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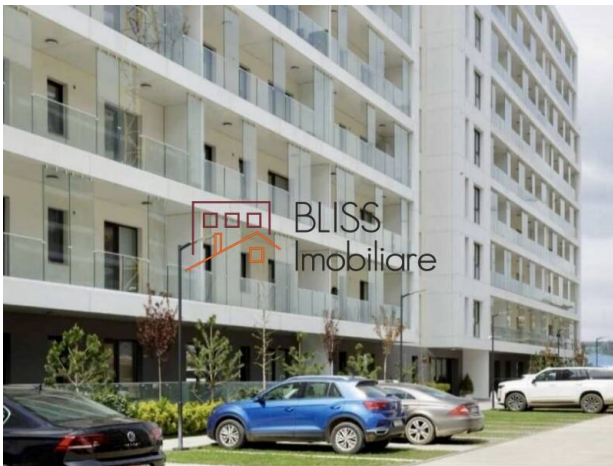
Updated on 10 May 2026

## **1-bedroom apartment, 52.70 sqm usable area, geothermal heating**

**161,000 EUR**

Web Reference  
**#141637**

📍 First Estates Pipera, Pipera OMV Rond,  
Bucharest / Ilfov



<https://www.blissimobiliare.ro/index.php/en/apartment-1-bedroom-for-sale-iancu-nicolae-pipera-bucharest-ilfov-141637> (<https://www.blissimobiliare.ro/index.php/en/apartment-1-bedroom-for-sale-iancu-nicolae-pipera-bucharest-ilfov-141637>)

### **Description**

A 1-bedroom apartment on the 7th floor, with an efficient open-plan layout and a unique energy solution — **free geothermal underfloor heating at zero cost to the owner**. Designed for modern urban living, this property combines functional design, superior thermal comfort, and a privileged position in northern Bucharest.

## **Pipera — direct access to Bucharest's prime business district**

### **Property details**

- Usable area: 52.70 sqm usable area
- Built area: 61.26 sqm built area
- Balcony: 11.85 sqm (access from every room)
- Bedrooms: 1 (open-plan layout, separate bedroom)
- Floor: 7 of 1B+G+8
- Year of construction: 2024
- Lift: Yes

- Parking: underground at level -1, optional at extra cost

## **Interior and functionality**

The layout is designed for maximum efficiency: a 21.01 sqm usable area living room, a 13.66 sqm usable area bedroom, a 9.41 sqm usable area kitchen-dining room with a window for natural light and ventilation. The 4.70 sqm usable area bathroom and 3.92 sqm usable area entrance hall complete a floor plan with no wasted circulation space. The apartment is delivered unfinished, allowing complete personalisation of interior choices.

## **Amenities**

- Geothermal underfloor heating and cooling — zero cost to the owner
- Photovoltaic panels with 640 kW installed capacity across all 4 building rooftops
- Annual energy surplus exceeding 50% of total complex consumption
- Individual apartment thermostat with per-room multizone control
- Passive underfloor cooling included
- Energy performance audited by BuildGreen
- Two lifts in the building
- Common areas with quality finishes
- Generous 11.85 sqm balcony with access from every room

## **Location**

The property is located in Pipera, northern Bucharest, in the vicinity of the OMV Roundabout — one of the best-connected residential zones in the capital. Fast access to major road arteries, business centres, international schools, and shopping destinations in the area makes this location well suited to a productive and mobile lifestyle.

A property that sets a new standard for energy efficiency in urban residential living in Bucharest.

FAQ

## **FAQ**

### **What heating system does the apartment use?**

The complex uses a geothermal heat pump system combined with a 640 kW photovoltaic installation across all four rooftops. Heating is delivered via underfloor systems, with an individual thermostat per apartment and per-room multizone control. Heating costs are zero, as the complex generates an annual energy surplus of over 50%.

### **What are the usable and built areas of the apartment?**

The apartment has a usable area of 52.70 sqm usable area and a built area of 61.26 sqm built area, with an additional 11.85 sqm balcony accessible from every room.

### **Which floor is the apartment on and what is the building height?**

The apartment is located on the 7th floor of a building with a 1 basement + ground + 8 upper floors configuration, served by two lifts.

### **Is parking included with the apartment?**

Underground parking at level -1 is available optionally, at an additional cost separate from the apartment price.

### **Does the complex hold any independent energy certification?**

The energy performance of the First Estates Pipera complex is audited by BuildGreen, an independent organisation specialising in the sustainability and energy efficiency assessment of residential buildings.



## Property details

<b>Rooms no.</b>	2
<b>Useable surface</b>	53m <sup>2</sup>
<b>Constructed surface</b>	73m <sup>2</sup>
<b>Apartment type</b>	Apartment
<b>Type of rooms</b>	Independent
<b>Type of comfort</b>	Comfort 1
<b>Bedrooms no.</b>	1
<b>Kitchens no.</b>	1
<b>Bathrooms no.</b>	1
<b>Building type</b>	Block
<b>Year built</b>	2024
<b>Config</b>	1S+P+8
<b>Floor</b>	7
<b>Balconies no.</b>	1
<b>State</b>	Under construction
<b>Elevator</b>	Yes
<b>From developer</b>	No

## Amenities

 Not furnished

 Building heating



## Location



## Photos

