



## House for sale in Ciorogarla, 15 minutes away from Bucharest



### Agenten-Info

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

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 168,190.37 |

### Standort

|                        |            |
|------------------------|------------|
| Land:                  | Rumänien   |
| Staat/Region/Provinz:  | Giurgiu    |
| Veröffentlicht:        | 30.09.2026 |
| Beschreibung:          |            |
| Located in Ciorogarla. |            |

### Excellence through Experience!

We are pleased to present for sale, on an **exclusive basis**, a **ground floor + 1st floor + loft villa** featuring four bedrooms, a ground-floor terrace, a first-floor balcony, and a generous **500 sqm plot** — an excellent canvas to landscape and arrange entirely to your own taste.

The property was built as a **private individual construction in 2023**, in the town of Ciorogârlă, in the immediate vicinity of Cotrocenca Forest, in a quiet neighborhood with respectful and friendly neighbors.

### Prime location:

- 8 minutes to the A1 Bucharest–Pitești Motorway
- 15 minutes to the Bucharest Ring Road
- Approx. 3 minutes to the future A0 Motorway
- 4 minutes to Ciorogârlă Town Hall, local school, and Mega Image supermarket

**Structure:** Reinforced concrete frame with columns, beams, and brick masonry walls.



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## Areas:

- Usable area: 128.2 sqm
- Total built area: 151 sqm
- Land area: 500 sqm
- Ground footprint: 88 sqm
- Street frontage: 25 m

## Layout:

*Ground floor:* Entrance hall · Bright and spacious open-plan living room with integrated kitchen (38 sqm total, with the option to enclose the kitchen) · Office or bedroom · Bathroom · Utility room

*First floor:* Three bedrooms, including a master suite with en-suite bathroom, dressing room and balcony · Second bathroom · Separate dressing room · Landing · Access to loft (used as storage space)

*Exterior:* Extendable terrace · Approx. 412 sqm of open garden space, ideal for a variety of landscaping projects

**Utilities:** Mains gas · Electricity · Septic tank · Drilled water well at approximately 15 m depth

**Area highlights:** An exceptionally quiet residential neighborhood with fast city access via the A1 Motorway, the future A0 Motorway, and the Bucharest Ring Road. Nearby: supermarket, restaurants, petrol station, landscaped picnic and relaxation area, and forest.

The villa is sold **semi-finished, exactly as shown in the photos**, at the listed price. Should the buyer wish to have the finishing works completed, the owner is available to oversee this process, subject to a prior discussion regarding final costs.

For full details and to schedule a viewing, please contact me directly. **Free mortgage consulting is available.**

**Listing ID:** *(not provided)* **TET Services include:** International listings in 15+ countries (Cyprus, Greece, Montenegro, United Kingdom, Dubai) · Insurance services · ANEVAR Authorized Valuations · Property Management Services

## Allgemein

|                          |                      |
|--------------------------|----------------------|
| Schlafzimmer:            | 5                    |
| Badezimmer:              | 3                    |
| Fertige m <sup>2</sup> : | 128.2 m <sup>2</sup> |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen



# IMLIX

**IMLIX Immobilienmarkt**

<https://www.imlix.com/de/>

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URL der Website:

[http://www.arkadia.com/MGPD-T20900/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T20900/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID:

rom28093

