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Violetta Tudorache
+40 729 005 624
contact@blissimobiliare.ro
(mailto:contact@blissimobiliare.ro)

Updated on 24 October 2026

3 bedrooms, unfurnished, with 250 sqm private garden

Amber Forest, Comuna Tunari, Bucharest / Ilfov

1,800 EUR +VAT / month
440,000 EUR +VAT

Web Reference
#145961





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Description

A green 3-bedroom home set at the heart of the Amber Forest suburb, designed for families who want a healthier lifestyle close to nature, while staying only minutes from every amenity of a true 15-minute city.

By the edge of Baneasa forest, near international schools

Property Details

- Usable area: 125 sqm usable area
- Built area: 167 sqm built area
- Rooms: 4 rooms (3 bedrooms)
- Bathrooms: 3
- Kitchens: 1
- Year built: 2024
- Layout: ground floor + 1 upper level
- Total plot: 359 sqm
- Private garden: 250 sqm
- Upper-level terrace: 5.6 sqm

Interior & Functionality

On the ground floor, the 27.9 sqm open-plan living area connects directly with the 9.0 sqm kitchen and the 8.3 sqm dining area, creating a generous living space fully open toward the garden. Upstairs are the 3 bedrooms, one with its own 7.7 sqm dressing room, alongside 2 bathrooms and a private 5.6 sqm terrace. The home comes with an equipped kitchen and its own central heating system, giving full control over year-round thermal comfort. The space is unfurnished, offering complete freedom to personalize the layout, and one of the rooms can be set up as a home office, ideal for remote work. Air conditioning is already installed for consistent comfort.

Amenities

- Air conditioning
- Own central heating
- Equipped kitchen
- Private dressing room off one bedroom
- Upper-level terrace
- Access to Pescariu Sports & Spa
- Verita International School, British curriculum, nZEB standard
- Jogging and cycling paths throughout the suburb
- Over 5.3 hectares of parks and green spaces
- Own retail area: supermarket, market, bakery, restaurants, cafes, office hub
- Direct access to Baneasa forest

Location & Lifestyle

Amber Forest is Romania's only complete green suburb, developed across 31 hectares in the northern part of Bucharest, at the edge of Baneasa forest. The project brings together approximately 500 green villas and 200 green apartments, built to nZEB standard, with a low land-use ratio and over 5.3 hectares reserved for parks and green spaces.

The Amber Forest community already houses over 250 families and benefits from top-tier educational infrastructure through its partnership with Verita International School, the first nZEB school with a British curriculum in Romania. For leisure and sport, residents have access to the Pescariu Sports & Spa center, as well as jogging and cycling paths running through the entire suburb.

The northern part of Bucharest, where Amber Forest is located, ranks among the most sought-after residential areas in the region, thanks to its proximity to Baneasa forest and the main access routes into the capital. The development also has its own retail area, supporting the 15-minute city concept.

A home that combines green living, security and community within one of Romania's most innovative suburbs.

FAQ

1. How many rooms and bedrooms does this Amber Forest home have?

The home has 4 rooms, including 3 bedrooms, and 3 bathrooms.

2. What is the usable area and the built area of the home?

The usable area is 125 sqm usable area, and the developer-confirmed built area is 167 sqm built area.

3. What is the size of the plot and the private garden?

The total plot is 359 sqm, of which the private garden covers 250 sqm.

4. What educational and sports facilities are available in Amber Forest?

The community benefits from partnerships with Verita International School, offering a British curriculum at nZEB standard, and the Pescariu Sports & Spa center.

5. What energy standard do Amber Forest homes meet?

The homes are built to nZEB standard, with bioclimatic design, in line with European energy efficiency regulations.

Property details	
Rooms no.	4
Useable surface	125m²
Constructed surface	167m²
Bedrooms no.	3
Kitchens no.	1
Bathrooms no.	3
Building type	House
Year built	2024
State	Finished
Total land	359m²
Print	70m²
Courtyard	250m²
From developer	No

Amenities

- Not furnished
- Private heating
- Suitable for office
- Air conditioning

Location



Photos













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