



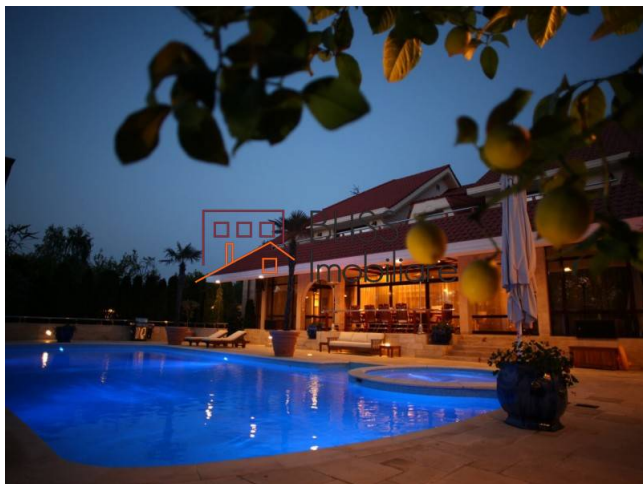
Updated on 4 Mai 2024

13 bedroom villa

 Snagov, Bucharest / Ilfov

Web Reference

#89288



<https://blissimobiliare.ro/en/villa-13-bedrooms-for-sale-snagov-bucharest-ilfov-89288>

Description

Special residence with excellent location, right on the shore of Snagov Lake, which offers a peaceful, quiet and private environment.

Built on a surface area of over 5.500 sq.m., with a 34-meter-wide opening to Snagov Lake, this elegant residence offers an ultra-modern lifestyle. The property is also warm and welcoming, being carefully constructed for the comfort and joy of a perfect family.

Landscaping, the tennis court, swimming pool, waterfall, spa, boat bridge and dock create a perfect place for rest.

This property is constructed with customized and carefully selected materials. Each material, fitting and detail was chosen to cope with the most demanding and comfortable lifestyle.

The furniture is custom-made for each living space.

The main entrance, with an automated access gate, opens to an alley that lends to:

- The main family house, composed of underground, ground, floor and gable, with a useful area of 825,96 sq.m. The house offers generous bedrooms, a magnificent living-room that is complemented by separate discussion spaces, an office, a library, bathrooms, storage spaces and a splendid kitchen;
- The energetic efficiency of the building is class A, the total consumption of specific primary energy is 108,75 and CO₂ emissions indicator is 30,12.
- The outdoor entertainment area, the dining area, swimming pool, balcony and barbeque area;
- The annex of the main house with an useful area of 156,50 sq.m., is built on two levels and comprising technical room of the swimming pool, pantry, storage spaces, hobby room (relaxation area, with cinema type

that can also be used as a games room), fitness center, completed by spa area (sauna, jacuzzi, massage), cloakroom, hairdresser/beauty salon;

- The energetic efficiency of the space is class A, the total consumption of specific primary energy is 85 and CO₂ emissions indicator is 17,29.
- Secondary house (administrative and staff house) D+P+M with 183,15 sq.m. useful space and garage of 26.83 sq.m. A professional kitchen has been set up in the space;
- The energetic efficiency of the space is class A, the total consumption of specific primary energy is 91 and CO₂ emissions indicator is 18,56.
- The pool has a built area of 127 sq.m. The pool is heated with re-circulated and filtered water. This is done in a conventional system, with reinforced concrete walls and flooring and top quality mosaic plywood. The installation is equipped with 2 recirculation pumps, heat exchanger, automatic filters and underwater lighting. The shape of the pool denotes a perfect fit in the complex of the surrounding area of the house;
- Guard cabin (with bathroom) with a surface of 9 square meters;
- Outdoor parking places 2 zones – 4 parking spaces in the property access and 4 parking spaces in the administrative area;
- Indoor garage – 3 parking spaces. In addition, there is a covered parking place where you can park a small car or ATVs, bicycles, etc;
- Playgrounds;
- Professional tennis court. The plot is equipped with nocturnal lighting. It has a perimeter closure of a special protective mesh and has a meteoric water drainage system with transverse gutters as its ends;
- Turf and cascade complex made with natural rock and reinforced concrete infrastructure, located in an area with different species of trees and shrubs and with different relief areas;
- The greenhouse for plants with a surface of 36 sq.m. that successfully fulfills the 3 conditions of plant conservation: constant temperature, natural light and ventilation.
- Dogs paddock;
- Gardening shed;
- Ponton, pier and boat garage. For the finishing of the ponton was used a special exotic wood with a remarkable resilience in the outdoor environment, regardless of the season. The 292 sq.m. ponton is differentiated both by its distinctive shape and its facilities, such as the pier, the boat's garage and the launching ramp.

The boat's garage is equipped with automation of the main access gate and benefits from a lift to suspend the boat during winter, during the conservation period. The ponton's turret is an open and covered enclosure that serves as a place of relaxation and rest after the water sports;

Green area, both planted and landscaped, such as lawns, occupy a significant area, being distinguished by three main areas, namely:

- Swimming pool lawn, which represents the green space between the pool and the lake, having on the peripheral part the high trees plantations;
- The waterfall area, a true oasis of relaxation, being a transposition of the found in mountain areas;
- The orchard area, close to access road, is a special space with plantations of fruitful trees and tall trees.

From a technical point of view, the property is equipped with an automatic and scheduled irrigation system (sprinklers), the irrigation installation is made with state-of-the-art equipment that allows the remote system to operate and monitor.

The water used for irrigation of green areas comes from the Snagov lake, which is very advantageous both in terms of consumptions (zero costs) and the fact that its temperature is the same as the ambient air.

The property is fully equipped with a centralized sound system, controlled by dedicated remotes located at the key points of the complex.

All safety measures are based on the latest standards of modern technology, being installed surveillance cameras on the entire property.

The electrical installation made up of the highest quality material, is serviced by its own transformation station,

located within the complex, which provides the necessary KW to cover the consumers in the complex. Also, the property is provided with a Caterpillar-type electric generator, which provides 90% of the power to consumers.

Domestic cold water is provided from the city network. There is also a deep well (160m) on the enclosure, which ensures both good water quality and a flow required to supply all consumers in the complex (including the pool) in case of interruption of the main water supply.

The sewage system is built on the gravitational type, and the storage is made in a large sewage treatment plant, where 98% pure water is released to the environment.

The heating installation is made of a DeDietrich thermal power plant with natural draft type 220G, with a capacity of 120KW, comprising the following circuits: underfloor heating, fan coils – ceiling or wall and radiators (dedicated to service spaces).

The domestic hot water system is equipped with a 500 l water storage boiler. The plant is equipped with a water recirculation system, so that it always has hot water in the plant.

The air conditioning system is provided with the same ventilation convectors described above, the refrigerant being supplied by a Carrier chiller.








Fresh air intake system is an installation that provides controlled ventilation of interior spaces without the need of opening windows or doors.

Other facilities of the property:

- Cable tv;
- Indoor and outdoor closed TV circuit;
- Indoor and outdoor sound system;
- Data/voice and wireless voice/data cable installation;
- Paradox burglar alert system;
- Paradox fire alert system;
- Intercom;
- Smoke fans;
- Vented air extraction fan in the garage;
- Drainage of meteoric waters;
- Degreasing gutters;
- Outdoor air conditioning plant by spraying;
- Solar panels for thermal energy.

Property details	
Rooms no.	17
Useable surface	826m²
Constructed surface	1166m²
Bedrooms no.	13
Kitchens no.	1
Bathrooms no.	9
Building type	Villa
State	Finished
Total land	5500m²
Parking inside	2
Parking outside	4

Amenities

-  Equipped kitchen
-  Furnished
-  Private heating
-  Air conditioning
-  Fireplace
-  Sauna
-  Swimming pool

Location



Photos

