a 24 sqm living room, a 12.55 sqm office, a separate dining area of 15.68 sqm, an interior kitchen of 13.34 sqm and a summer kitchen of 14.76 sqm — a layout that allows professional activity to run independently without compromising residential comfort. The office is accessible from the main hallway and can function as a self-contained workspace. The first floor is entirely dedicated to the private zone: three spacious bedrooms ranging between 16 and 18.22 sqm, two bathrooms, two dressing rooms, a hallway and a loggia. The attic level offers an estimated additional 100 sqm of developable space, convertible into habitable area subject to the relevant building permit.

### **Confirmed amenities**

- Dedicated ground floor office (12.55 sqm)
- Private boiler system
- Air conditioning
- Equipped kitchen
- Dishwasher
- Furnished
- Double indoor garage (71 sqm)
- 3 outdoor parking spaces
- Summer kitchen (14.76 sqm)
- 690 sqm private plot
- Loggia on first floor

### **Location — Otopeni's growth story**

Otopeni is undergoing a period of significant transformation. An increasing number of families and businesses are relocating here from Bucharest, drawn by more space, better air quality and a residential environment that continues to mature rapidly. Central Otopeni offers direct access to the DN1 national road, Henri Coandă International Airport and a growing network of schools, kindergartens, retail and services. The planned metro connection between the airport and central Bucharest will further strengthen Otopeni's strategic position — making it a compelling long-term value proposition for property buyers.

At BLISS Imobiliare, we ensure a seamless experience through professionalism and market expertise. Trust BLISS Imobiliare to guide you to the perfect property with clarity and care.

FAQ

### **What are the confirmed surface areas of this property?**

The usable living area is 208 sqm across ground floor and first floor, confirmed by cadastral survey documents. The total built area is 303 sqm and includes the 71 sqm double garage. The plot measures 690 sqm per the cadastral site plan. The attic offers an estimated additional 100 sqm of convertible space.

### **What spaces are on each floor?**

The ground floor includes: living room (24 sqm), office (12.55 sqm), dining area (15.68 sqm), kitchen (13.34 sqm), summer kitchen (14.76 sqm), bathroom, separate WC, hallway and entrance vestibule. The first floor contains three bedrooms (16 to 18.22 sqm each), two bathrooms, two dressing rooms, a hallway and a loggia.

### **Does the villa include a garage and parking?**

Yes. The property includes a 71 sqm double indoor garage accommodating 2 cars, plus 3 additional outdoor parking spaces within the private plot.

**Can the attic be converted into liveable space?**

Yes. The attic offers an estimated 100 sqm of developable space. Conversion into habitable area is possible subject to obtaining the relevant building permit, which would bring the total usable area of the property to over 300 sqm.

**Is the villa suitable for professional or business use?**

Yes. The ground floor features a dedicated 12.55 sqm office, two kitchens and an independent entrance, supporting full or partial professional use — company headquarters, consultancy office, medical practice or private educational facility — without affecting the residential first floor.





## Property details

<b>Rooms no.</b>	6
<b>Useable surface</b>	208m <sup>2</sup>
<b>Constructed surface</b>	303m <sup>2</sup>
<b>Bedrooms no.</b>	3
<b>Kitchens no.</b>	2
<b>Bathrooms no.</b>	3
<b>Toilets no.</b>	1
<b>Building type</b>	Villa
<b>Year built</b>	2012
<b>Balconies no.</b>	1
<b>State</b>	Finished
<b>Total land</b>	691m <sup>2</sup>
<b>Print</b>	140m <sup>2</sup>
<b>Courtyard</b>	560m <sup>2</sup>
<b>Parking inside</b>	2
<b>Parking outside</b>	3
<b>Storage no.</b>	1


## Amenities

 Equipped kitchen

 Dishwasher

 Furnished ( Willing to take out )

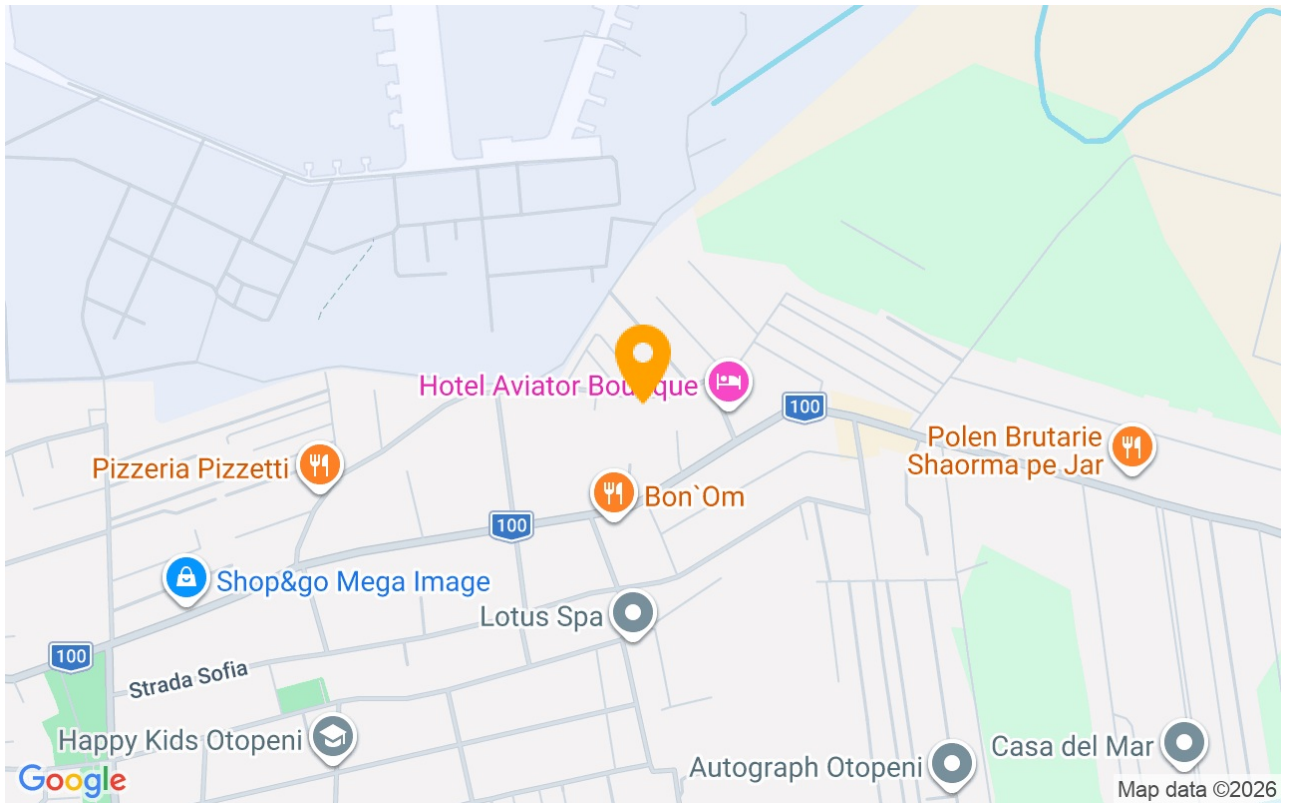
 Private heating

 Suitable for office

 Air conditioning



## Location



## Photos

