

**BANEASA - Generous 8 bedrooms villa**  
572sqm usable

**1,890,000 €**



**GENERAL INFORMATION**

- 11 rooms
- level: 1S+P+2E+Pod
- construction year: 2000

**AREAS**

- built: 623 sqm
- usable: 572 sqm

**CONTAINS**

- 8 bedrooms
- 6 bathrooms

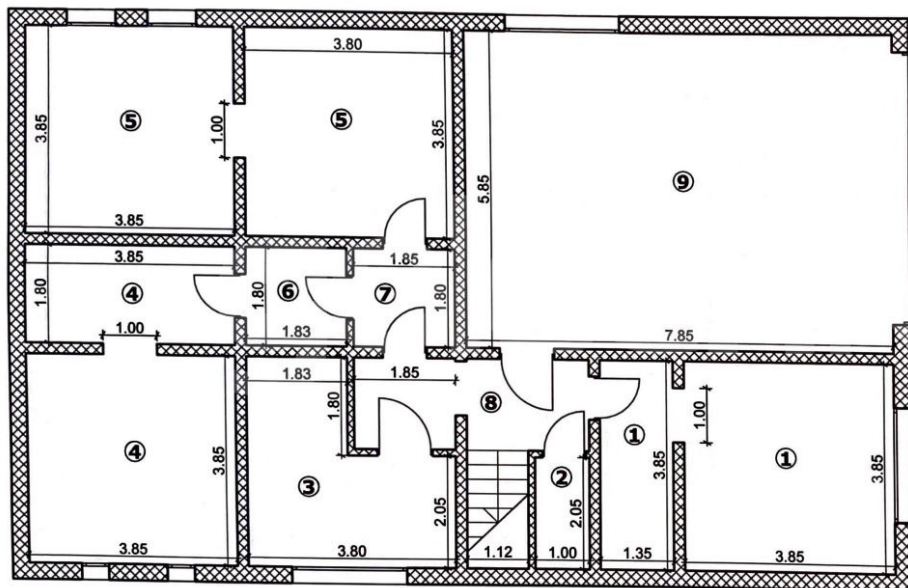
**Utilities**

air conditioning, stove, shower, bathtub, dressing room, fridge, kitchen hood, staircase, fireplace, unfurnished, radiators, central heating, closed kitchen, partially furnished kitchen, partially equipped kitchen, water meters, electricity meter, gas meter, underground storage, private garden, cellar

**Property details**

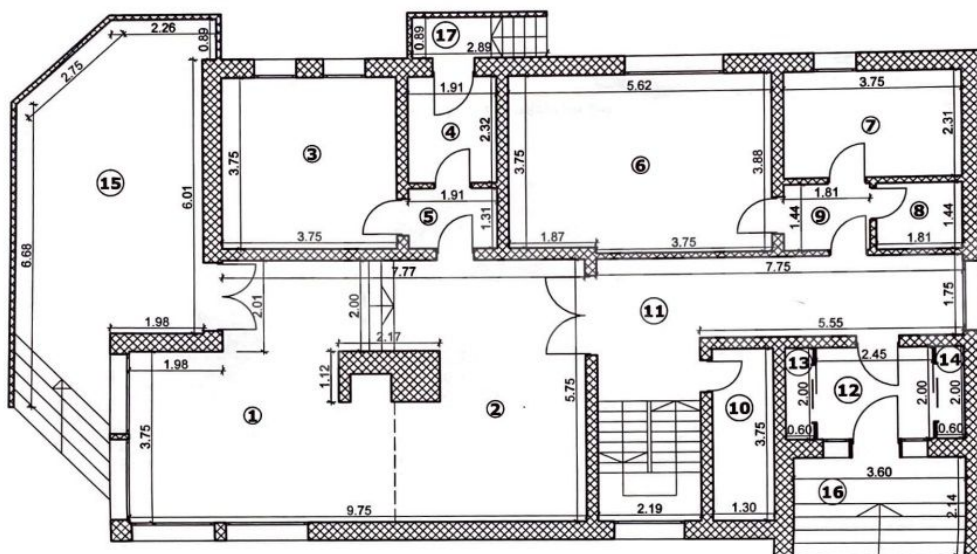
Located in Baneasa area, on a quiet street, this 11th rooms villa is developed on 4 levels Bs+Gf+2 and was built in 2000 on a plot of 1321sqm. It has a total area of 623sqm and 572sqm usable. The basement consists of technical room, wine cellar, 2 storage rooms and garage for 2 cars. On the ground floor there is living room with fireplace, dining area and exit on the terrace, separate kitchen, bedroom with en suite bathroom, hobby area and bathroom with shower. On the 1st floor there is 1 bedroom with en-suite bathroom, 3 bedrooms that share 1 bathroom and kitchen/bedroom. The 2nd floor consists of 3 bedrooms and 2 attic spaces that can be used as laundry/dryer room. The villa is suitable for office space.

<https://www.goldenkey.ro/en/property-generous-8-bedrooms-villa-572sqm-usable-1321sqm--and-plot-cp2666494>



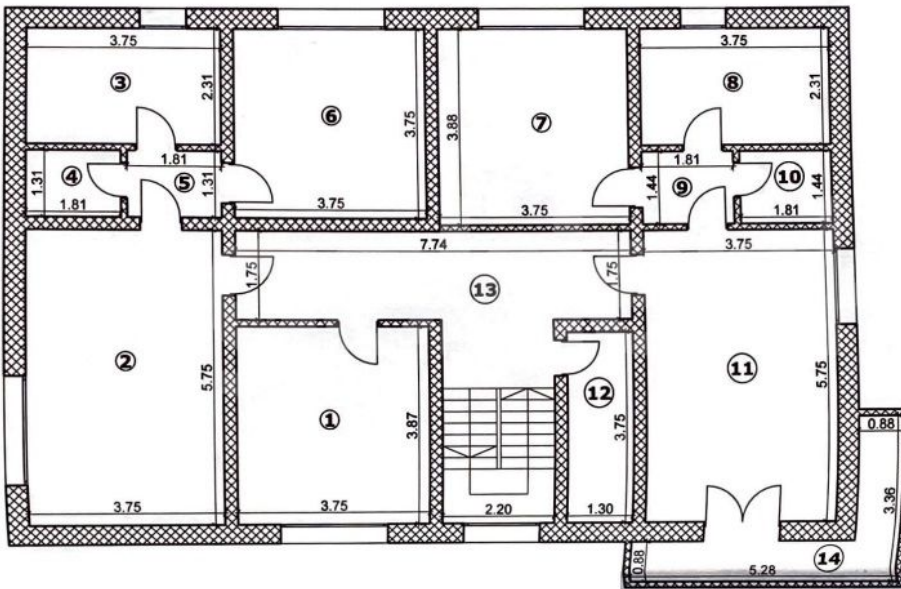
Nr. incapere	Denumire incapere	Suprafata utila(m.p.)
1.	Camara	20.23
2.	Debara	2.05
3.	Sala cazan	11.08
4.	Subsol tehnic	21.95
5.	Depozit+sas	29.62
6.	Sas	3.30
7.	Hol	3.33
<b>Suprafata utila=91.56mp</b>		
8.	Hol+scara	9.51
9.	Garaj	45.92
<b>Suprafata totala=146.99mp</b>		

**Ing. Vartic Ana Maria Stefania**



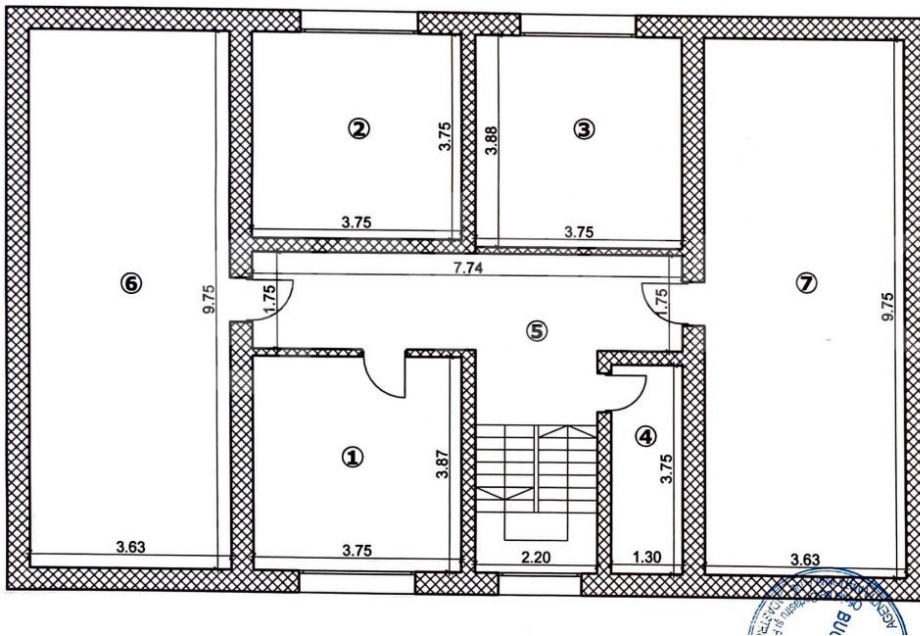
Nr. incapere	Denumire incapere	Suprafata utila(m.p.)
1.	Living	27.85
2.	Dining	22.54
3.	Bucatarie	14.05
4.	Camara	4.41
5.	Sas	2.62
6.	Dormitor	21.54
7.	Baie	8.67
8.	Debara	2.59
9.	Sas	2.73
10.	W.C.	4.89
<b>Suprafata utila=111.89mp</b>		
11.	Hol+scara	22.85
12.	Hol intrare	4.90
13.	Depozitare	1.20
14.	Depozitare	1.20
15.	Terasa	31.77
16.	Intrare	8.00
17.	Intrare	2.85
<b>Suprafata totala=184.66mp</b>		

**Ing. Vartic Ana Maria Stefania**



Nr. incapere	Denumire incapere	Suprafata utila(m.p.)
1.	Birou	14.50
2.	Camera	21.79
3.	Baie	8.66
4.	Debara	2.38
5.	Sas	2.50
6.	Dormitor	14.03
7.	Dormitor	14.52
8.	Baie	8.66
9.	Sas	2.73
10.	Debara	2.61
11.	Camera	21.67
12.	W.C.	4.87
<b>Suprafata utila=118.83mp</b>		
13.	Hol+scara	22.46
14.	Balcon	7.29
<b>Suprafata totala=148.58mp</b>		

CERTIFICAT DE ...



Nr. incapere	Denumire incapere	Suprafata utila(m.p.)
1.	Dormitor	14.50
2.	Spalatorie	14.03
3.	Camera	14.52
4.	W.C.	4.87
<b>Suprafata utila=47.92mp</b>		
5.	Hol+scara	22.46
6.	Pod	35.65
7.	Pod	35.65
<b>Suprafata totala=141.68mp</b>		

CERTIFICAT DE AUTORIZARE  
 Executant: **Ing. Valeriu Ana Maria Stefania**  
 ANPFI SA  
 CATEGORIA C

Oficiul de Cadastru și Publicitate Imob.  
 BUCUREȘTI  
 Receptionat: **AN ELFN**