

## VILA MODERNA SI LUXOASA DE VINZARE IN ZONA BANEASA



### PROPERTY DETAILS

ID:	646
Zona:	Baneasa
Tip proprietate:	Vila
Camere:	12
Bai:	6
Etaj:	S+P+E+M
Sup. utila:	460 mp
Sup. construita:	850 mp
Land:	1100 mp
Construit in:	2000

**Pret 1,400,000 €**



### DESCRIERE

Cezar Estates are placerea sa va prezinte la vinzare o vila moderna si deosebita in zona Baneasa, in apropierea lacului. Suprafata construita a vilei este de 850mp, avand un regim de inaltime S+P+E+M, fiind construita in anul 2000. Deschiderea vilei este generoasa avind 25 metri liniari. Accesul catre casa se face pe o alee de 30 m lungime. La exterior se pot parca usor 3 masini si in garajul de 44 mp se pot parca 2 masini. Vila are urmatoarea compartimentare:

- Subsol -centrala termica gaz metan, spatiu spalatorie, depozitare, grup sanitar, hol si spatiu tehnic, in total 171mp.
- parter -living cu semineu din piatra naturala, bucatarie, dining, camera, antreu, camera, grup sanitar, terasa si piscina, St=293 mp.
- etaj 1 – 3 dormitoare, 3 bai, hol, scara si terasa, St=132 mp
- mansarda -open space, camera, sala fitness, baie, hol , St=105 mp.

Curtea are o suprafata de 1100mp si este foarte frumos amenajata: gazon, aspersoare, pomi decorativi, brazi, teren de sport, cabana de lemn, pomi fructiferi.

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Din living se iese intr-o terasa acoperita si incalzita in suprafata de 45 mp, care iti ofera confort si o vedere frumoasa si libera catre lac si gradina superba pe tot parcursul anului. De asemenea zona de spa formata din sauna, jacuzzi si piscina incalzita iti ofera rasfatul binemeritat.

Pentru mai multe detalii si vizionari va rog sa ma contactati.

Cezar Estates is pleased to present you a modern and exclusive villa in Baneasa area, near the lake. The built-up area of the villa is 850 sqm, with a height of B + GF + E + M, built in 2000. the opening of the villa is generous with 25 linear meters. the access to the house is done on a 30 m long alley. Outside you can easily park 3 cars and in the garage of 44 sqm you can park two cars. The villa has the following compartments:

- underground – heating system, laundry space, storage, toilet, hall and technical space, in total of 171sqm.
- ground floor -living with natural stone fireplace, kitchen, dining room, hall, anteroom, storage room, bathroom, terrace and swimming pool, in total of 293 sqm.
- 1st floor- 3 bedrooms, 3 bathrooms, hallway, staircase and terrace, in total of 132 sqm
- attic – open space, room, fitness room, bathroom, hall, in total of 105 sqm.

The courtyard has an area of 1100 sqm and it is very nicely arranged: lawn, sprinklers, decorative trees, sports ground, wooden cottage, fruit trees.

The living room opens out to a covered and heated terrace of 45 sqm. It offers you comfort and a splendid and free view to the lake throughout the year. The SPA area consisting of sauna, jacuzzi and heated swimming pool offers you the well-deserved scenery and pampering.

For more details and viewers please contact me.