

Iancu Nicolae Pipera luxurious brand new villas For Sale near Baneasa Forest



Offer details

ID: 1350

VAT is added: Da

Price type: Total

Property type: Sales offers>Villas

County:

City / District: Ilfov - Iancu Nicolae

Area: Padurea Baneasa

Rooms: 7

Level / Floor: P+2

Parking: 3

Built / useful surface (m²): 540

Offer description

Luxury villas now available for sale in Iancu Nicolae - Pipera area, in the newest residential complex under development within short distance from Baneasa forest, prestigious private schools and kindergartens (Cambridge, British School, Mark Twain, American School, French High School, Little London, Olga Gudynn, Avenor, Discovery, Hermann Oberth, etc.), 10 minutes away from Baneasa Shopping Mall, Ikea, Metro, Dedeman and Decathlon. Immediate access to the strip mall, Lidl supermarket, Jolie Ville shopping center, fitness center, medical clinic, etc.

Due for completion in the spring of 2022, this elegant residential complex is developed on 15,000 sq m of land and consists of 26 individual luxury villas with sunny, generously sized living area, private outdoor swimming pool and garden:

VILLAS TYPE A - Selling Price: 899,000 Euro (+ VAT)

- Floor Levels / Height: Ground Floor + 2 Floors
- Total built area: 540 sqm
- Land plot size: 432 sqm
- Interior Layout: 7 rooms (4 bedrooms, 1 study, 1 living-dining, 1 hobby room) and 5 bathrooms
- Garage for 1 car & 2 outdoor parking spaces.

VILLAS TYPE B - Selling Price: 749,000 Euro (+ VAT)

- Floor Levels / Height: Ground Floor + 1 Floor
- Total built area: 353 sqm
- Land plot size: 400 sqm
- Interior Layout: 5 rooms (3 bedrooms, 1 study, 1 living-dining) and 4 bathrooms
- Garage for 1 car & 2 outdoor parking spaces.

VILLAS TYPE C - sold out.

VILLAS TYPE D - Selling Price: 629,000 Euro (+ VAT)

- Floor Levels / Height: Ground Floor + 1 Floor
- Total built area: 278 sqm
- Land plot size: 375 sqm
- Interior Layout: 4 rooms (3 bedrooms, 1 living-dining) and 4 bathrooms

- 2 outdoor parking spaces.

VILLA TYPE E – sold out.

TECHNICAL SPECIFICATIONS:

- The villas benefit from plenty of natural light due to their purposefully designed architecture;
- The villas are built individually with 30 cm Porotherm type brick structure, 10 cm thick EPS80 exterior thermal insulation layer and 10 cm basalt wool;
- Ventilated facades with HPL tiles, ALUCOBOND;
- CORTIZO 70HI joinery, hidden hinges, 44 mm triple foil insulated glass for windows, 50 mm for the sliding doors;
- Waterproofing and thermal insulation of terraces, terrace cladding in floating system;
- Interior doors from PINUM and the main entrance door is on a 240cm / 140 cm pivot;
- The garage door is HORMANN 350 × 225, RAL7016, anthracite gray shade;
- Individual heating system from BUDERUS 35KW or equivalent, expansion vessel, boiler, recirculation pump and accessories;
- Underfloor heating is UPONOR Smart S – control 8 independent areas, floor distributors;
- The air conditioning system is VRF GREE type.
- Balustrade balconies laminated glass 8.2.8mm float clear (Saint Gobain) mounted in aluminum profile type “U”.

NOTE: triple layered parquet flooring in a budget of 50 € / sqm. Solar panels (Buderus / Viessmann) and preparation for water and electricity supply for the swimming pool. The selling price of the villas **does not include** sanitary ware, ceramic wall and floor tiles, indoor finishes and handrail for the interior staircase.

Price: 899000 EURO