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## **Modern 3-Bedroom Duplex**

• Catted Family, Pipera OMV Rond, Bucharest / Ilfov

Web Reference **#114701** 





https://www.blissimobiliare.ro/en/apartment-duplex-3-bedrooms-for-rent-iancu-nicolae-pipera-bucharest-ilfov-114701 (https://www.blissimobiliare.ro/en/apartment-duplex-3-bedrooms-for-rent-iancu-nicolae-pipera-bucharest-ilfov-114701)

### Description

Discover a modern duplex apartment in the exclusive Catted Family project, ideal for those seeking a spacious, comfortable home with premium amenities. Thoughtfully designed across the ground and first floors, this 4-room duplex provides privacy and a contemporary ambiance, enhanced by high-quality finishes and modern installations.

# Close to Schools, Transport, and Family Facilities

#### **Key Features**

- Type: Duplex on two levels (ground floor and first floor)
- Layout:
  - Spacious living room
  - Open kitchen
  - 3 cozy bedrooms
  - 3 fully equipped bathrooms

Built Area: 146 sqmUsable Area: 99 sqm

• Terrace Area: 13 sqm, perfect for relaxation and outdoor leisure

#### **Included Finishes and Features**

This duplex apartment comes with a range of premium finishes and high-efficiency installations, ensuring a durable and energy-efficient living space:

#### • Structure and Layout:

- Sturdy masonry with smooth finishes
- Interior partitioning in gypsum board for flexibility and soundproofing

#### • Modern Windows:

- Triple-pane glass windows for optimal thermal insulation
- Exterior in anthracite gray and interior in white for a modern and clean aesthetic

#### • Thermal and Comfort Insulation:

- Professional waterproofing and thermal insulation for terraces
- In-floor heating, individually controlled in each area
- Heat pump system and individual boiler for enhanced energy efficiency

#### • Electrical and Climate Systems:

- Complete electrical system, cabling, and equipment included
- Infrastructure ready for air conditioning installation

#### Optional Extra Finishes Package (Estimated at EUR 20,000)

To elevate comfort and style, the apartment offers an additional optional package with materials and labor included, featuring:

- Flooring: Modern, durable parquet
- Interior Doors: Elegant, high-quality finishes
- Interior Staircase: Premium finish with handrail and stylish detailing
- Ceramic Tilework: Quality tiles in kitchen and bathrooms
- Sanitary Fixtures: Modern fixtures for an elegant bathroom design

This duplex apartment is a rare opportunity to enjoy a modern, top-tier space with thoughtful layout, premium features, and a focus on comfort and functionality.

# **Property details**

Rooms no.	4
Useable surface	99m²
Constructed surface	146m²
Apartment type	Duplex apartment
Type of rooms	Non-independent
Type of comfort	Comfort 1
Bedrooms no.	3
Kitchens no.	1
Bathrooms no.	3
Building type	Block
Year built	2023
Config	P+3
Floor	Groundfloor
Balconies no.	1
State	Finished
Elevator	No
From developer	No

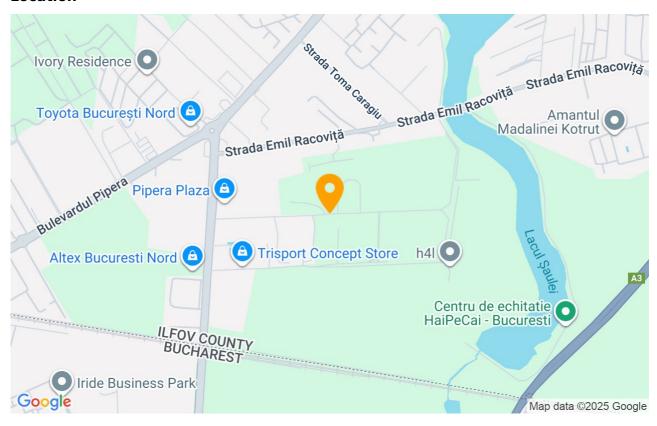
# **Amenities**

Not furnished

Private heating

Suitable for office

### Location



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