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**4-bedroom house, 163 sqm,
premium finishes, pet-friendly**

2,300 EUR/ month

Web Reference
#145404

Mobexpert Homes Pipera, Pipera, Bucharest /
Ilfov



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Description

This house is part of a gated residential compound in northern Bucharest, with barrier-controlled access. Mobexpert Homes Pipera brings together 110 homes finished to a high quality standard, forming a well-established community with a balanced mix of local families and international residents. The property holds an energy class A certificate, with an annual specific consumption of 98.39 kWh/sqm/year.

**Iancu Nicolae – 14 schools nearby, direct access to DN1,
A3 and A0**

Property details:

- Total usable area: 163 sqm
- Total built area: 214.52 sqm
- Plot area: 143.24 sqm
- Private garden / courtyard: 70.63 sqm
- Pergola: 15.90 sqm
- Bedrooms: 4
- Total rooms: 5
- Year of construction: 2022

- Layout: Ground floor + 1st floor + Attic
- Bathrooms: 4
- Orientation: North (front) / South (garden)
- Outdoor parking: 2 spaces (37.75 sqm, EV charging prep included)
- Energy class: A

Layout and room breakdown:

The ground floor (54.44 sqm usable) comprises an entrance area, guest WC, hallway, storage room, a 5.17 sqm home office, a 9.59 sqm open-plan kitchen and a generous 28.65 sqm living and dining area with direct access to the terrace and private garden. The 15.90 sqm pergola extends the outdoor living space directly from the ground floor. The first floor (54.13 sqm usable) is dedicated entirely to private use: a 20.28 sqm master bedroom with its own 5.57 sqm en-suite bathroom, and a second bedroom of 17.11 sqm with its own 4.48 sqm en-suite bathroom. The attic (41.81 sqm usable) adds a 15.62 sqm bedroom, a flexible 16.08 sqm room configurable as a home office, dressing area or playroom, and a 5.77 sqm bathroom. Every attic room features double Velux skylights.

Finishes and installations:

Finishes include Schuco 5-chamber thermal PVC windows, Italian porcelain ceramics, Weser sanitary ware with standalone bath and walk-in shower, laminate flooring, Italian interior doors with concealed hinges and a solid metal entrance door. The heating system combines a Viessmann gas boiler with a programmable thermostat offering three temperature settings — comfort, eco and frost protection — together with underfloor heating confirmed in the energy certificate. Split air conditioning units are Wi-Fi connected and controllable via smartphone.

Confirmed amenities:

- Energy class A certificate
- Underfloor heating throughout (confirmed in energy certificate)
- Viessmann gas boiler with programmable thermostat
- Wi-Fi connected split air conditioning in every room
- Double Velux skylights in all attic rooms
- Pergola: 15.90 sqm
- Fully equipped kitchen
- Dishwasher
- Fully furnished and fitted
- Covered entrance terrace: 3.31 sqm
- Private garden: 70.63 sqm
- 2 outdoor parking spaces with EV charging preparation
- Barrier-controlled access across the compound
- Dedicated children's playground within the compound

Pets:

The landlord welcomes pets. Depending on the type and number of animals, an additional deposit may be required alongside the standard rental deposit. The 70.63 sqm private garden and 15.90 sqm pergola provide a well-suited outdoor environment for tenants with pets.

Location:

The compound is located on Vasile Alecsandri Street in the Ianacu Nicolae – Pipera area, within reach of 14 schools and kindergartens including American School, British School, Olga Gudynn and Questfield. Around 14 retail and shopping facilities serve everyday needs — Băneasa Shopping City, Mega Image Park Line, Jolie Ville and Pipera Plaza are just minutes away, with Băneasa Mall accessible in approximately 15 minutes under normal traffic conditions. Road connectivity is direct to DN1, the A3 and A0 motorways and the Bucharest ring road, with fast access to the main business hub along Bd. Dimitrie Pompeiu and Calea Floreasca. Public transport is available via bus lines 449, 459 and 488.

A pet-friendly house with an energy class A rating and high-specification finishes, within a gated compound offering controlled access and an established community — a well-founded choice for families who prioritise quality, energy efficiency and security in northern Bucharest.

FAQ

1. What type of access control does the compound have?

The compound operates with a barrier-controlled entrance, restricting access for external visitors and maintaining a safe, calm environment for all residents and their families.

2. What kind of community has formed at Mobexpert Homes Pipera?

The community includes a balanced mix of Romanian families and international residents, giving the compound a friendly, multicultural character. The compound also features a dedicated children's playground designed to encourage interaction and social development among younger residents.

3. What are the finish specifications included in the house?

The house features high-quality finishes throughout: Schuco 5-chamber thermal PVC windows, Italian porcelain ceramics, Weser sanitary ware with standalone bath and walk-in shower, a Viessmann gas boiler with programmable thermostat, underfloor heating, Wi-Fi connected split air conditioning, laminate flooring and Italian interior doors with concealed hinges.

4. Are international schools accessible for families with children?

Yes. The Iancu Nicolae - Pipera area offers access to 14 educational institutions. Among the most established international and private schools nearby are American School, British School, Olga Gudynn and Questfield — all located in close proximity to the compound.

5. How well connected is the area by road?

The area provides direct access to DN1, the A3 and A0 motorways and the Bucharest ring road. The main business district along Bd. Dimitrie Pompeiu and Calea Floreasca is quickly reachable, and Henri Coandă International Airport is accessible via DN1 outside peak hours. Public bus lines 449, 459 and 488 also serve the area.

6. Are pets allowed in this property?

Yes, the landlord welcomes pets. Depending on the type and number of animals, an additional deposit may be required alongside the standard rental deposit. The 70.63 sqm private garden, 15.90 sqm pergola and direct terrace access from the living area provide a well-suited outdoor environment for tenants with pets.

7. What is the energy rating of the house and what does it mean in practice?


The house holds an energy class A certificate with an annual specific consumption of 98.39 kWh/sqm/year — the highest energy efficiency rating under Romanian legislation. The combination of underfloor heating, a Viessmann gas boiler and Schuco 5-chamber thermal PVC windows delivers consistent thermal comfort throughout the year and contributes to lower running costs compared to lower-rated properties.


Property details


Rooms no.	5
Useable surface	163m ²
Constructed surface	214m ²
Bedrooms no.	4
Kitchens no.	1
Bathrooms no.	4
Building type	House
Year built	2022
State	Finished
Total land	143m ²
Print	73m ²
Courtyard	70m ²
Parking outside	2

Amenities

 Equipped kitchen

 Dishwasher

 Furnished (Willing to take out)

 Private heating

 Air conditioning

Location



Photos

