



## House / villa for sale 516 sqm in Constanta, Trocadero area



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,030,762.51

### Τοποθεσία

Χώρα:	Romania
Νομός/Περιοχή/Επαρχία:	Constanta
Πόλη:	Constanța
Δημοσιεύθηκε:	21/05/2025
Περιγραφή:	Located in Constanta.

### Excellence Through Experience!

The luxury villa located in the Trocadero area of Constanța, a sought-after residential neighborhood, offers a generous space and high-quality finishes, making it ideal for both residential use and various commercial activities or office spaces.

### Main Features:

- **Location:** Trocadero area, Constanța – a premium location.
- **Land area:** 369 sqm, with a frontage of 11.67 m.
- **Built area:** 609 sqm.
- **Usable area:** 516 sqm.
- **Footprint:** 165 sqm.
- **Yard:** Private courtyard, with 204 sqm of freehold land and additional land in use.
- **Layout:** 14 rooms, including 6 bedrooms, 5 bathrooms, 3 kitchens, and 4 balconies.

### Construction Details and Finishes:



- **Year of construction:** 2005, renovated in 2018.
- **Structure:** Porotherm brick, standard brick, reinforced concrete, BCA, and natural stone, ensuring durability and superior thermal insulation.
- **Roof:** Tile, providing an aesthetically pleasing look and effective protection.
- **Thermal insulation:** Exterior insulation, contributing to the building's energy efficiency.

## Interior Finishes:

- **Walls:** Ceramic tiles, washable paint, and wallpaper, offering a modern and elegant look.
- **Floors:** Parquet and ceramic tiles, combining aesthetics with functionality.
- **Slabs:** Concrete and reinforced concrete, ensuring stability and strength.
- **Windows:** PVC and wooden double-glazed windows, providing superior thermal and sound insulation.
- **Kitchens:** Furnished and enclosed, ideal for cooking and dining.
- **Heating:** Own central heating system, ensuring thermal comfort throughout the year.
- **Furniture:** Fully furnished with luxury furniture, ready for immediate use or residence.
- **Additional features:** Radiators.

## Advantages:

- **Generous space:** Ideal for large families or extensive commercial activities.
- **Luxury finishes:** High-quality materials and attention to detail.
- **Premium location:** Trocadero is one of the most sought-after areas in Constanța.
- **Flexibility:** Suitable for residential use, office spaces, or commercial purposes.
- **Private courtyard:** Offers privacy and a generous outdoor space.

## Suitability:

- **Residence:** Perfect for a large family that values space and comfort.
- **Offices:** Suitable for company headquarters, medical offices, or law firms.
- **Commercial space:** Ideal for various businesses such as clinics, beauty centers, or showrooms.

This villa represents a unique opportunity to acquire a luxury property in a prestigious area of Constanța, offering multiple usage possibilities.

Κατασκευάστηκε: 2005

### Κοινά

Κρεβατοκάμαρες:	14
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	516 τ.μ
Μέγεθος αυλής:	369 τ.μ

## Building details



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Αριθμός ορόφων: 1

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:

[http://www.arkadia.com/MGPD-T12183/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T12183/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 19544

