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Impressive 4 bedroom villa with private garden of 830 sqm

📍 Vatra Noua, Bucharest

Web Reference

#81578



<https://blissimobiliare.ro/en/villa-4-bedrooms-for-sale-baneasa-sisesti-jandarmerie-straulesti-sector-1-bucharest-81578>

Description

BLISS Imobiliare presents a villa made in Romanian (Brancovenesc) style, in the immediate vicinity of Baneasa forest and Grivita lake.

Near Baneasa forest and Grivita lake

The villa has 4 bedrooms (7 rooms), a built area of 737 sqm (usable area 610 sqm) on a 1.000 sqm land and a height regime: Ug + Gf + 1F + At.

This property is perfect for making it your dream home or an incredible office space because it is suitable for both office activity and residence.

We will roughly guide you through this wonderful villa, so let's start from the basement to the attic!

The basement has a total area of 141.85 sqm and includes a hall of approximately 18 sqm from where you have access to the floor either by elevator or by climbing the stairs.

From the hall you have access to 4 spaces delimited as follows: on the left there is a room of 28.57 sqm, on the right a room of 16.66 sqm, a technical room of 10.53 sqm and in front a generous room of 58.80 sqm.

Imagine having all that space to transform it in whatever you please and it is just the basement!

Next we have the ground floor with an area of 190 sqm is in the form of a very efficient divided so that when you climb the stairs you have a generous 26 sqm "L" shaped hallway from which you have access on the left to the kitchen of 18.52 sqm and on the right to a 3.87 sqm guest toilet and a 16.65 sqm bedroom with 5.72 sqm private bathroom.

In front of the stairs there is a living room of 37.36 sqm and a dining area of approximately 18 sqm for you to gather around with family, friends or both and having the possibility to enjoy a drink or any activity on the generous terrace of 47.53 sqm, the access being perfectly positioned between the kitchen and the dining area.

The floor with an area of 143sqm has 3 bedrooms, one on the right and the last two at the end of the hall, which has an area of 18.33 square meters.

As soon as you access the stairs on the right, there is a 18.71 sqm bedroom with a shared bathroom with a second bedroom, which has an impressive 31.37 sqm area.

Next to it is the last bedroom of 25.94 sqm with access to the dressing room of 11.85 sqm, from which you can exit on the 3.77 sqm balcony and your own bathroom of 15.40 sqm.

If you thought so far this is the dream place, the last level of the villa, the attic, has a total of 134 sqm which has a generous space of about 59 sqm that can be attributed to any function decided by you, with a bathroom of 9.19 sqm and a separate storage space of 39 sqm.

Among the facilities we list:

- The solar panels,
- The wood-burning fireplace (pellets),
- Underfloor heating, temperature control in each room,
- Air conditioning, ventilation,
- Fiber optic 3 providers
- All the respective utilities

The quality of the construction materials used, the execution and the endowments are of high quality:

- Porothersm brick 30 cm, thermal insulation (polystyrene Austrotherm AF 80 plus 100mm graphite)
- Sika waterproofing, Tan Brown granite interior-exterior window sills,
- Rehau anti-noise water pipes,
- Tondach Tondach Mediterranean Nature,
- Tripan windows (Rehau Geneo 6 rooms, tripan glass-4 seasons),
- Attic mineral wool 25cm with aluminum foil and anti-condensation, LED illuminated scaffolding,
- Armored metal doors at the entrance 10 cm, passenger lift,
- Central vacuum cleaner

The property is in the primary stage (no finishes), the future buyer can arrange it according to his own visions.

The access is made quickly from Sos. Gheorghe Ionescu Sisesti, Str. Gendarmerie, DN 1, Sos. Bucuresti Targoviste.

Let us know your thoughts! Did you enjoy the tour? Let us know you are interested and schedule a visit with us!

Property details	
Rooms no.	7
Useable surface	610m²
Constructed surface	737m²
Bedrooms no.	4
Kitchens no.	1
Bathrooms no.	4
Toilets no.	1
Building type	Villa
Year built	2019
Balconies no.	2
State	Finished
Total land	1000m²
Print	170m²
Courtyard	830m²
Parking outside	3

Amenities



Not furnished



Private heating



Suitable for office



Fireplace

Location



Photos

