

PIPERA - 3-4 bedrooms villa in compound with pool
ID:2163540

527,450 €



GENERAL INFORMATION

- 5 rooms
- level: P+2E
- construction year: 2025

AREAS

- built: 257.67 sqm
- usable: 206.73 sqm

CONTAINS

- 3 bedrooms
- 4 bathrooms

Utilities

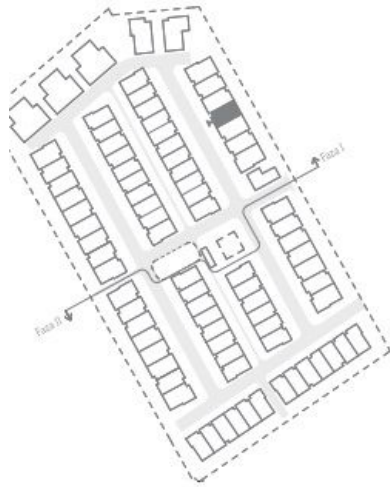
air conditioning, shower, bathtub, staircase, underfloor heating, heat pump, fan coil units, open kitchen, water meters, heating meter, electricity meter, gas meter, shared yard, private garden, children playground, sauna

Property details

This residential compound located in Pipera area, which will include 87 villas, will be put into use in 2 phases, the first phase comprising a number of 45 villas. The 9 models of villas are organized in height regime GF+2 and Bs+GF+2. It benefits from the best facilities, as well as good quality finishes. The swimming pool, sauna and children's playground are located in the center of the complex, with easy access for all residents. Each building in the complex has green space, pedestrian alleys to the lake and one-way streets for cars. The resistance structure consists of a dual system consisting of an assembly of walls and frames. The external closures will be with reinforced concrete structural walls or pillars and masonry made of 25cm ceramic blocks. The villas will benefit from: - underfloor heating through an air-water heat pump to which will be added a boiler dedicated to hot water preparation - duct type ventiloconvectors in false ceiling - connections prepared for kitchen installation (water, gas, electricity, sewage, three-phase connection for electric hob) - bathrooms fully equipped with sanitary ware (washbasins, toilet bowls, bathtubs) provided by KOLO GEBERIT or similar supplier - the exterior joinery is made of aluminum profiles Alumil / Schuco or similar and trypan glass with LowE film to the inside - entrance doors are metallic, Pinum or equivalent, PVC finish with wood appearance and metal frame and 5-point locking system - interior doors are cellular doors, white color - triple layered parquet of 12 mm thickness in rooms - non-slip tiles and ceramic tiles - mounted apparatus (sockets, boxes, switches) of the Gewiss range or equivalent

04.A

PARTER



SUPRAFETE UTILE MODUL 04A

HOL CASA SCARII	10.35 m ²
LIVING + DINING	30.02 m ²
SPATIU TEHNIC	5.89 m ²
BUCATARIE	11.34 m ²
BAIE	3.67 m ²
HOL ACCES	10.87 m ²
DEPOZITARE	4.01 m ²
TOTAL	76.16 m²

DRESSING	4.87 m ²
DRESSING	4.59 m ²
DORMITOR MATRIMONIAL	16.76 m ²
BAIE MATRIMONIALA	5.55 m ²
DORMITOR	12.00 m ²
DORMITOR	18.34 m ²
BAIE	4.07 m ²
BAIE	4.44 m ²
HOL	4.64 m ²
HOL CASA SCARII	2.80 m ²
TOTAL	78.05 m²

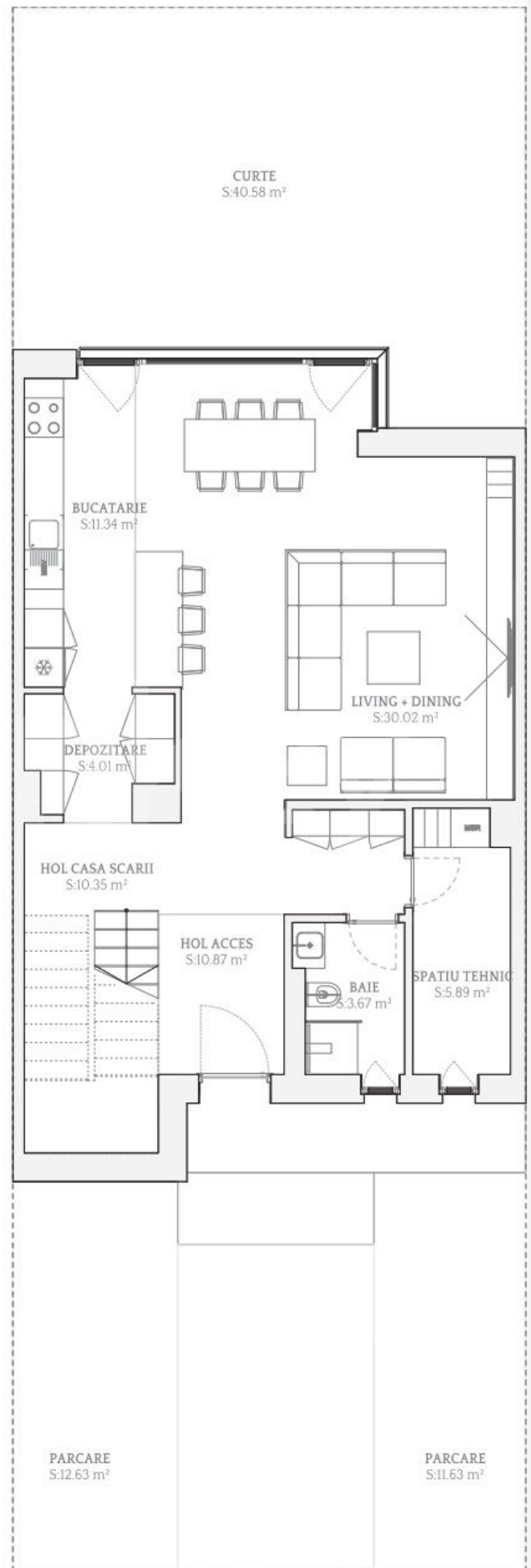
OPEN SPACE	44.22 m ²
BAIE	3.78 m ²
TOTAL	48.01 m²

*Suprafata glafuri ferestre 4.54 m²

SUPRAFETE EXTERIOARE 04A

BALCON	2.54 m ²
TERASA	30.68 m ²
CURTE	40.58 m ²
PARCARE	11.63 m ²
PARCARE	12.63 m ²
TOTAL	98.05 m²

Suprafata utila	206.73 m ²
Suprafata construita	257.67 m ²
Suprafata TEREN	187.81 m ²



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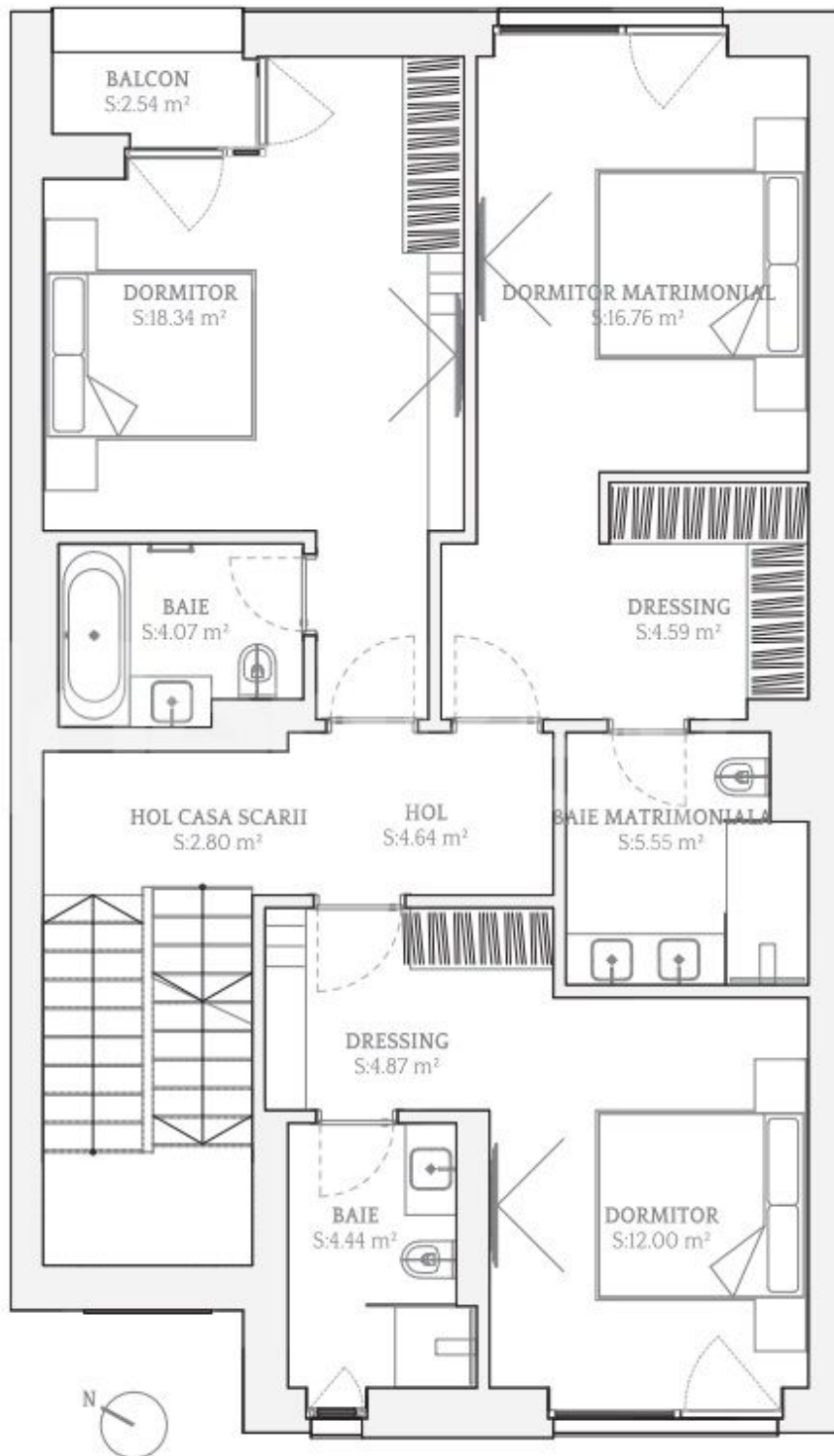
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