

IANCU NICOLAE - Futuristic villa on a quiet and select area  
ID:2199038

**1,800,000 €**



**GENERAL INFORMATION**

- 6 rooms
- level: P+2E
- construction year: 2010

**AREAS**

- built: 431.2 sqm
- usable: 307 sqm

**CONTAINS**

- 4 bedrooms
- 4 bathrooms

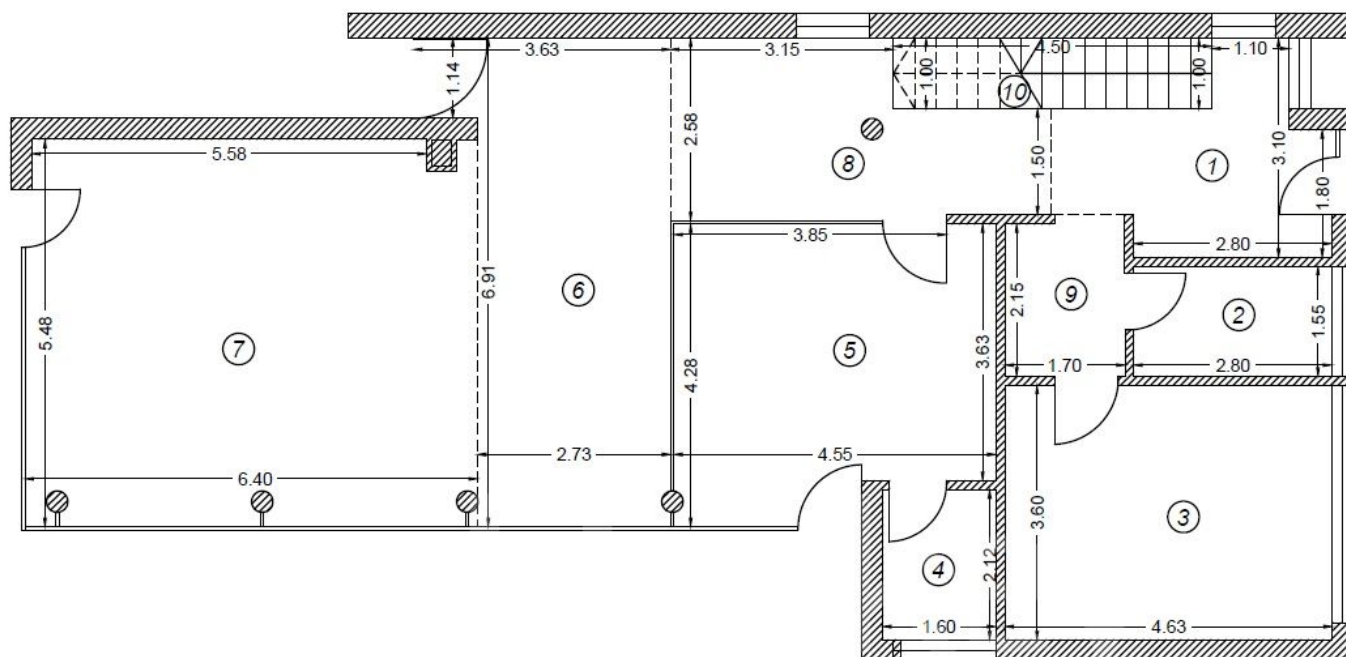
**Utilities**

stove, shower, bathtub, dressing room, fridge, kitchen hood, washing machine, dishwasher, staircase, fireplace, alarm system, fully furnished, radiators, central heating, underfloor heating, open kitchen, furnished kitchen, equipped kitchen, water meters, electricity meter, gas meter, private garden, irrigation, storage room, service closet


**Property details**

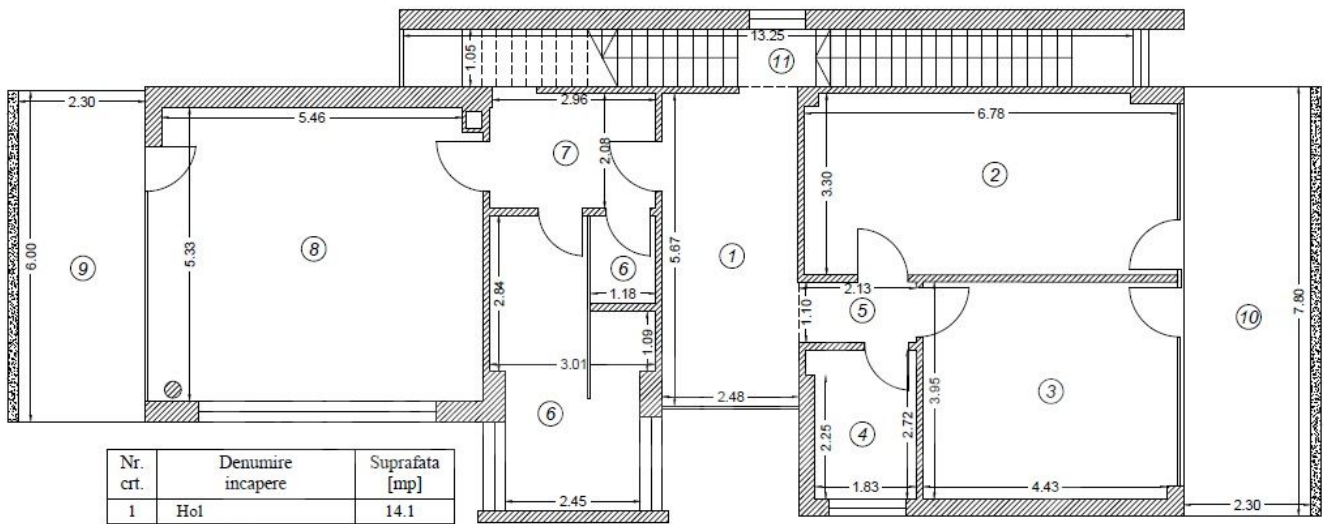
Individual villa built in a minimalist style that comes out of an old classic patterns in the area of Iancu Nicolae and has 3 levels with glazed surfaces and modern quality finishes. The Villa was built on a plot of 700sqm and has an usable area of 307sqm. The ground floor consists of a bright living room with dining area and open kitchen, office/bedroom and guest toilet. On the first floor we have the master bedroom with dressing and ensuite bathroom and 2 secondary bedrooms that share the 2nd bathroom. At the second floor there is an open space, bathroom, terrace and technical space. Considering the proximity to educational facilities, commercial and the comfort which is offered, this villa is ideal for an expat family residence.

<https://www.goldenkey.ro/en/property-futuristic-villa-on-a-quiet-and-select-area-cp2199038>

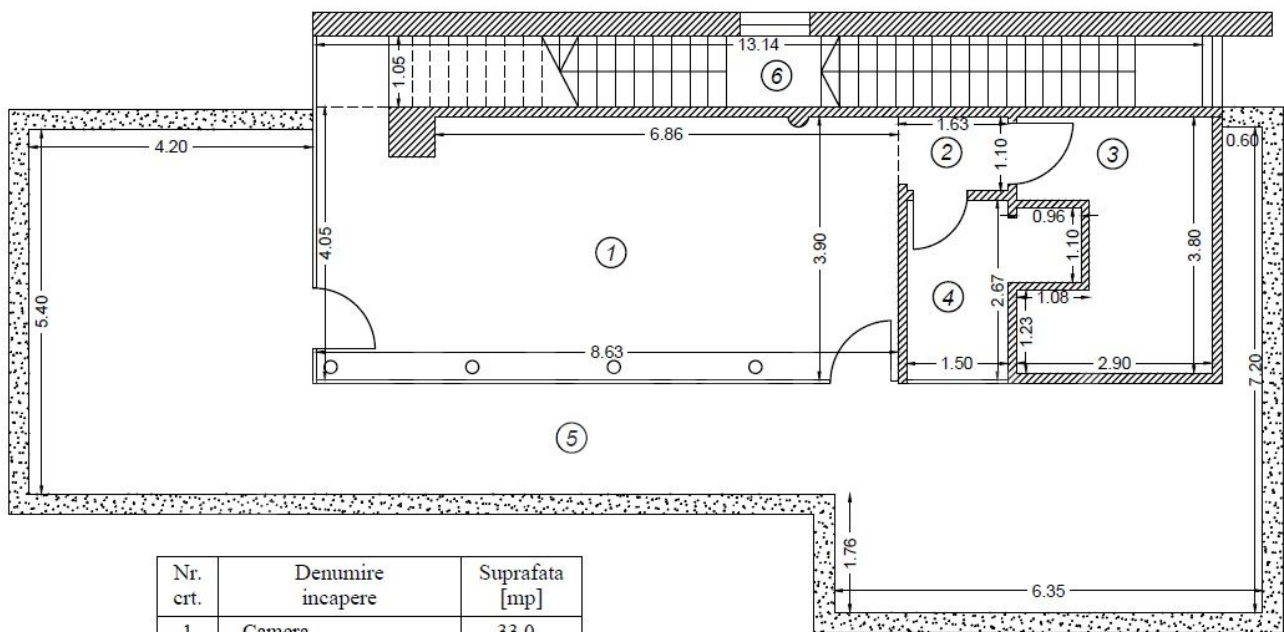


Nr. crt.	Denumire incapere	Suprafata [mp]
1	Vestibul	8.6
2	Baie	4.4
3	Dormitor	16.7
4	Camara	3.4
5	Bucatarie	18.4
6	Dining	20.0
7	Living	33.9
8	Hol	10.0
9	Hol	30.7
TOTAL SUPRAFATA UTILA = 146.1 mp		
10	Scara	4.5
SUPRAFATA TOTALA = 150.6 mp		


**CERTIFICAT DE AUTENTICITATE**  
 Executant, \_\_\_\_\_  
 Data \_\_\_\_\_



Nr. crt.	Denumire incapere	Suprafata [mp]
1	Hol	14.1
2	Dormitor	21.3
3	Dormitor	17.5
4	Baie	4.3
5	Hol	2.3
6	Baie	14.0
7	Dressing	6.2
8	Dormitor	31.8
TOTAL SUPRAFATA UTILA = 111.5 mp		
9	Balcon	13.8
10	Balcon	17.9
11	Scara	13.9
SUPRAFATA TOTALA = 157.1 mp		



Nr. crt.	Denumire incapere	Suprafata [mp]
1	Camera	33.0
2	Hol	1.9
3	Centrala termica	9.6
4	Grup sanitar	5.2
TOTAL SUPRAFATA UTILA = 49.7 mp		
5	Terasa	60.0
6	Scara	13.8
SUPRAFATA TOTALA = 123.5 mp		



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