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## **Casa Autumn - modern duplex home in Briza4Seasons, Otopeni**

**364,500 EUR** +VAT

Web Reference  
**#141565**

Briza4Seasons, Otopeni, Bucharest / Ilfov



<https://blissimobiliare.ro/en/house-5-bedrooms-for-sale-otopeni-tunari-bucharest-ilfov-141565>  
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### **Description**

Casa Autumn is part of Briza4Seasons, a boutique residential development in Otopeni, designed for families who want a modern home with a clear layout, comfortable day-to-day living and an easy-to-manage outdoor space. With only 4 duplex houses in the project, the environment remains low density and well organized, offering more privacy and predictability compared to large-scale developments.

### **Underfloor heating, efficient windows, durable finishes**

The home offers approximately 162 sqm of usable area and sits on a private plot of around 340 sqm, with a private garden that supports family life, relaxation and outdoor activities. The layout is practical and balanced, built around a bright living area, integrated storage solutions and a good separation between shared and private spaces.

Construction is delivered with reinforced concrete structure and brick masonry, supported by 25 cm mineral wool insulation for strong thermal comfort and energy efficiency. Salamander PVC windows with thermal and acoustic glazing support natural light while improving everyday comfort. Underfloor heating combined with a Viessmann boiler supports a consistent indoor climate, and the project includes readiness for modern upgrades such as solar panels and electric vehicle charging stations.

Finishes are selected for durability and a clean look, including engineered wood flooring, Porcelanosa or Marazzi ceramic tiles, Pinum interior doors with magnetic closing, and gypsum board ceilings designed for recessed lighting options. For safety and control, the home can include a color video intercom, while the project features full perimeter fencing and controlled street access. Outdoor areas are planned with lawn landscaping, concrete walkways and irrigation readiness, plus a dedicated well and pump solution.

Otopeni offers practical connectivity to Bucharest, the ring road and the A3 motorway, making Briza4Seasons a strong option for buyers who want to stay close to the city while living in a calmer residential setting. The area is valued for its balance between daily convenience and a more relaxed lifestyle, and remains one of the most practical locations in the north of Bucharest.


The project is currently under construction, with an estimated completion in Q2 2026. Choosing a home at this stage supports an early, informed decision in a limited-unit development and allows buyers to follow the execution progress through to delivery. Casa Autumn is suitable for buyers looking for a modern, well designed home in a small-scale project, where build quality, comfort and location logic matter more than oversized layouts or exaggerated claims.



## Property details

|                            |                    |
|----------------------------|--------------------|
| <b>Rooms no.</b>           | 6                  |
| <b>Useable surface</b>     | 162m <sup>2</sup>  |
| <b>Constructed surface</b> | 205m <sup>2</sup>  |
| <b>Bedrooms no.</b>        | 5                  |
| <b>Kitchens no.</b>        | 1                  |
| <b>Bathrooms no.</b>       | 4                  |
| <b>Building type</b>       | House              |
| <b>Year built</b>          | 2026               |
| <b>State</b>               | Under construction |
| <b>Total land</b>          | 340m <sup>2</sup>  |
| <b>Print</b>               | 80m <sup>2</sup>   |
| <b>Courtyard</b>           | 260m <sup>2</sup>  |
| <b>Parking outside</b>     | 2                  |
| <b>From developer</b>      | No                 |

## Amenities

 Not furnished

 Private heating

 Air conditioning



## Location



## Photos

