








# Exclusive complex of villas in a prestigious area of Bucharest (001512)



320 000 €

 Floor area	<b>117 m<sup>2</sup></b>
 Number of rooms	<b>3 bedrooms</b>
 Furnitures	<b>Partly</b>
 To the beach:	<b>m</b>
 Location:	<b>Romania, Bucharest</b>
 To the airport:	<b>km</b>
 To the city centre:	<b>km</b>

## Options

- ✓ Balcony/ Terrace
- ✓ Private territory
- ✓ Outdoor parking

## Description

The complex represents a unique offer **on the Bucharest** real estate market - 20 exclusive villas located in one of the most prestigious areas of the capital.

Each villa combines innovative technologies, modern design and the highest level of security, providing its owners with comfort and tranquility.

### Main characteristics:

#### Modern heating and cooling systems:

- Geothermal heat pumps
- Photovoltaic panels
- Floor cooling system

### **Safety priority:**

- Modern security systems to protect your home and family

### **Convenient location:**

- Quick access to public transport
- Close proximity to shopping centers and shops
- Prestigious educational institutions such as English School, American School and Mark Twain are just a few minutes away by car

### **High quality finishing materials:**

- Premium materials to create a stylish and durable interior
- Ventilated façade ensuring durability and aesthetics of the building

### **Villas type A:**

- Total built area: 157.03 m<sup>2</sup>
- Total usable area: 116.91 m<sup>2</sup>

### **Layout:**

#### **First floor (usable area 52.42 m<sup>2</sup>):**

- Living area and dining room – 36.49 m<sup>2</sup>
- Kitchen – 7.87 m<sup>2</sup>
- Two bathrooms – 5.10 m<sup>2</sup>
- Terrace in the courtyard – 12 m<sup>2</sup>

#### **Second floor (usable area 64.49 m<sup>2</sup>):**

- Bedrooms – 12.96 m<sup>2</sup>, 15.27 m<sup>2</sup>, 17.02 m<sup>2</sup>
- Bathroom – 4.52 m<sup>2</sup>
- Bathroom – 4.3 m<sup>2</sup>
- Dressing room – 7.87 m<sup>2</sup>

### **Financial conditions:**

- Total cost: 320,000 €

- First installment: 140,000 €
- Resale conditions: 15% of the total value upon transfer of ownership

Completion of construction: autumn 2024

This villa complex is ideal for those seeking a combination of comfort, security and a prestigious location in the capital.

**Information updated: 02.07.2024**

## Photo gallery





