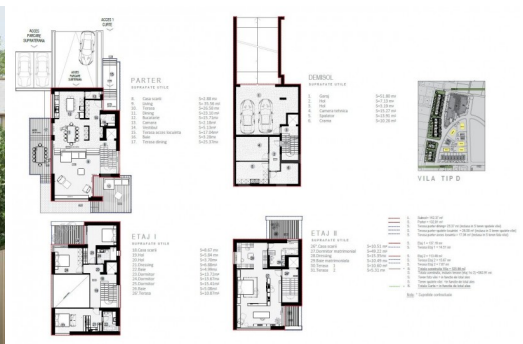


BANEASA - Smart villa in residential compound
due date December 2023

1,538,051 €



GENERAL INFORMATION

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

AREAS

- built: 499 sqm
- usable: 352 sqm

CONTAINS

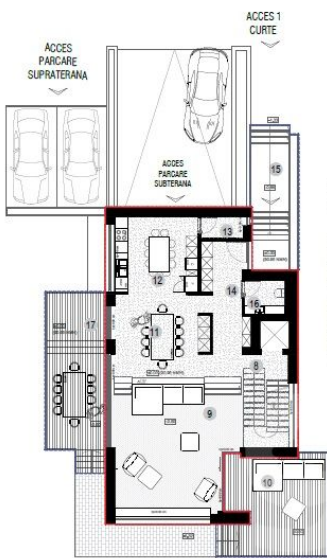
- 4 bedrooms
- 4 bathrooms

Utilities

staircase, unfurnished, central heating, underfloor heating, heat pump, fan coil units, water meters, electricity meter, shared yard, private garden, elevator

Property details

Located in Baneasa area, in a residential compound with 44 units, this 4 bedrooms villa is arranged on 3 levels GF+2 and will be built on a plot of 344sqm. It has a total area of 245sqm and 215sqm usable. The ground floor consists of a spacious living room with exit to the garden, separate kitchen, toilet and storage space. On the 1st floor there is master bedroom with en-suite bathroom and 2 secondary bedrooms that share the 2nd bathroom and terrace. On the 2nd floor there is 1 master bedroom with dressing room and bathroom, terrace and technical room/laundry. The foundation will be made in a system of continuous beams of reinforced concrete on the filling / cushion of compacted ballast. The side walls are made of 30cm brick masonry. The insulation of the house will be made with mineral wool of 15cm. The facades will be a combination of ventilated façade and thermosystem with decorative paint. The exterior joinery will be made of aluminum and double glazing. The heating system is made by air-water heat pump through the floor system. Water heating is also done by the building pump, the system being equipped with a 300l boiler for storing hot water. The cooling of the rooms is done with ventilocovectors mounted in the ceiling of the living rooms, the heating agent being delivered by the heat pump. The building pump will be controllable by smart-phone so that it can be programmed as efficiently as possible, reducing energy consumption. The villas are handed over in white, without finishes and benefit from 2 parking spaces in front.



PARTER
SUPRAFATE UTILE

- 8. Casa scarii S=2.88 m²
- 9. Living S=35.56 m²
- 10. Terasa S=26.58 m²
- 11. Dining S=23.10 m²
- 12. Bucatarie S=15.71 m²
- 13. Camara S=2.18 m²
- 14. Vestibul S=5.13 m²
- 15. Terasa acces locuinta S=17.04 m²
- 16. Baie S=3.28 m²
- 17. Terasa dining S=25.37 m²

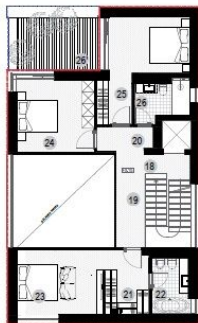


DEMISOL
SUPRAFATE UTILE

- 1. Garaj S=51.80 m²
- 2. Hol S=7.13 m²
- 3. Hol S=3.19 m²
- 4. Camera tehnica S=15.27 m²
- 5. Spalator S=13.91 m²
- 6. Crama S=10.26 m²

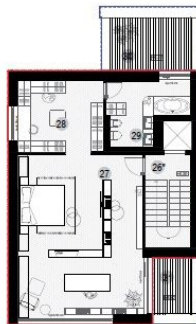


VILA TIP D



ETAJ I
SUPRAFATE UTILE

- 18. Casa scarii S=8.67 m²
- 19. Hol S=5.84 m²
- 20. Hol S=3.70 m²
- 21. Dressing S=6.88 m²
- 22. Baie S=4.99 m²
- 23. Dormitor S=13.72 m²
- 24. Dormitor S=13.67 m²
- 25. Dormitor S=15.41 m²
- 26. Baie S=5.08 m²
- 26'. Terasa S=10.87 m²



ETAJ II
SUPRAFATE UTILE

- 26". Casa scarii S=10.51 m²
- 27. Dormitor matrimonial S=49.22 m²
- 28. Dressing S=15.35 m²
- 29. Baie matrimoniala S=10.49 m²
- 30. Terasa 1 S=10.60 m²
- 31. Terasa 2 S=5.31 m²

- S. Subsoli= 142.37 m²
- S. Parter = 132.81 m²
- S. Terasa parter dining= 25.37 m² (inclusa in S teren spatiale vile)
- S. Terasa parter spatiale locuinta = 26.58 m² (inclusa in S teren spatiale vile)
- S. Terasa parter acces locuinta = 17.04 m² (inclusa in S teren fata vile)
- S. Etaj 1 = 137.19 m²
- S. Terasa Etaj 1 = 14.51 m²
- S. Etaj 2 = 113.49 m²
- S. Terasa Etaj 2 = 15.67 m²
- S. Terasa Etaj 2 = 7.87 m²
- S. Totala construita Vila = 525.88 m²
- S. Totala construita, inclusiv terase (etaj 1si 2) = 663.91 m²
- S. Teren fata vile = in functie de lotul ales
- S. Teren spatiale vile = in functie de lotul ales
- S. Totala Curta = in functie de lotul ales

Note: * Suprafete contractuale

