



## House / villa for sale 200 sqm in Crevedia



### Information de l'agent

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### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 199,492.98

### Location

Pays: Roumanie  
État/Région/Province: Bucarest  
Soumis: 28/03/2026  
Description:  
Located in Crevedia.

### A Private Lakeside Community Designed for Family Living

Situated just moments from Lake Crevedia, in a peaceful and airy natural setting, Austrian Village is a gated residential compound highly regarded for its security, well-developed infrastructure, and thoughtfully balanced architecture. The development features three privately owned, fully paved internal roads, complete with stormwater drainage systems, landscaped sidewalks, green areas, and street lighting. Controlled access and resident-owned streets provide an enhanced level of privacy and safety. The location offers an ideal balance between nature and accessibility, within comfortable driving distance of Bucharest.

Property Overview – Ground Floor + First Floor + Attic | 207 sqm usable area | 352 sqm built area. This generously proportioned home is solidly constructed and designed to provide space, functionality, and long-term comfort for modern family living.

Construction and Technical Specifications: reinforced concrete frame with brick masonry; 36 cm exterior load-bearing brick walls with 10 cm thermal insulation; 25 cm interior load-bearing brick walls; Baunit façade system (Austria); Rehau double-glazed window systems; Megaprofil roofing system (Belgium); gas-fired central heating system; polypropylene plumbing system.



**Ground Floor** – The main living level is bright, spacious, and seamlessly connected to the outdoor area, featuring a generous living room with large glazed surfaces overlooking the private garden, direct access to the terrace and backyard, a spacious closed kitchen, two additional rooms suitable as a home office, guest bedroom or nanny's room, a bathroom, and dedicated storage areas. The layout allows flexible use and is ideal for extended families or remote working.

**First Floor** – The upper level is efficiently organized to ensure privacy and comfort, offering three spacious bedrooms, a shared bathroom accessed from the hallway, a master bedroom with en-suite bathroom and walk-in dressing area, and access to a spectacular circular terrace, a distinctive architectural feature of the property. The terrace provides both openness and intimacy, a rare element among comparable homes.

**Attic Level** – A bright and versatile space that adds genuine long-term value and flexibility, suitable for a hobby room, home office, teenager's suite, relaxation lounge, library, or fitness area.

Utilities and Infrastructure include electricity, mains water supply, sewerage system, stormwater drainage, biological wastewater treatment system, natural gas, telephone, and high-speed internet.

The property benefits from excellent connectivity: Buftea Train Station is approximately 10–12 minutes away; MediaPro Studios and Stirbey Palace can be reached in about 10–15 minutes; Crevedia retail center and local markets are within 5–7 minutes; there is easy access to DN1A and the Bucharest–Targoviste Road, as well as quick connections to the A0 motorway and northern Bucharest. The area also offers proximity to forests, lakes, restaurants, sports facilities, schools, and kindergartens, ensuring a balanced lifestyle that combines nature with urban convenience.

Austrian Village is more than a residential development; it is a well-organized private community by the lake, created for families seeking space, security, and balance. This property combines generous proportions and an efficient layout with a rare natural setting, offering not only comfort, but an authentic lifestyle and a true sense of home.

## Commun

Chambres:	7
Salle de bains:	3
Pied carré fini:	200 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MGPD-T17074/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17074/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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