

# 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

Için 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

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## 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**

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## Terraces & Outdoor Areas

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

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## Pool & Technical Facilities

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

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## **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)**

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## **Comfort & Features**

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

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**We invite you to schedule a viewing!**

**Genel Bilgiler**

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Yatak odası: 7  
Banyo: 4  
Bitmiş metrekare: 259.27 m<sup>2</sup>

**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](http://www.arkadia.com/MGPD-T16554/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

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