



## House / villa for sale 133.1 sqm in Bragadiru



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 528,320.29

#### Location

Pays: Roumanie  
État/Région/Province: Bucarest  
Soumis: 17/06/2025  
Description:  
Located in Bragadiru.

### Excellence Through Experience!

We don't sell franchises — we sell properties... and we do it across 5 continents!

We offer you the opportunity to acquire an impressive property located in a strategic area, in a neighborhood built exclusively with luxury villas — in Bragadiru-Prelungirea Ghencea. It is a very quiet area, sheltered from dust and urban traffic, yet with quick access to Central Bucharest (15 minutes), Drumul Taberei neighborhood (5 minutes), and the Bucharest Ring Road (5 minutes). You'll find multiple amenities nearby: schools/kindergartens, parks and playgrounds, supermarkets (Mega Image, Lidl, Penny, Profi, Mall La Strada, McDonald's, Dedeman, Leroy Merlin), restaurants/pubs, fast food outlets, beauty salons, medical offices and clinics, and much more.

This 5-room property with land represents a rare opportunity on the real estate market in this area. Located close to a park, it is ideal for hosting a large family.

### Property Details:



---

**Built area:** 5 rooms, including living and sleeping areas, with a functional and comfortable layout.

- 

Ground floor total built area: 87.5 sqm, usable area: 66.5 sqm

- 

First floor built area: 72.3 sqm, usable area: 66.6 sqm

## Layout:

- 

**Ground floor:** Spacious living room, closed kitchen, large office/bedroom, entryway, bathroom, hallways, a storage room, and a generous terrace (18.4 sqm)

- 

**First floor:** 3 bedrooms, dressing areas, hallway, and 2 bathrooms

**Finishes:** The property is built with high-quality materials, offering a modern appearance and excellent thermal comfort. The rooms are bright and airy, and the interior finishes are particularly elegant and luxurious.

**Facilities:** The property is connected to all essential utilities (water, three-phase electricity, gas, sewage) and is equipped with a central heating system and underfloor heating/cooling.

This is a durable, individual villa built with professionalism and high-quality materials, aimed at improving life quality in our communities. The modern design, tailored to your needs, remains stylish and timeless. Premium finishes and exceptional features include: underfloor heating and cooling, photovoltaic panels, a generous garden with mature vegetation, parking spaces, and a covered terrace — an ideal space for comfort and sustainability.

---

## Land:

- 

Total land area: 672 sqm (very solid foundation)

-



---

Street frontage: 23.1 meters

- 

**Access:** The land has direct access to main roads and is ideally located for real estate investment or a personalized residential project.

---

## Advantages:

- 

Quiet location, yet close to commercial and transportation hubs

- 

Perfect for living or investment

- 

We offer free consultancy and assistance in quickly obtaining a mortgage loan with excellent interest rates and fixed payments for 5 years — with no hidden fees!

- 

Continuous legal and financial consultancy provided

- 

Make the deal with us and get free furniture transportation within Bucharest, Ilfov, and Constanța

---

**Exclusive offer from Top Estate Team agency ([www.tet.ro](http://www.tet.ro))**

---

## Take advantage of TET services:

- 

International listings in over 15 countries (Cyprus, Greece, Montenegro, United Kingdom,



---

Dubai...)

- 

Insurance services

- 

ANEVAR Certified Evaluations

- 

Property Management Services

## For over 15 years, by your side!

If you would like more details or to schedule a viewing of the property, don't hesitate to contact us. This villa could be your future home or a smart investment in the Bragadiru - Prelungirea Ghencea area!

### Internal ID: TET0020426

Année: 2025

### Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	133.1 m <sup>2</sup>
Dimesions du lot:	672 m <sup>2</sup>

### Building details

Nombre de pieds carrés:	1
-------------------------	---

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/MGPD-T14057/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MGPD-T14057/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
-----------------------	---

### Contact information

IMLIX ID:	20426
-----------	-------



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

---

