



Branesti Lakefront Villa with Swimming Pool and Enclosed Garage



Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 833,648.23

Standort

Land:	Rumänien
Staat/Region/Provinz:	Gorj
Veröffentlicht:	22.01.2026
Beschreibung:	Located in Branesti.

We are pleased to present a **premium property in Brănești, Ilfov**, located just **20 minutes from Bucharest**, featuring **direct lake access**, a **swimming pool**, and extensive outdoor amenities.

The property includes a **70+ sqm terrace** with BBQ and dining area, a **gazebo by the lake**, a **landscaped garden with lawn**, **paved walkways**, and an **orchard with fruit trees**.

The construction was **completed in 2024**, with a height regime of **basement + ground floor + attic (B+GF+A)**.

The property is sold **fully furnished and equipped**, as presented.

Land Area & Urban Indicators

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Land area: 2,854.29 sqm



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Building footprint: 183 sqm

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Total built area: 328.58 sqm

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Usable area: 259.27 sqm

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POT (land occupancy rate): 6.41%

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CUT (floor area ratio): 0.11

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Paved walkways: 283.35 sqm

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Green areas: 2,384.94 sqm

Layout & Interior Spaces

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5 bedrooms + 2 living rooms

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Open-space kitchen

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Indoor garage for 2 cars



Terraces & Outdoor Areas

- **First-floor terrace:** 17.81 sqm
 - **Ground-floor terrace with BBQ area:** 75.60 sqm
 - **Gazebo located by the lake**
 - **Direct lake access**, with the possibility of building a **private dock**
 - **Reinforced lake banks**
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Pool & Technical Facilities

- **Outdoor swimming pool** with cover and massage area
 - **Separate technical building** for pool equipment
 - **Technical room**
 - **Buffer tank**
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Yard & Landscaping

- **Landscaped garden with lawn**
 - **Fruit tree orchard**
 - **Paved walkways**
 - **Vehicle access to the yard**
 - **Electric gate**
 - **5 parking spaces (2 indoor + 3 outdoor)**
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Comfort & Features

- **Central heating system with radiators**
 - **Triple-glazed windows**
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We invite you to schedule a viewing!



Allgemein

Schlafzimmer:	7
Badezimmer:	4
Fertige m ² :	259.27 m ²

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website:	http://www.arkadia.com/MGPD-T16554/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Kontaktinformation

IMLIX ID:	22149
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