



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



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,030,762.51

Konum

Ülke:	Romania
Eyalet/Bölge/ Şehir:	Constanta
Şehir/İlçe:	Constanța
Yayınlandı:	21.05.2025
Açıklama:	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.

Yıl: 2005

Genel Bilgiler

Yatak odası:	14
Banyo:	5
Bitmiş metrekare:	516 m2
Arazi Büyüklüğü:	369 m2

Building details

Kat Sayısı:	1
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