



Property Opportunity: 6-Room Villa for Sale in Snagov-Ghermanesti, Romania



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 439,173

Konum

Ülke:	Romania
Eyalet/Bölge/ Şehir:	Vaslui
Yayınlandı:	04.06.2026
Açıklama:	Located in Ghermanesti.

Excellence through experience!

I propose for sale an exclusive property with remarkable potential, located in Ghermanesti, in a privileged natural setting between the forest and Snagov Lake. This cubic-modern villa, with a height regime of Basement + Ground Floor + 1st Floor, impresses with its contemporary architecture, generous surfaces, and solid structure, making it the ideal choice for those who desire a personalized home built to the highest standards.

Built with high-efficiency Porotherm brick, the property is currently in the "gray shell" (structural/unfinished) stage, offering the future owner complete freedom for layout and finishing, according to their own style and design concept.

The property benefits from:

- * Solid structure made of Porotherm brickwork;
- * Fully insulated roof;
- * Electrical installations already completed, including internet cabling;
- * Dedicated spaces for water and heating manifolds;
- * Fast access from DN1, Otopeni Airport, and easy connection to areas of urban interest.

Technical data:

- * Land plot: 1,371 sqm
- * Free yard: approximately 1,183 sqm
- * Footprint: 188.12 sqm



- * Gross built-up area: 592.97 sqm
- * Usable area: approximately 456 sqm
- * Underground garage: 44.91 sqm
- * Height regime: Basement + Ground Floor + 1st Floor
- * Flexible layout: 3-5 bedrooms
- * Number of bathrooms and toilets: 5
- * Terrace: 56.24 sqm
- * Balconies: 3, with a total area of approximately 44 sqm

Smart and functional layout:

Basement:

- * Underground garage with two parking spaces;
- * Hobby room – ideal for a fitness room, home cinema, or creative workshop;
- * Wellness area with sauna and bathroom;
- * Laundry room;
- * Technical room;
- * Workshop;
- * Server room;
- * Main hallway and internal staircase.

Ground Floor:

- * Spectacular living + dining room of 52.40 sqm, with a wide opening towards the outdoor terrace;
- * Spacious kitchen of 24.27 sqm;
- * Office/Library – perfect for working from home;
- * Elegant entrance hall;
- * Guest bathroom;
- * Generous terrace, with access from both the living room and the kitchen.

1st Floor:

- * Ample hallway and multifunctional area;
- * Additional office or bedroom, depending on needs;
- * Master bedroom with dedicated walk-in closet, en-suite bathroom, and direct access to the balcony;
- * Secondary bedroom with walk-in closet, en-suite bathroom, and direct access to the balcony;
- * Additional walk-in closet;
- * Two spacious bathrooms + 1 toilet;
- * Generous balconies overlooking the natural surroundings.

The yard impresses with its size and versatility, offering the possibility of landscaping a premium outdoor space, including a swimming pool, lounge area, or landscaped garden.

This property represents a rare opportunity for those who want a modern villa in a quiet and green area, close to Bucharest, with quick access to all urban amenities.

I warmly invite you to a viewing to discover the full potential of this special property.

For further details and to schedule a viewing, please contact me in advance.

Internal ID: TET0023152

Genel Bilgiler

Yatak odası:	6
Banyo:	5



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Contact information

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