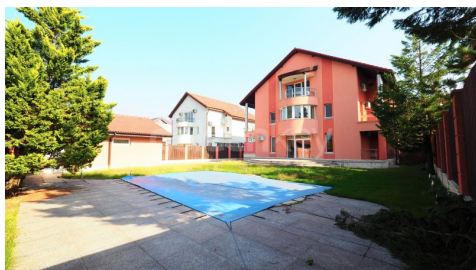


IANCU NICOLAE - 6 bedrooms elegant villa, pool and 789sqm

830,000 €

land plot

ID:129068



GENERAL INFORMATION

- 8 rooms
- level: 1S+P+1E+M
- construction year: 2001

AREAS

- built: 581 sqm
- usable: 426 sqm

CONTAINS

- 7 bedrooms
- 5 bathrooms

Utilities

air conditioning, stove, shower, bathtub, dressing room, fridge, kitchen hood, washing machine, dishwasher, staircase, unfurnished, radiators, central heating, furnished kitchen, equipped kitchen, heating meter, electricity meter, gas meter, underground storage, private garden, service closet

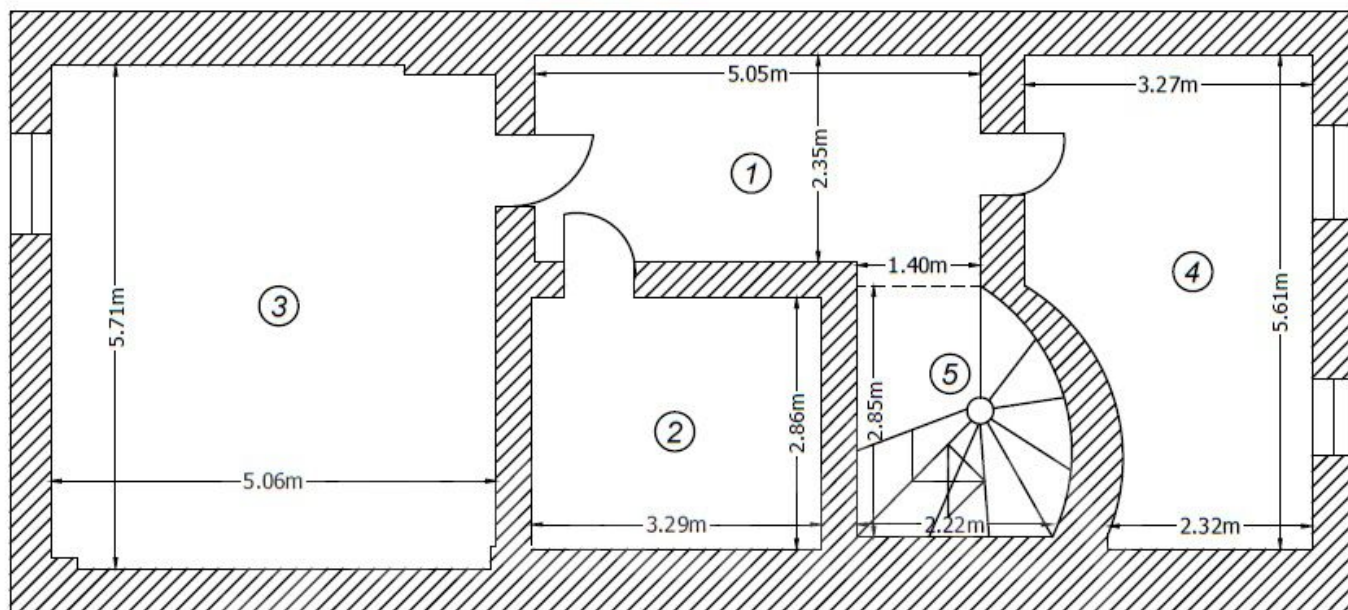
Property details

A few minutes walk from the Jolie Ville, this elegant villa arranged over 4 levels has been completely refurbished and offers a generous space with big and bright rooms with view towards the garden and swimming pool. The villa was built on a plot of 789sqm with garage for 1 car and has a usable area of 426sqm. The basement of the villa consists of technical room, ALA shelter and storage room. The ground floor is composed of living room with exit on the terrace, dining area, separate equipped kitchen, office room/ bedroom, bathroom with shower and 2 closed balconies. On the 1st floor is the master bedroom with dressing and en-suite bathroom, 2 secondary bedrooms with en-suite bathrooms and large hallway. The attic consists of a generous open space with terrace and 3 bedrooms that share 1 bathroom. In the courtyard can be parked 4 cars. Considering the impressive comfort and space as well as the location in close proximity to the bus station, it is suitable both for residence and for educational activities.

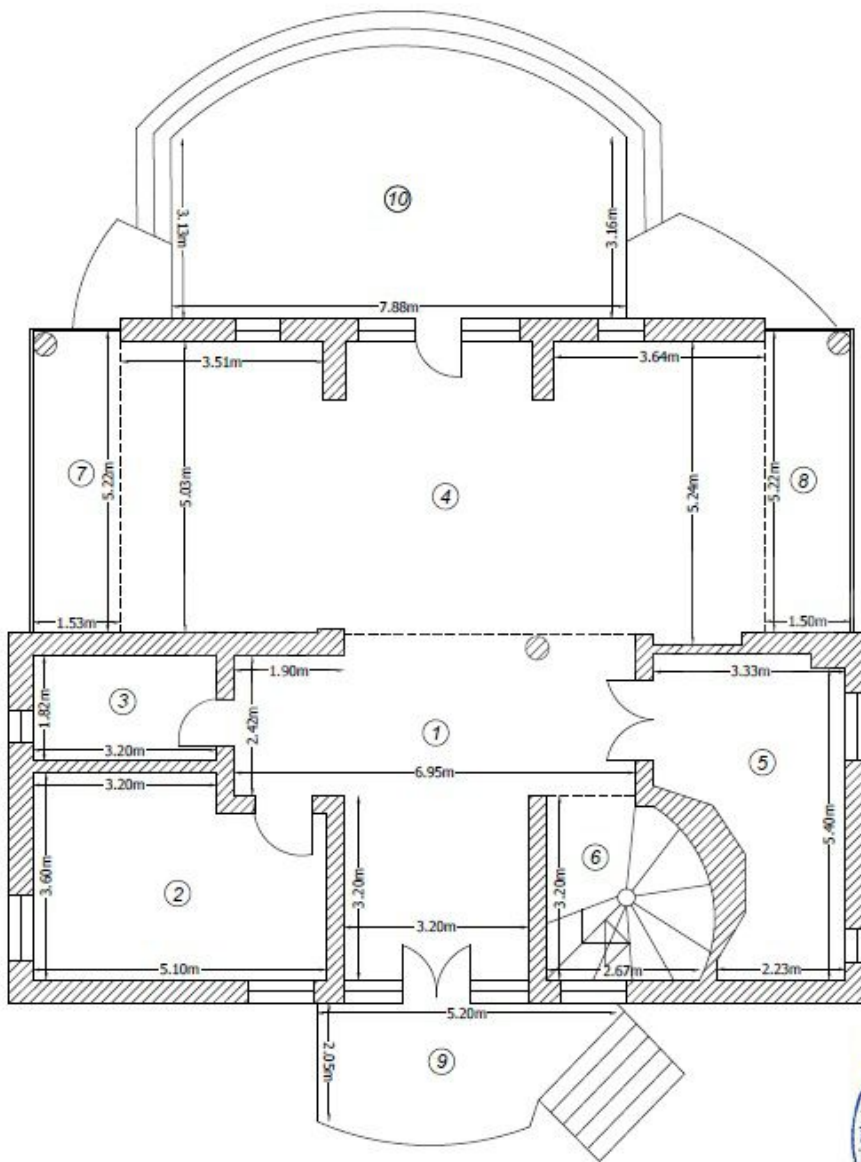
<https://www.goldenkey.ro/en/property-6-bedrooms-elegant-villa-pool-and-789sqm-land-plot-cp129068>

RELEVU SUBSOL

Scara 1:100

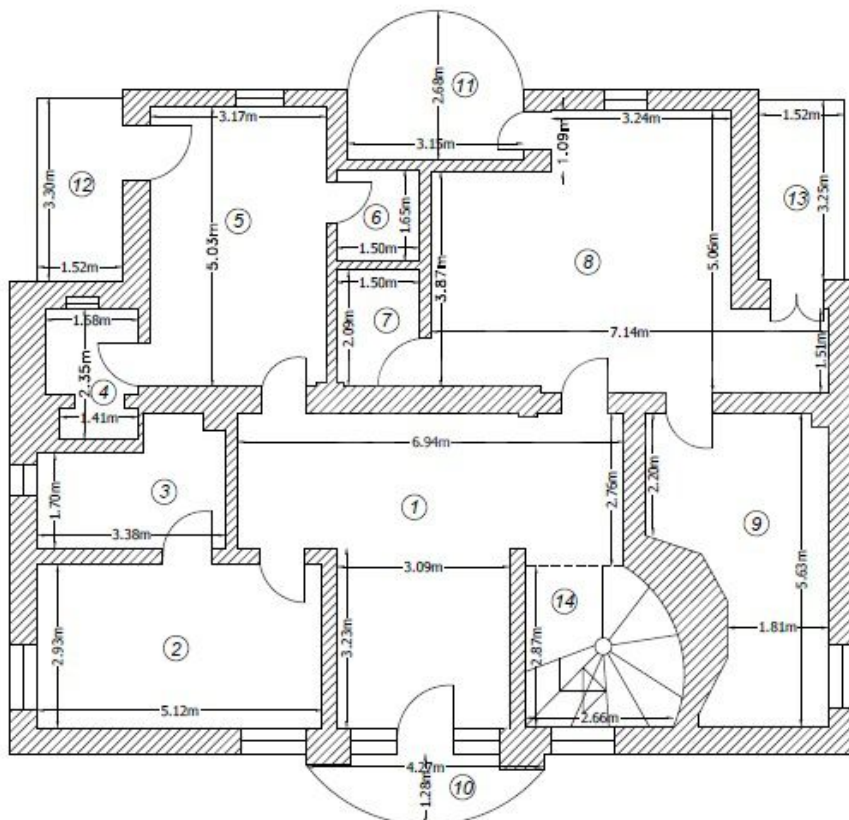


Nr. crt.	Denumire incapere	Suprafata utila [mp]
1	Hol	12.25
2	Adapost A.L.A	9.41
3	Camera	28.73
4	Camera tehnica	15.72
TOTAL SUPRAFATA UTILA = 66.11 mp		
5	Scara	6.31
SUPRAFATA TOTALA = 72.42 mp		



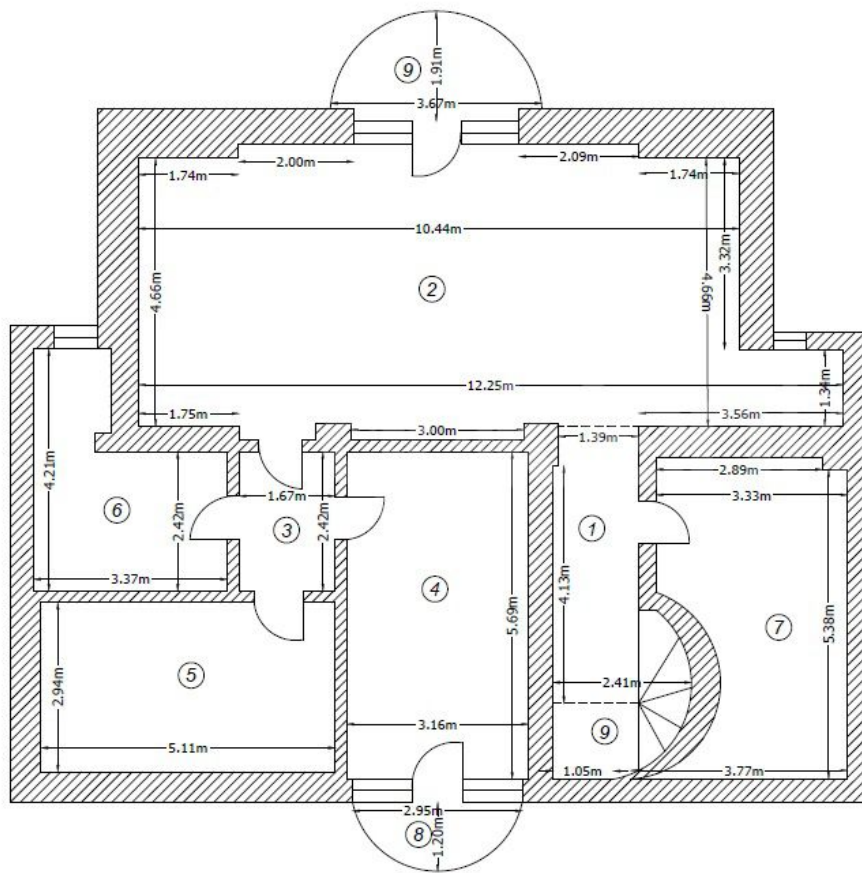
RELEVU PARTER
Scara 1:100

Nr. crt.	Denumire incapere	Suprafata utila [mp]
1	Hol	28.99
2	Dormitor	17.03
3	Baie	5.82
4	Camera de zi	55.87
5	Bucatarie	14.28
TOTAL SUPRAFATA UTILA = 121.99 mp		
6	Scara	8.42
7	Sera	7.98
8	Sera	7.83
9	Terasa acces	10.07
10	Terasa	33.43
SUPRAFATA TOTALA = 189.72 mp		



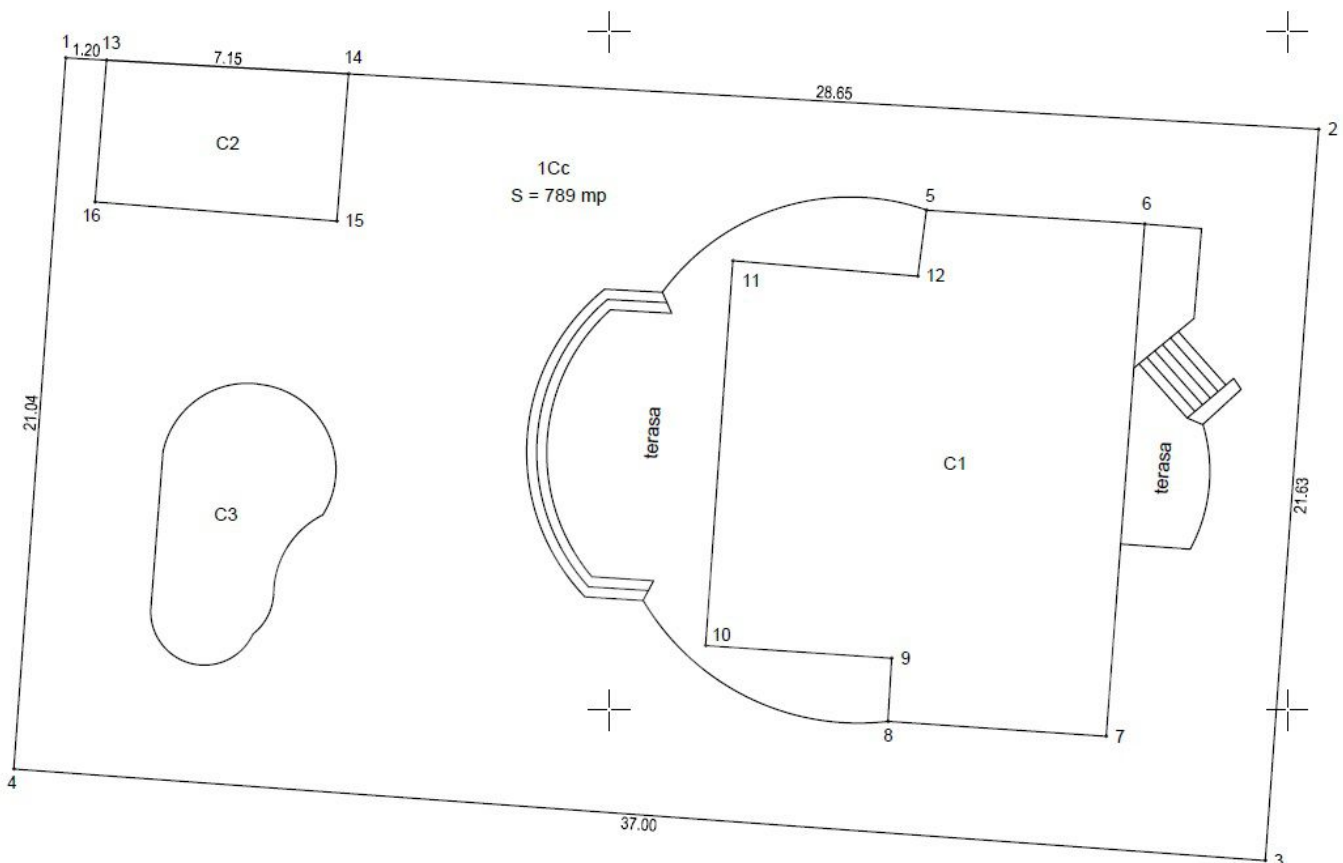
RELEVU ETAJ
Scara 1:100

Nr. crt.	Denumire incapere	Suprafata utila [mp]
1	Hol	27.40
2	Dormitor	15.00
3	Baie	6.68
4	Baie	3.61
5	Dormitor	15.93
6	Dressing	2.42
7	Dressing	3.12
8	Dormitor	27.40
9	Baie	14.29
TOTAL SUPRAFATA UTILA = 115.85 mp		
10	Balcon	3.75
11	Sera	7.39
12	Terasa	5.02
13	Terasa	4.94
14	Scara	7.51
SUPRAFATA TOTALA = 144.46 mp		



RELEVU MANSARDA
Scala 1:100

Nr. crt.	Denumire incapere	Suprafata utila [mp]
1	Hol	4.68
2	Camera hobby	53.71
3	Hol	4.04
4	Camera	17.98
5	Camera	15.02
6	Baie	10.46
7	Hol	15.95
TOTAL SUPRAFATA UTILA = 121.84 mp		
8	Terasa	2.65
9	Terasa	5.39
10	Scara	6.29
SUPRAFATA TOTALA = 136.17 mp		



A. Date referitoare la teren

Nr. Parcelă	Categoria de folosinta	Suprafata(mp)	Mentiuni
1	Cc	789	Terenul imprejmuit cu gard de beton
TOTAL	-	789	

B. Date referitoare la constructii

Cod	Destinatia	Suprafata construita la sol(mp)	Mentiuni
C1	CL	161	Locuinta, an constr. 2001, S+P+1E+M, Sc = 161 mp, Scd = 581 mp
C2	CA	31	Garaj
C3	CA	32	Piscina
TOTAL		224	

Suprafata totala masurata a imobilului = 789 mp
Suprafata din act a intregului imobil = 789 mp

GoldenKey Premium Real Estate | Bringing you home... since 2006

73 Aron Cotrus St., Bucharest 1 | Phone: +4 021 795 00 95 | Email: office@goldenkey.ro
www.goldenkey.ro | www.herastrapark.ro | www.gdk.properties