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## 4-Bedroom House In Gated Compound Near Jolie Ville

Web Reference

#43639

 Gama Delta Impact, Iancu Nicolae, Bucharest / Ilfov



<https://dev.blissimobiliare.ro/en/house-4-bedrooms-for-rent-iancu-nicolae-pipera-bucharest-ilfov-43639>

### Description

A distinctive family house set within a secure gated compound in Iancu Nicolae – Pipera — one of the most established residential addresses in northern Bucharest. The property combines the comfort of a private community with direct access to Bucharest's leading international schools, Jolie Ville Shopping Center, Henri Coanda International Airport and central Bucharest — an ideal setting for families looking to invest long-term in a stable, appreciating neighbourhood.

## Near Cambridge School, Jolie Ville and Baneasa Forest

### Property Details

- Usable area: 140 sqm usable area
- Built area: 170 sqm built area
- Bedrooms: 4 (3 upstairs + 1 ground-floor office/flex bedroom)
- Bathrooms: 2
- Semi-open equipped kitchen: 1
- Open-plan day zone (living + kitchen + entrance hall): 55 sqm usable area
- Ground-floor office: 14 sqm usable area
- Master bedroom upstairs: 15 sqm usable area
- Second bedroom upstairs: 14 sqm usable area
- Third bedroom upstairs: 10 sqm usable area
- Layout: Ground floor + 1st floor + attic
- Year of construction: 2003

- Renovation: 2015
- Total plot: 261 sqm
- Private garden: 147 sqm
- Built footprint: 114 sqm
- Parking: 1 covered garage + 1 outdoor space

### **Interior Layout And Functionality**

The ground floor is organised around a continuous 55 sqm day zone where the living room, semi-open Siemens-equipped kitchen and entrance hall flow into one another, benefitting from abundant natural light throughout the day. Also on the ground floor is a 14 sqm office — a flexible solution for working from home or for a fourth bedroom — alongside a service bathroom and the integrated garage. Upstairs, three comfortable bedrooms (15, 14 and 10 sqm usable area) and a modern family bathroom deliver full privacy. Light tones, natural textures and clean Nordic lines define a home that feels warm, balanced and well-maintained.

### **Outdoor Living And Garden**

The 147 sqm private garden turns the exterior into a true extension of the home. A garden gazebo and an automatic irrigation system support a relaxed everyday rhythm — breakfast outdoors, evenings with friends, or a safe play space for children. The fully enclosed private yard within the gated compound delivers privacy and comfort year-round.

### **Expansion Potential**

The property offers real personalisation and value-growth opportunities: adding a second ground-floor bathroom, extending the day zone with a winter garden conservatory, converting the existing attic into additional living space and refreshing the finishes. A degree of structural flexibility rarely found in a house within a gated compound in this area.

### **Amenities And Equipment**

- Vaillant gas central heating system
- Fujitsu air conditioning
- Siemens-equipped kitchen (dishwasher included)
- Garden gazebo
- Automatic irrigation system
- Covered garage + outdoor parking space
- Gated residential compound with controlled access

### **Location And Community**

Iancu Nicolae – Pipera is the preferred address for Romanian families and the wider Bucharest expat community — professionals, diplomats, entrepreneurs and senior managers working in the Pipera and Floreasca business hubs. Jolie Ville Shopping Center sits a few steps away, and the neighbourhood hosts Cambridge School of Bucharest, British School of Bucharest, Mark Twain International School, American School of Bucharest, Olga Gudyn International School, Avenor College and Lycee Francais, alongside premium preschools such as Kids Kingdom Kindergarten. Baneasa Forest and Zoo, Oxford Gardens Pipera and the local parks support an active outdoor lifestyle. Central Bucharest and Henri Coanda International Airport are reached quickly via DN1 or Pipera-Tunari road — a decisive advantage for frequent travellers and daily commuters.

A property that combines premium positioning with the real functionality of family life — a stable asset within a community of growing value.

### **FAQ**

#### **1. Is the house located in a gated compound?**

Yes, the property is part of a private residential compound with controlled access, delivering calm and safety for families and a noticeably higher quality of life compared to open streets in the area.

#### **2. Which international schools are nearby?**

The Iancu Nicolae – Pipera area concentrates Cambridge School of Bucharest, British School of Bucharest, Mark

Twain International School, American School of Bucharest, Olga Gudyn International School, Avenor College, Lycee Francais and premium preschools such as Kids Kingdom Kindergarten — all reachable within minutes.

### **3. How many bedrooms does the house have and how is the layout organised?**

The property offers 4 bedrooms distributed between the ground floor (a 14 sqm office that can serve as a bedroom) and the first floor (three bedrooms of 15, 14 and 10 sqm usable area), plus a 55 sqm open-plan day zone with semi-open equipped kitchen, 2 bathrooms and a ground floor + 1st floor + attic layout.

### **4. How accessible are central Bucharest and Henri Coanda Airport?**

Both are reached quickly via DN1 and Pipera-Tunari road, both from central Bucharest and from Henri Coanda International Airport — a major advantage for professionals who travel frequently or commute daily to the Floreasca and Pipera business hubs.

### **5. What expansion possibilities does the property offer?**

The house allows the addition of a second ground-floor bathroom, extension of the day zone with a winter garden conservatory, conversion of the existing attic into additional living space and refreshing of the finishes — structural flexibility rarely available in a gated-compound house in this area.

Property details	
Rooms no.	5
Useable surface	140m <sup>2</sup>
Constructed surface	170m <sup>2</sup>
Bedrooms no.	4
Kitchens no.	1
Bathrooms no.	2
Building type	House
Year built	2003
Year renovated	2015
State	Finished
Total land	261m <sup>2</sup>
Print	114m <sup>2</sup>
Courtyard	140m <sup>2</sup>
Parking inside	1
Parking outside	1
Earthquake risk class	Unclassified
Common service charges	200.00 EUR

## Amenities



Equipped kitchen



Dishwasher



Not furnished

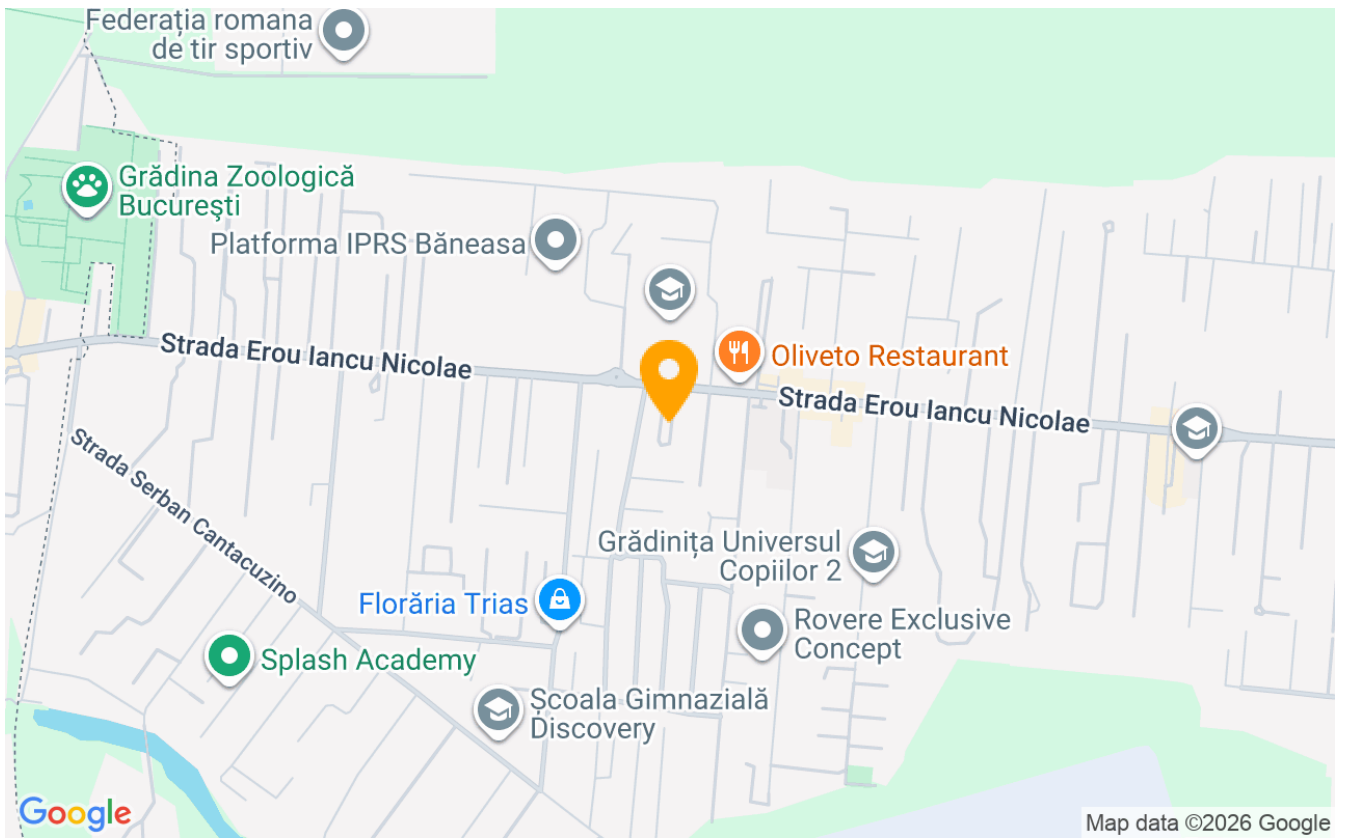


Private heating



Air conditioning

## Location



## Photos

