

## Localizare:

An constructie: 2012

6 camere

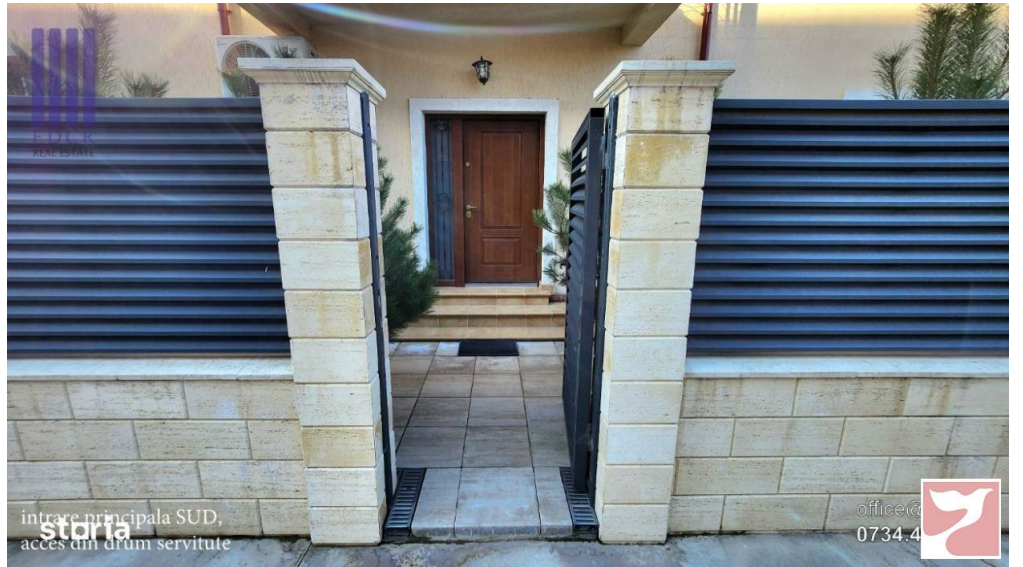
Rog parcurgere integrala a anuntului. EXCLUS intermediari, agentii imobiliare, promotori si orice forma de preluare si promovare imobil. Imobilul se vinde exact ca in poze, totul inclus ! Localizare: Imobil situat in Bucuresti sector 5 sos. Bucuresti - Magurele nr. 49. Constructie 2012 solida, beton si caramida. Teren: 477mp Suprafata ocupata constructii: 206mp; Suprafata teren liber: 272mp; Curte pavata pe 3 laturi: est, sud si vest; Izolatie cu polistiren de 10cm; Ferestre cu geam termopan; Centrala gaze Viessmann; Incalzire prin calorifere. Toate utilitatile: apa & canalizare (ApaNova), energie electrica (PPC), gaze (Distrigaz), salubritate (Primaria sector 5), cablu TV & internet (Digi); Imobilul dispune de 2 surse de apa: ApaNova (utilizata in prezent) si put forat la 100m adancime cu statie alimentare completa (pompa, 2 hidrofoare, dedurizare + filtru UV), toate pentru uz de capacitate mare. Imobil retras de soseaua principala la circa 100m; 2 intrari (sud si vest) + 1 intrare individuala catre subsol (crama); Liniste deplina si siguranta, accesul se face pe un drum de servitute in coproprietate, realizat/turnat din beton (16%, respectiv 140mp) cu circuit inchis (poarta electrica actionata cu telecomanda). Acte si cadastru la zi (cadastru complet, executat la mm), Tranzactionare imediata (nu exista sarcini sau ipoteci asupra imobilului), Mutare imediata; Mobilat & Utilat complet; Predare catre noul proprietar - exact cum apare in poze. Casa poate fi locuita si de 2 familii, avand in vedere compartimentarea si dispunerea ca 2 apartamente. Camera de 36,5 mpu de la parter, in prezent functionand ca Birou, dispune de intrare separata (intrare secundara), astfel incat imobilul poate fi utilizat mixt: Home + Office. Descriere constructii: Teren in proprietate: 477mp; Constructie C1 (locuinta), Suprafata construita desfasurata: 441 mp; Regim de inaltime Subsol partial + Parter + Etaj 1 + Mansarda; 2 intrari separate, astfel incat Biroul de 36,5 mpu sa poata fi utilizat sepa

# Poze



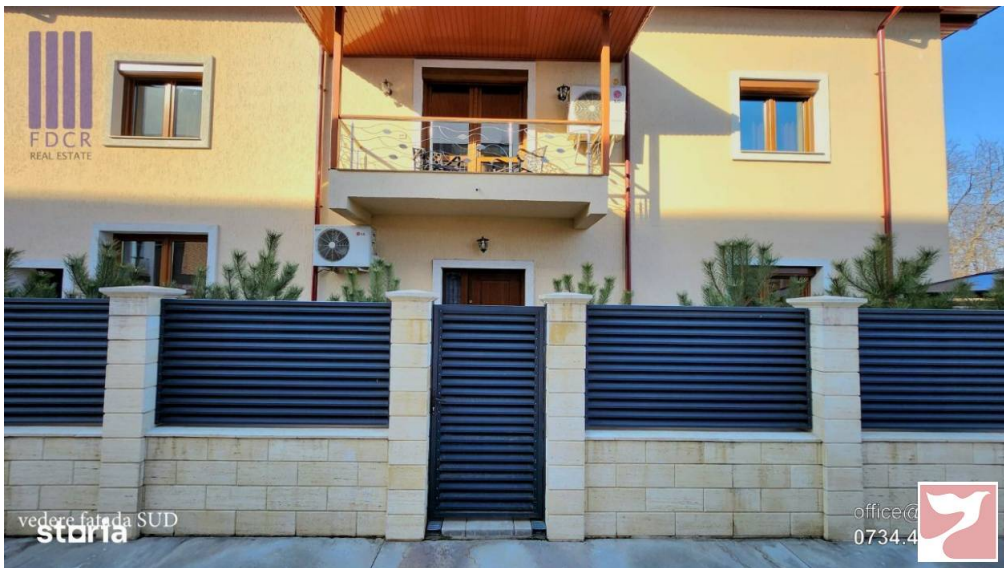
dormitor de 17,3 mpu la parter  
si vedere partiala baie

office@storia.ro  
0734.400.000



intrare principala SUD,  
acces din drum servitute

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0734.400.000



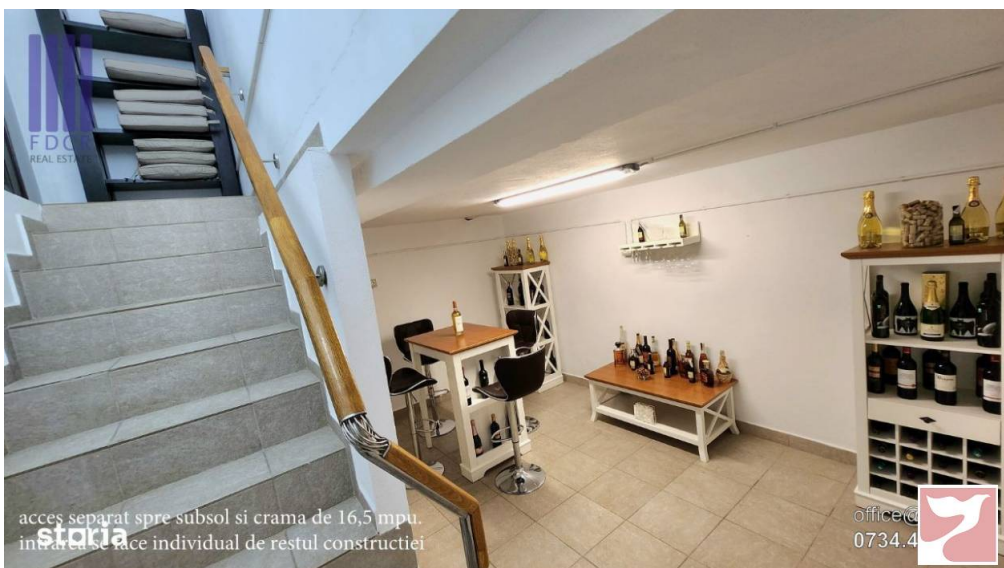
vedere fata da SUD

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0734.400.000



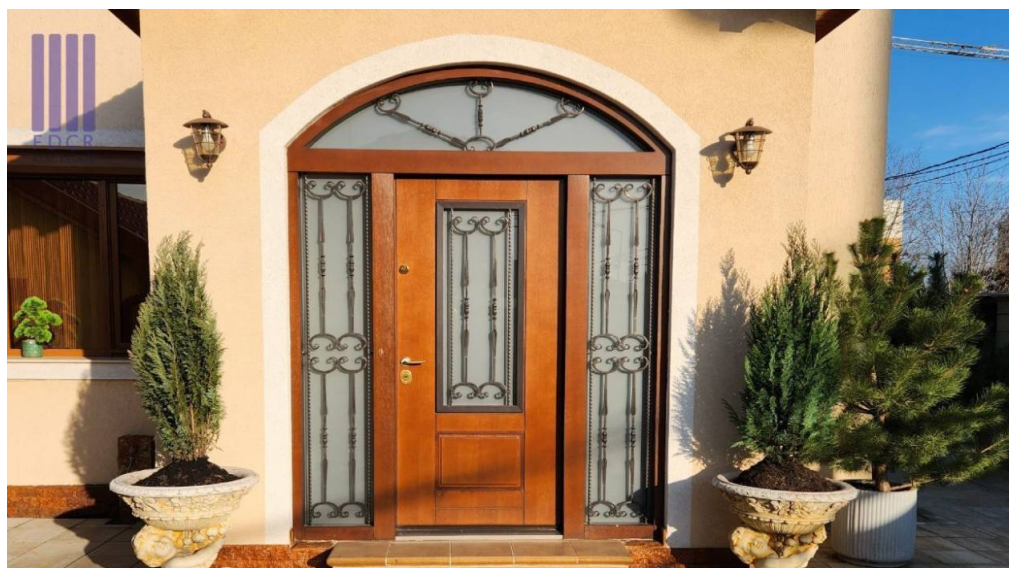
living + dining + hol/antreu de 6,1 mpu

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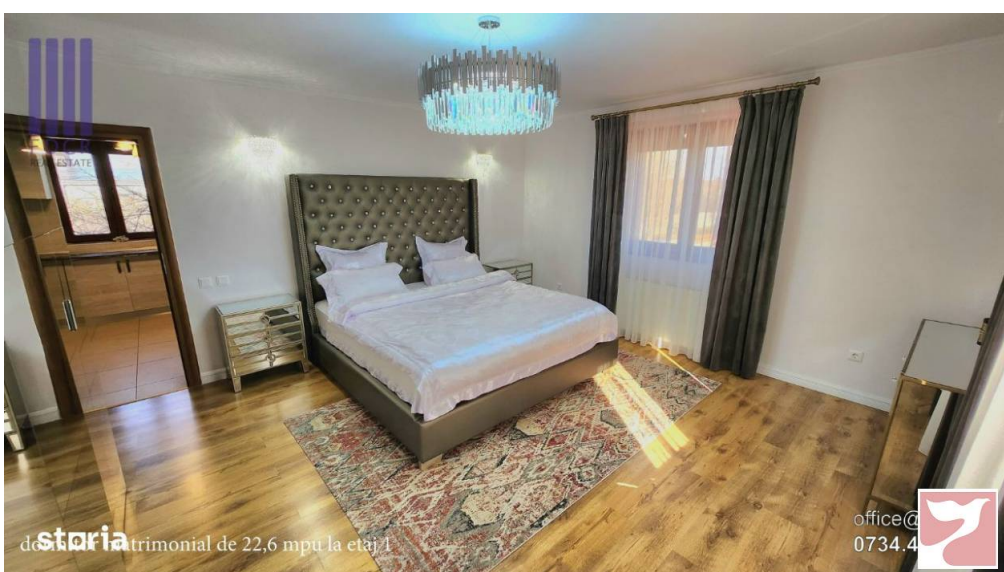
acces separat spre subsol si crama de 16,5 mpu.  
intrare si acces individual de restul constructiei

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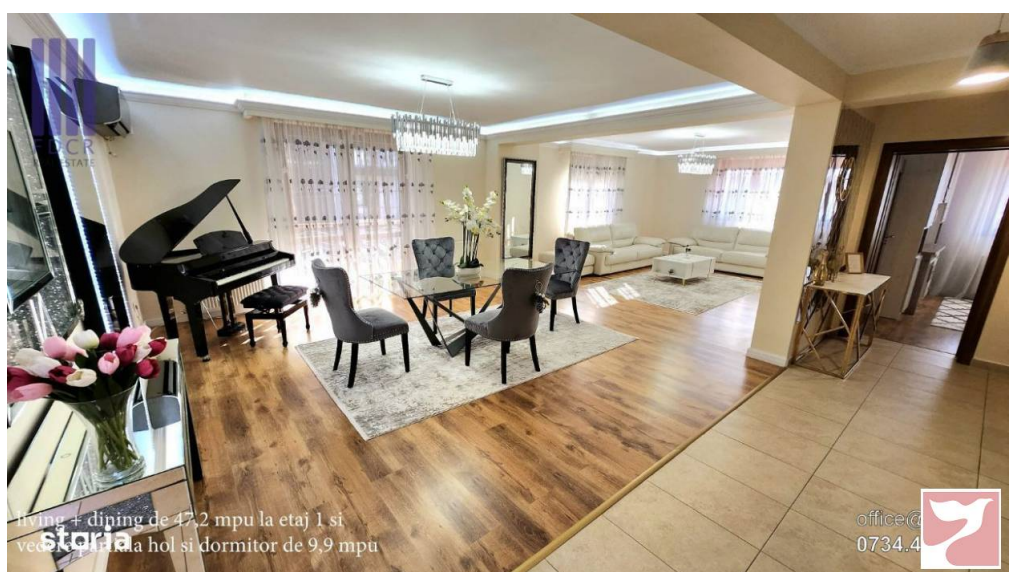
acces intrare secundara

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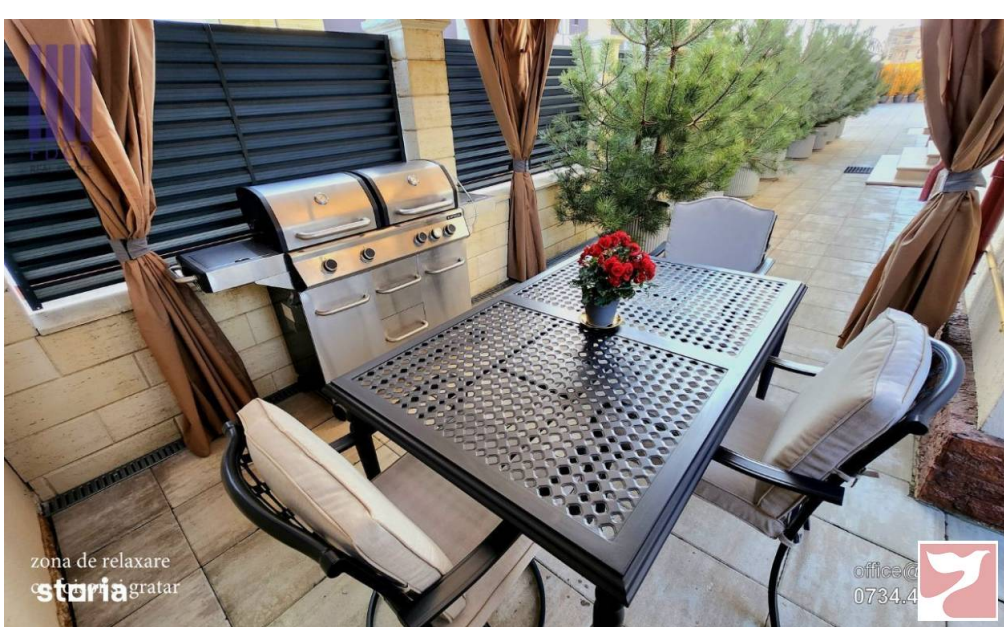
dormitor matrimonial de 22,6 mpu la etaj 1

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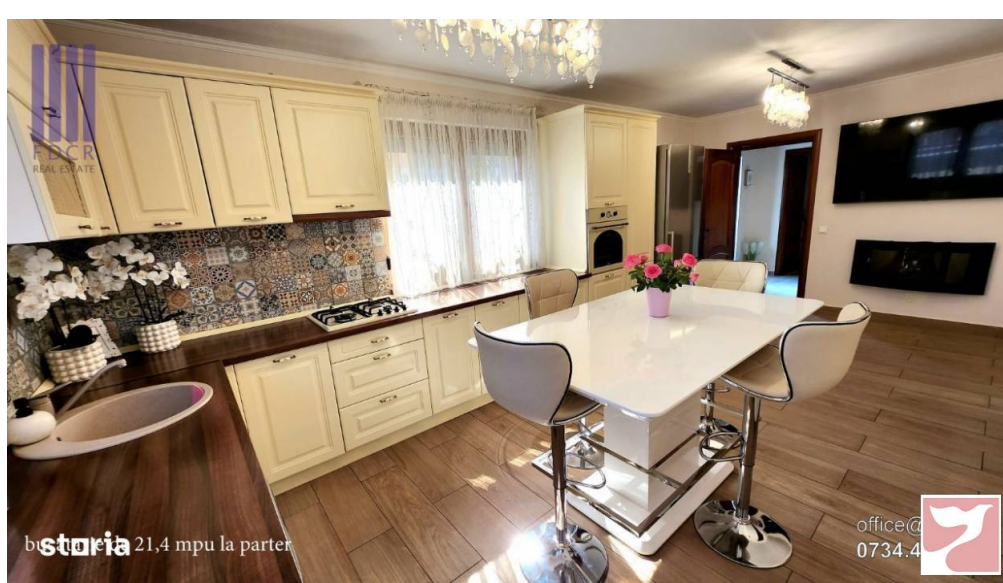
living + dining de 47,2 mpu la etaj 1 si  
vedere partiala a hol si dormitor de 9,9 mpu

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zona de relaxare  
gratar

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21,4 mpu la parter

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living de 47,2 mpu la etaj 1

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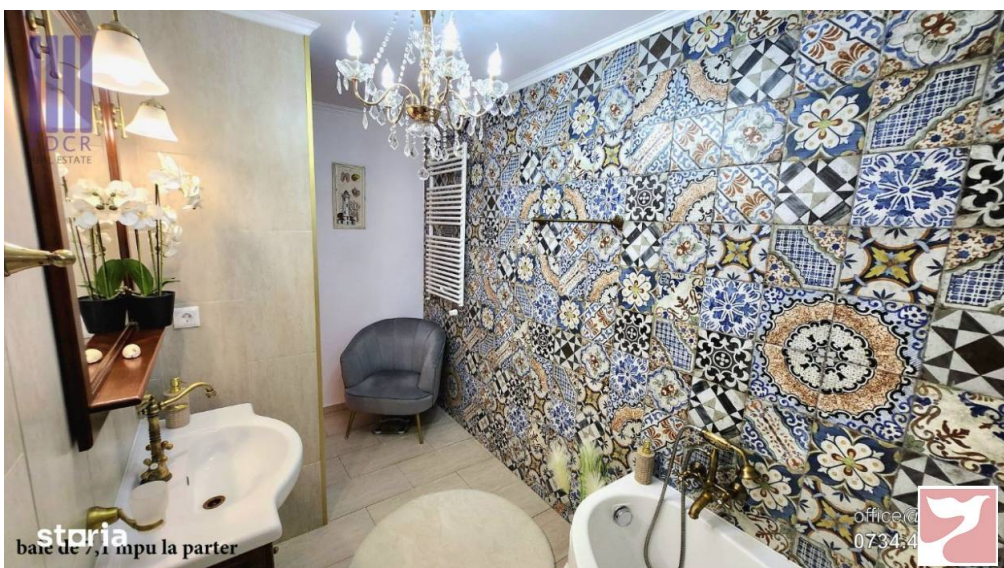
dormitor de 9,9 mpu etaj 1

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0734.4



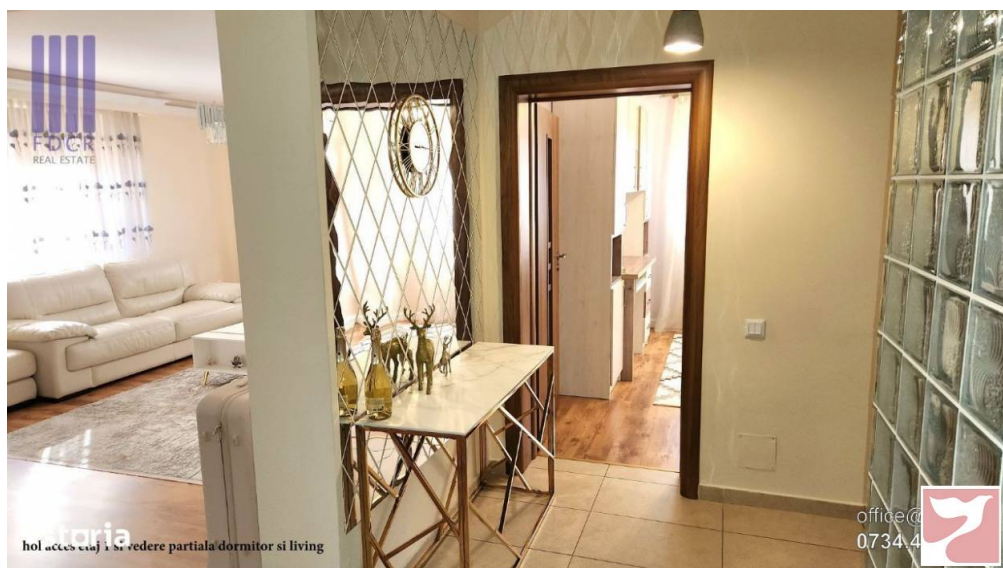
36,5 mpu, cu intrare separata

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baie de 7,1 mpu la parter

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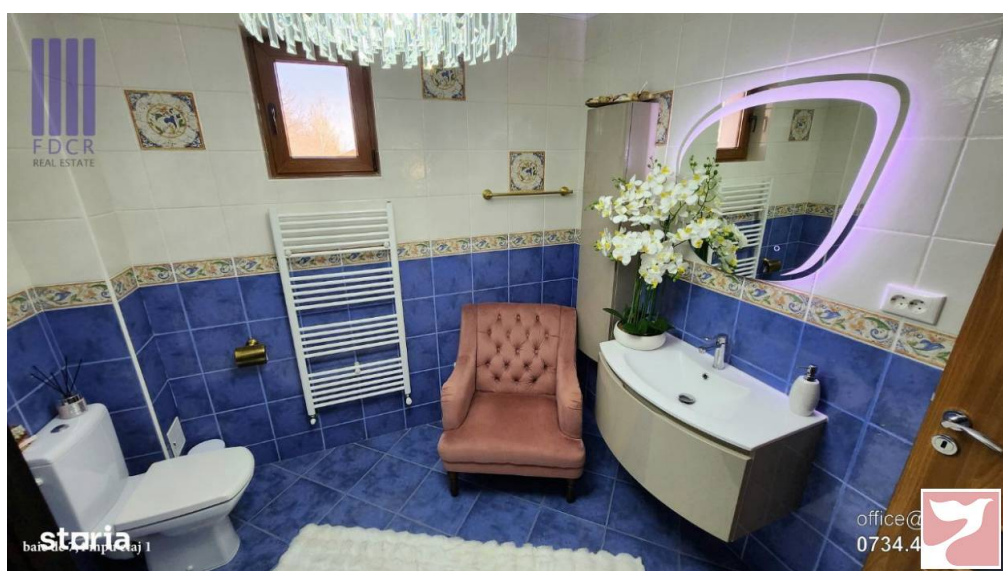
hol acces cu 1 si vedere partiala dormitor si living

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vegere paruala dining etaj 1

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baie de 7,1 mpu etaj 1

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