

PIPERA - 3-4 bedrooms villa in compound with pool
ID:2390295

415,000 €



GENERAL INFORMATION

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

AREAS

- built: 222.85 sqm
- usable: 179.47 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

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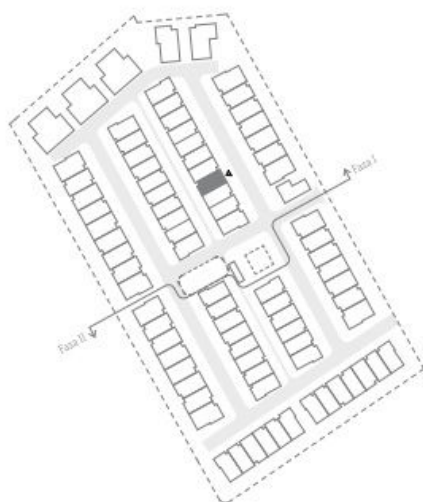
<https://www.goldenkey.ro/en/property/3-4-bedrooms-villa-in-compound-with-pool-cp2390295>

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08.B

PARTER



SUPRAFETE UTILE MODUL 08B

HOL CASA SCARII	9.79 m ²
BUCATARIE	8.12 m ²
SPALATORIE + DEPOZITARE	3.73 m ²
LIVING + DINING	28.86 m ²
SPATIU TEHNIC	3.79 m ²
HOL ACCES	4.96 m ²
BAIE	4.71 m ²
TOTAL	63.97 m²

DRESSING	3.88 m ²
DRESSING	1.80 m ²
BAIE	3.89 m ²
BAIE MATRIMONIALA	7.47 m ²
DORMITOR MATRIMONIAL	19.45 m ²
DORMITOR	14.64 m ²
DORMITOR	12.82 m ²
HOL CASA SCARII	4.16 m ²
TOTAL	68.11 m²

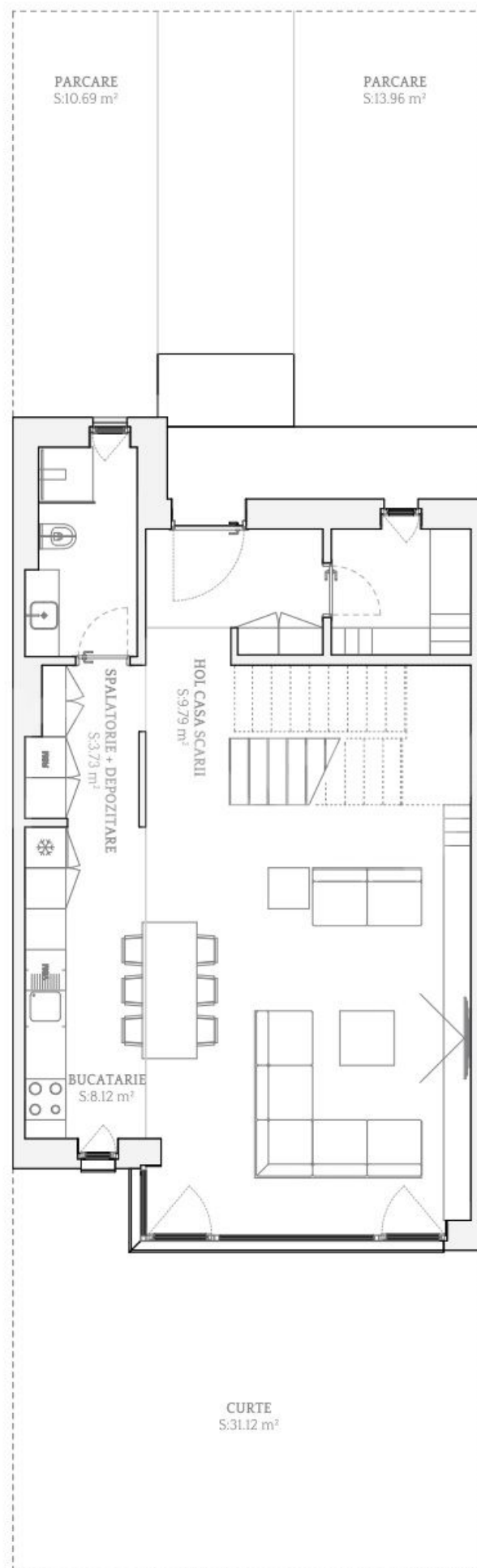
OPEN SPACE	39.17 m ²
BAIE	3.88 m ²
TOTAL	43.05 m²

*Suprafata glafuri ferestre 4.34 m²

SUPRAFETE EXTERIOARE 08B

TERASA	26.08 m ²
PARCARE	13.96 m ²
PARCARE	10.69 m ²
CURTE	31.12 m ²
TOTAL	81.85 m²

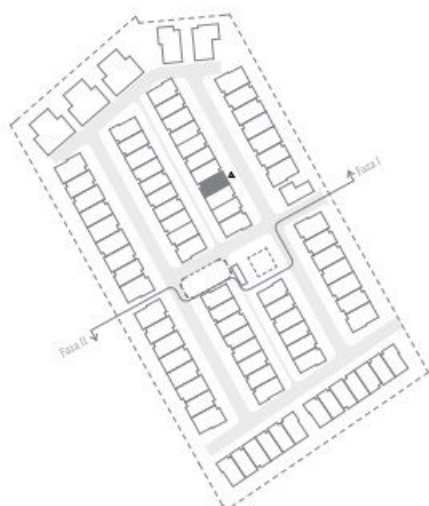
Suprafata utila	179.47 m ²
Suprafata construita	222.85 m ²
Suprafata TEREN	158.01 m ²





08.B

ETAJ I



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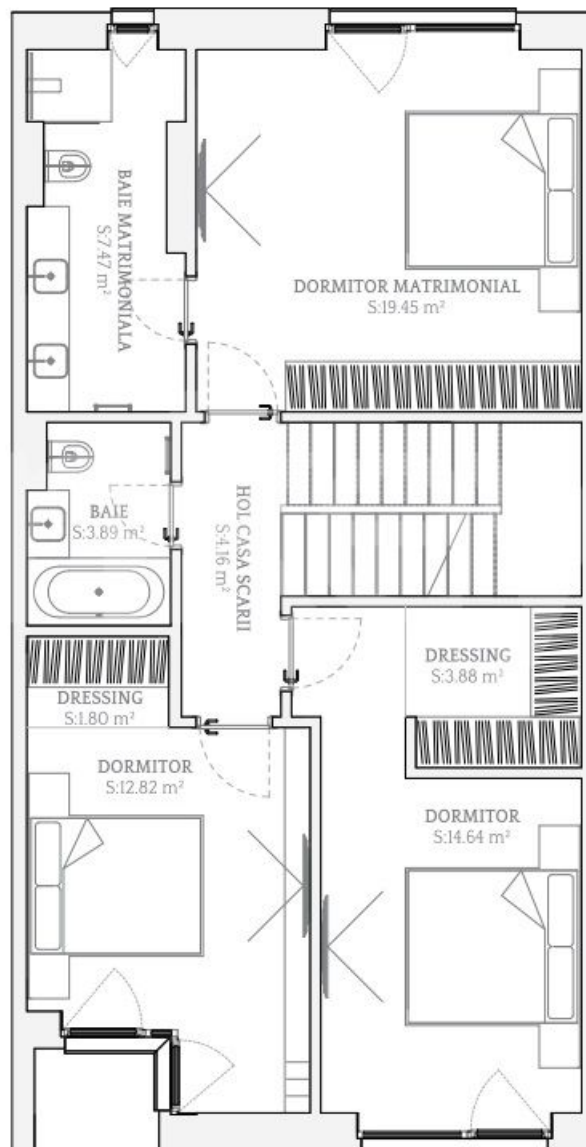
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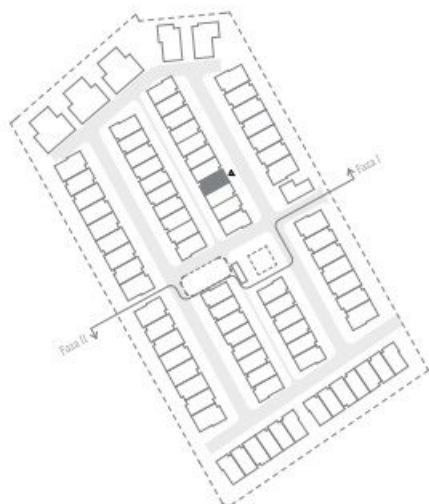
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