

**BANEASA - Modern 5 bedrooms villa
premium finishes**

2,200,000 €



GENERAL INFORMATION

- 7 rooms
- level: P+2E
- construction year: 2021

AREAS

- built: 551 sqm
- usable: 335 sqm

CONTAINS

- 5 bedrooms
- 4 bathrooms

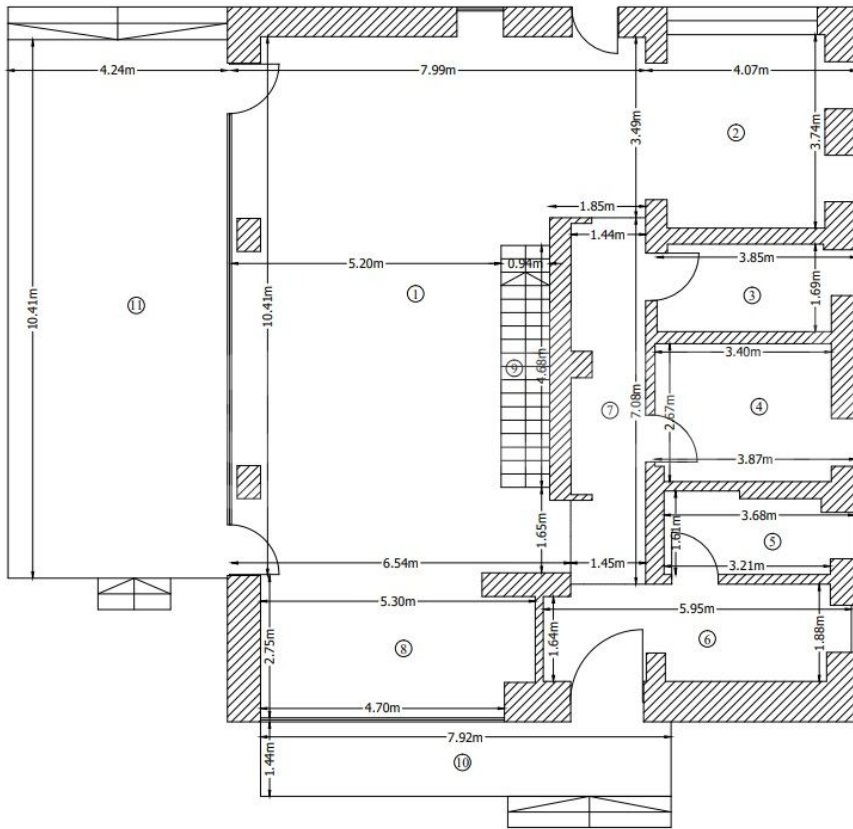
Utilities

air conditioning, stove, shower, bathtub, dressing room, fridge, kitchen hood, jacuzzi, washing machine, dishwasher, staircase, partially furnished, central heating, underfloor heating, open kitchen, furnished kitchen, equipped kitchen, water meters, electricity meter, gas meter, private garden, irrigation

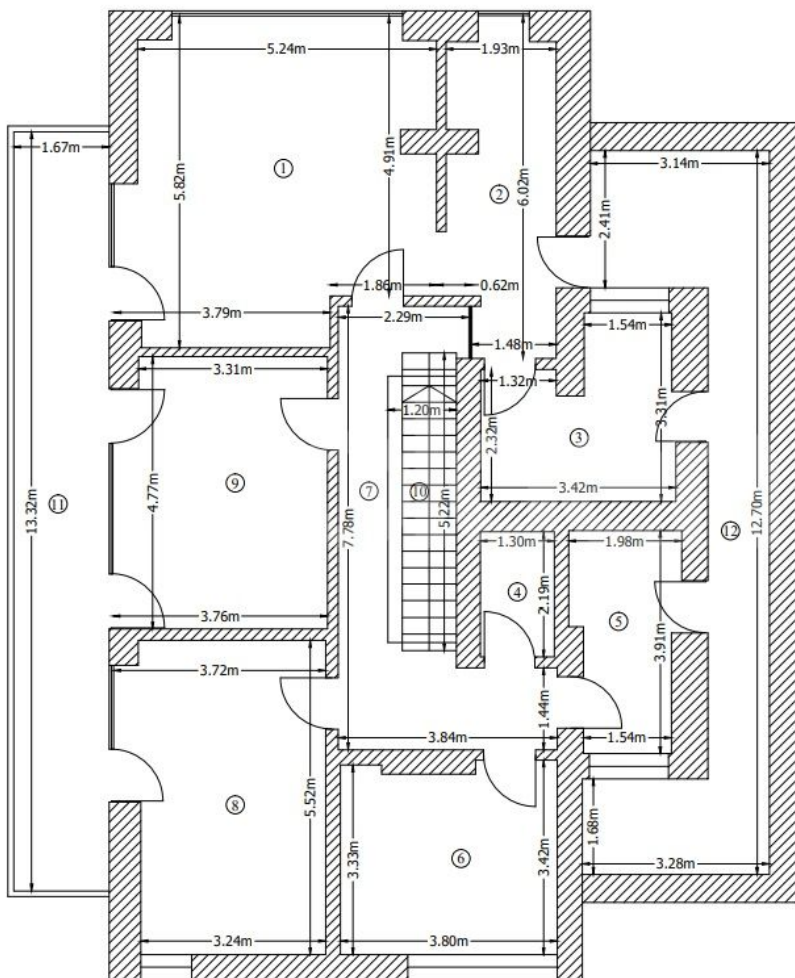
Property details

Located in a noise-free area, 2 minutes walking from Baneasa Forest, this 5 bedrooms villa is arranged on 3 levels GF+2 and was built in 2021 on a plot of 577sqm. It has a total area of 551sqm and 335sqm usable. The ground floor consists of a generous living room with large glazed spaces and access to the terrace and swimming pool, dining area, open and equipped kitchen, bedroom, bathroom and technical room. On the 1st floor is the master bedroom with dressing area, private bathroom and exit to the terrace, 3 secondary bedrooms that share 2 bathrooms and the 2nd terrace. The 2nd floor consists of an open space with access to 2 terraces and 2 storage spaces. In the courtyard you can park 2 cars. The villa benefits from a heated swimming pool and Jacuzzi, ventilated façade, defrosted terraces and special attention to finishes. This property represents a unique opportunity for those who want a spacious and well-equipped home, located in an exclusive area, close to the forest, but with easy access to the main points of interest of the capital.

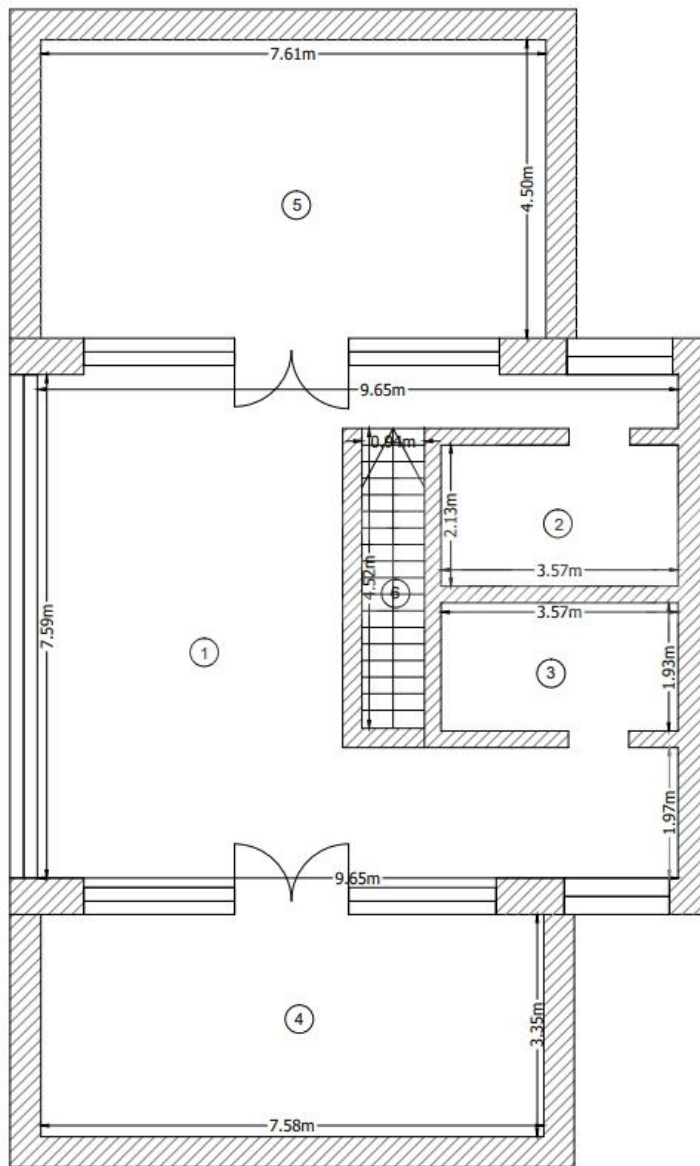
<https://ww.goldenkey.ro/en/property-modern-5-bedrooms-villa-premium-finishes-heated-pool-jacuzzi-cp2301915>



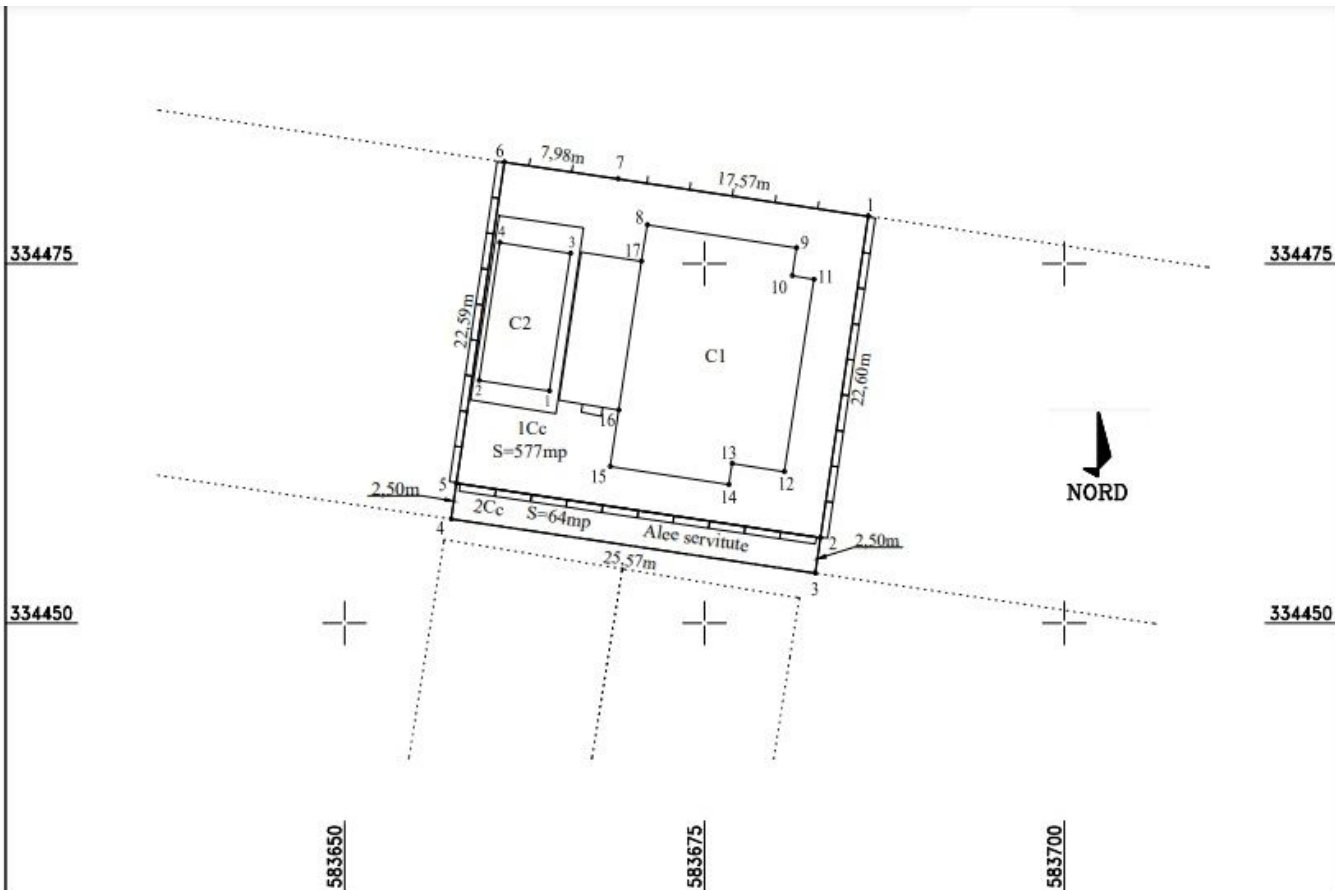
| Numar incapere | Denumire incapere | Suprafata (mp) |
|--|-------------------------|--------------------|
| 1 | Living+Loc de luat masa | 66.6 |
| 2 | Bucatarie | 13.6 |
| 3 | Centrala termica | 6.1 |
| 4 | Dormitor | 9.5 |
| 5 | Grup sanitar | 5.3 |
| 6 | Windfang | 10.4 |
| 7 | Hol | 9.9 |
| 8 | Birou | 13.8 |
| Suprafata utila = 135.2 mp | | |
| 9 | Casa scarii | 4.40 |
| 10 | Terasa | 11.40 |
| 11 | Terasa | 44.10 |
| Suprafata totala = 195.10 mp | | |
| Numele si prenumele executantului: Ing. Ionita Alexandru Autorizat, categ. A, seria RO-B-F, nr. 2076 | | Data |
| Semnatura si stampila | | Septembrie 2020 |
| Receptionat, Semnatura si stampila : | | Data |



| Numar incapere | Denumire incapere | Suprafata (mp) |
|--|----------------------|--------------------|
| 1 | Dormitor matrimonial | 29.0 |
| 2 | Dressing | 10.6 |
| 3 | Baie | 9.2 |
| 4 | Grup sanitar | 2.8 |
| 5 | Baie | 6.8 |
| 6 | Dormitor | 12.5 |
| 7 | Hol | 12.7 |
| 8 | Dormitor | 19.0 |
| 9 | Dormitor | 17.7 |
| Suprafata utila = 120.3 mp | | |
| 10 | Casa scarii | 6.10 |
| 11 | Balcon | 22.20 |
| 12 | Balcon | 22.40 |
| Suprafata totala = 171.0 mp | | |
| Numele si prenumele executantului: Ing. Ionita Alexandru Autorizat, categ. A, seria RO-B-F, nr. 2076 | | Data |
| Semnatura si stampila | | Septembrie 2020 |
| Receptionat, | | |
| Semnatura si stampila : | | Data |



| Numar incapere | Denumire incapere | Suprafata (mp) |
|--|-------------------|--------------------|
| 1 | Camera | 50.7 |
| 2 | Camera | 7.6 |
| 3 | Camera | 6.9 |
| Suprafata utila (mp) = 65.2 mp | | |
| 4 | Balcon | 25.39 |
| 5 | Balcon | 34.25 |
| 6 | Casa scarii | 4.25 |
| Suprafata totala(mp)=129.09 | | |
| Numele si prenumele executantului: IONITA ALEXANDRU | | Data |
| Categ A, seria RO-B-F nr. 2076 | | Septembrie 2020 |
| Receptionat, | | |
| Semnatura si stampila : | | Data |



A. Date referioare la teren

| Nr. parcela | Categoria de folosinta | Suprafata (mp) | Mentiuni |
|-------------|------------------------|----------------|---|
| 1 | Cc | 577 | Teren neimprejmuit intre punctele 2-3-4-5, imprejmuit cu gard de beton intre punctele 1-2-5-6, imprejmuit cu gard de lemn intre punctele 6-7-1. |
| 2 | Cc | 64 | Alee servitute |
| Total | | 641 | |

B. Date referioare la constructii

| Cod constr. | Destinatia | Suprafata construita la sol (mp) | Mentiuni |
|-------------|------------|----------------------------------|-----------------------------|
| C1 | CL | 196 | Locuinta (P+2E) - Sd= 551mp |
| C2 | CA | 48 | Anexa Piscina |
| Total | | 244 | |

Suprafata totala masurata a imobilului = 641 mp

Suprafata din acte = 641 mp

Executant, ing. IONITA ALEXANDRU