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Branesti Lakefront Villa with Swimming Pool and Enclosed Garage



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 833,648.23

Konum

Ülke:	Romania
Eyalet/Bölge/ Şehir:	Gorj
Yayınlandı:	22.01.2026
Açıklama:	Located in Branesti.

We are pleased to present a **premium property in Brănești, Ilfov**, located just **20 minutes from Bucharest**, featuring **direct lake access**, a **swimming pool**, and extensive outdoor amenities.

The property includes a **70+ sqm terrace** with BBQ and dining area, a **gazebo by the lake**, a **landscaped garden with lawn**, **paved walkways**, and an **orchard with fruit trees**.

The construction was **completed in 2024**, with a height regime of **basement + ground floor + attic (B+GF+A)**.

The property is sold **fully furnished and equipped**, as presented.

Land Area & Urban Indicators

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Land area: 2,854.29 sqm

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Building footprint: 183 sqm

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Total built area: 328.58 sqm

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Usable area: 259.27 sqm

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POT (land occupancy rate): 6.41%

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CUT (floor area ratio): 0.11

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Paved walkways: 283.35 sqm

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Green areas: 2,384.94 sqm

Layout & Interior Spaces

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5 bedrooms + 2 living rooms

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Open-space kitchen

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Indoor garage for 2 cars



Terraces & Outdoor Areas

- **First-floor terrace:** 17.81 sqm
- **Ground-floor terrace with BBQ area:** 75.60 sqm
- **Gazebo located by the lake**
- **Direct lake access**, with the possibility of building a **private dock**
- **Reinforced lake banks**

Pool & Technical Facilities

- **Outdoor swimming pool** with cover and massage area
- **Separate technical building** for pool equipment
- **Technical room**
- **Buffer tank**



Yard & Landscaping

- **Landscaped garden with lawn**
- **Fruit tree orchard**
- **Paved walkways**
- **Vehicle access to the yard**
- **Electric gate**
- **5 parking spaces (2 indoor + 3 outdoor)**

Comfort & Features

- **Central heating system with radiators**
- **Triple-glazed windows**

We invite you to schedule a viewing!

Genel Bilgiler



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Yatak odası:	7
Banyo:	4
Bitmiş metrekare:	259.27 m2

Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si: http://www.arkadia.com/MGPD-T16554/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 22149

