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GF+1 house, 142 sqm usable area, 423 sqm plot, built 2026**329,000 EUR**Web Reference
#145597

📍 Comuna Tunari, Bucharest / Ilfov



<https://www.blissimobiliare.ro/en/house-3-bedrooms-for-sale-otopeni-tunari-bucharest-ilfov-145597>
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Description

An individual GF+1 house built in 2026, designed for families who value generous space, superior thermal performance and a high technical standard. The property is in the interior finishing phase — structure and all installations are complete — allowing buyers to personalise finishes to their own specification. Situated on a 423 sqm plot in Tunari, Ilfov, the house provides 142 sqm usable area and 163 sqm built area across two well-defined levels.

Tunari, Ilfov – fast access to A3 motorway, Airport and Baneasa Mall**Property details**

- Property type: Individual house GF+1
- Usable area: 142 sqm usable area
- Built area: 163 sqm built area
- Plot area: 423 sqm
- Bedrooms: 3 + living/dining
- Bathrooms: 2 | Guest WC: 1
- Balconies: 1 | Terrace: 1
- Outdoor parking: 2 spaces
- Year of construction: 2026
- Condition: Shell finish – interior finishes in progress

Structure and technical specifications

- Structure: BCA masonry, 14mm steel reinforcement, C16/20 concrete
- Foundation insulation: Waterproofing and 10 cm extruded polystyrene
- External insulation: Swisspor polystyrene 15 cm
- Roof: Wetterbest metal tiles 0.5 mm, 15-year extended warranty
- Windows: Salamander 6-chamber profile, triple glazing, warm edge, window sills
- Air conditioning: Gree 12,000 BTU units included in every room
- Heating: Underfloor heating on both levels, individual thermostat per room

Future-ready infrastructure

- Pre-fitted for heat pump installation
- Pre-fitted for rooftop photovoltaic panels
- Pre-fitted for electric vehicle charging station

Space configuration

- Ground floor (69 sqm usable area): Living+Dining (31 sqm usable area), separate kitchen (17 sqm usable area), guest WC, technical room, hallways, terrace (8 sqm usable area)
- Upper floor (73 sqm usable area): Master bedroom (26 sqm usable area) with en-suite bathroom, two additional bedrooms (14 sqm usable area and 13 sqm usable area), hallway bathroom, balcony (4 sqm usable area), hallway

Location

The property is located in Tunari, Ilfov, with direct access to the A3 motorway, Bucharest ring road and Henri Coandă International Airport. Within close reach are Lidl, Penny, Baneasa Mall, Therme, the American School and Scoala Gimnaziala nr. 1 Tunari. The area is served by the STV 459 bus line, providing connections to northern Bucharest.

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FAQ

What is the total area of the house and how are the spaces distributed?

The house provides 142 sqm usable area and 163 sqm built area across two levels on a 423 sqm plot. The ground floor offers 69 sqm usable area: living+dining of 31 sqm usable area, separate kitchen of 17 sqm usable area, guest WC, technical room, hallways and a terrace of 8 sqm usable area. The upper floor covers 73 sqm usable area: master bedroom of 26 sqm usable area with en-suite bathroom, two bedrooms of 14 sqm usable area and 13 sqm usable area, hallway bathroom and a balcony of 4 sqm usable area.

Is the house fully completed or still under construction?

The exterior and structural works are complete. Interior finishing is in progress — floor tiles, wall tiles, flooring and doors are yet to be installed, and the courtyard is to be landscaped. All technical installations including heating, air conditioning and windows are in place and operational.

What heating and cooling systems does the property include?

The house features underfloor heating across both levels with an individual thermostat in each room. Every room is equipped with a Gree 12,000 BTU air conditioning unit, included in the property, providing immediate thermal comfort once interior finishes are completed.

What advantages do the glazing and insulation systems offer over standard construction?

Salamander 6-chamber windows with triple glazing, warm edge bars and external sills eliminate thermal bridges and deliver superior airtightness. Combined with 15 cm Swisspor external insulation, the building envelope significantly reduces energy consumption compared to minimum construction standards.


How well connected is Tunari and what amenities are nearby?

Tunari provides direct access to the A3 motorway, Bucharest ring road and Henri Coandă International Airport. Lidl, Penny, Baneasa Mall and Therme are a short drive away. The American School and Scoala Gimnaziala nr. 1 Tunari are nearby, and the STV 459 bus line provides public transport links to northern Bucharest.


Property details

Rooms no.	4
Useable surface	142m ²
Constructed surface	163m ²
Bedrooms no.	3
Kitchens no.	1
Bathrooms no.	2
Toilets no.	1
Building type	House
Year built	2026
Balconies no.	1
State	Grey
Total land	423m ²
Print	120m ²
Courtyard	250m ²
Parking outside	2
From developer	No

Amenities

 Not furnished

 Private heating

 Suitable for office

Location



Photos

