STAICU ESTATE

PRIVATE PROPERTY BROCHURE



EXCLUSIVE RESIDENTIAL OFFERING

Giroc, Timiș County · Timișoara Metropolitan Area, Romania

Modern Living in Giroc

Turnkey 2-Room Apartment · Dedicated Parking · Private Heating · 0% Agency Commission

ASKING PRICE	USABLE AREA	FLOOR / BUILDING	COMMISSION
€93,000	51 m²	3 / 3 (P+3E)	0% Direct

Core Inclusions: Deeded Parking Space · Fully Furnished · Modern Built-in Appliances **Year Built: 2019**

Direct Owner Sale: Emilia & Nicolae Staicu · Verified Land Registry · Ready for Immediate Transfer · Ref: SE-GIROC-51M2

Property at a Glance

Giroc, Timiș · 51 m²
€ 93,000

EXECUTIVE SUMMARY

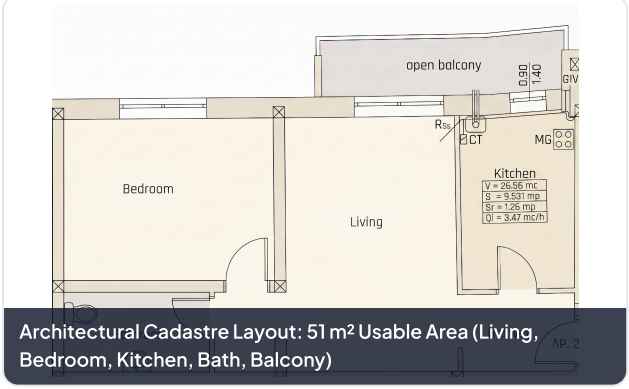
Contemporary Turnkey Living

Constructed in **2019**, this immaculate 51 m² two-room apartment is positioned on the top floor (3 of 3) of an intimate boutique residential building (P+3E) in Giroc, Timiș County.

Benefiting from a peaceful **North-East orientation**, the residence enjoys radiant morning sunlight while maintaining balanced indoor temperatures throughout summer afternoons. The apartment is sold 100% furnished and equipped, accompanied by a deeded private parking space.

KEY INVESTMENT HIGHLIGHTS

- **Dedicated Parking Space:** Private on-site parking spot deeded and included in the price.
- **Independent Heating System:** Own wall-mounted gas boiler with thermostatic radiator distribution.
- **Top Floor Privacy:** Top floor unit (3 of 3) providing superior peace, quiet, and skyline views.
- **Immediate Occupancy:** Turnkey readiness for immediate owner-occupier move-in or high-yield rental.
- **0% Brokerage Commission:** Purchased directly from owners with zero intermediary overhead.



Architectural Cadastre Layout: 51 m² Usable Area (Living, Bedroom, Kitchen, Bath, Balcony)

TECHNICAL DATA

Detailed Specifications

1. DIMENSIONS & LAYOUT

Usable Area (Suprafață utilă)	**51 m²**
Number of Rooms	**2 (Living + Bedroom)**
Floor / Total Floors	**Floor 3 / 3 (P+3E)**
Orientation	**North-East (NE)**
Comfort Classification	**Comfort 1 (Confort 1)**
Outdoor Space	**1 Private Balcony**
Dedicated Parking	**1 Included (Deeded)**

2. STRUCTURE & BUILDING ENVELOPE

Year of Construction	**2019**
Property Type	**Apartment block (Bloc)**
Structural System	**Reinforced Concrete**
Thermal Insulation	**Exterior Thermal Envelope**
Windows	**Double-glazed PVC Joinery**
Entrance Door	**High-security Metal**

3. UTILITIES, ENERGY & METERING

Heating & Hot Water	**Individual Gas Boiler & Radiators**
Utility Grid Connections	**Mains Water, Sewerage, Gas, Power**
Individual Metering	**Individual Gas, Water & Electricity**
Building Facilities	**Intercom Access Control, Pitched Roof**
Street Infrastructure	**Asphalted Road with Public Lighting**
Legal Status	**Free of encumbrances, CF ready**

INTERIOR VISUALS

Living Spaces & Room Showcase

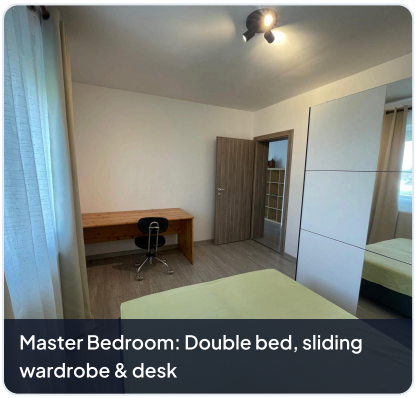
Curated Photo Portfolio
51 m² Turnkey



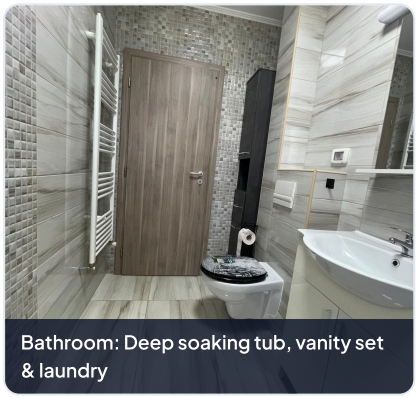
Main Living Area: Open lounge with comfortable sofa, warm flooring & direct balcony access



Fully Fitted Kitchen: Custom two-tone cabinetry, cooktop, oven, hood & large window



Master Bedroom: Double bed, sliding wardrobe & desk



Bathroom: Deep soaking tub, vanity set & laundry



Private Balcony: Panoramic open green skyline view

LIVING LOUNGE

Warm contemporary aesthetic with modular shelving, plush sofa, dining potential, and seamless access to the outdoor balcony.

MASTER SUITE

Tranquil sleeping quarters appointed with expansive clothing storage, double bed, and dedicated ergonomic study workstation.

SERVICE & HYGIENE

Fully tiled sanitary space with deep soaking bathtub, thermostatic shower mixer, illuminated mirror, and automatic washing machine.

TURNKEY INVENTORY

Furnishings & Included Equipment

Complete Inclusions
100% Fully Equipped

Complete Turnkey Standard

All appliances, custom furniture pieces, and fittings detailed below are fully inclusive in the agreed transaction price.

READY TO MOVE IN

1. FITTED KITCHEN

FULLY EQUIPPED

- **Refrigerator & Freezer:** Full-height refrigeration unit with dedicated freezer compartment.
- **Cooking Range:** Integrated gas cooktop paired with electric convection oven.
- **Extraction Hood:** Stainless steel air extractor with direct exterior venting.
- **Dishwasher:** Built-in multi-cycle automatic dishwashing machine.
- **Storage Ergonomics:** Pull-out "jolly" spice/bottle basket and soft-close upper/lower cabinetry.

2. BATHROOM & LAUNDRY

SANITARY SUITE

- **Bathtub with Shower:** Enamelled acrylic bathtub with wall-mounted shower mixer & rail.
- **Vanity Ensemble:** Ceramic washbasin, designer mixer tap, illuminated mirror & storage vanity.
- **Toilet System:** Ceramic WC with dual-flush water-saving cistern.
- **Washing Machine:** Dedicated automatic front-loading laundry washing machine.
- **Finishes:** Water-resistant wall tiles and non-slip floor ceramic surfaces.

3. LIVING & BEDROOM FURNISHINGS

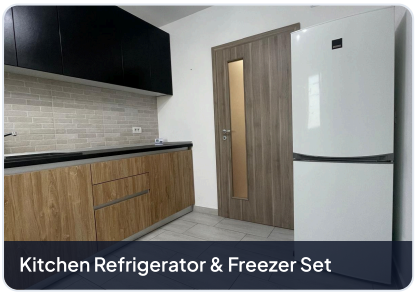
COMPLETE PACK

- **Living Room Lounge:** Comfortable sofa seating suite and multi-tier bookcase/media library.
- **Master Bedroom Bed:** Full double bed with supportive mattress and headboard.
- **Wardrobe Capacity:** Multi-door bedroom wardrobe for extensive clothing and linen storage.
- **Study / Home Office:** Fitted study desk optimized for remote work or academic study.

4. ENTRYWAY, BALCONY & PARKING

DEDICATED ASSETS

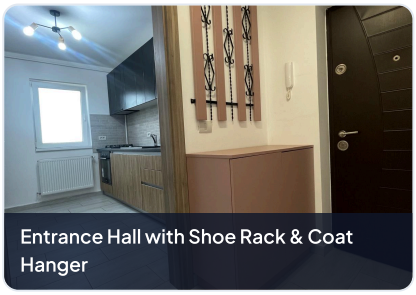
- **Hallway Storage:** Compact entryway shoe rack and wall-mounted coat hanger module.
- **Outdoor Balcony:** Private balcony offering open skyline orientation.
- **Dedicated Parking Space:** Reserved exterior parking spot explicitly included on title.
- **Access Security:** Audio intercom building entrance system and reinforced security door.



Kitchen Refrigerator & Freezer Set



Concealed Gas Boiler in Custom Cabinet



Entrance Hall with Shoe Rack & Coat Hanger

LOCATION & SURROUNDINGS

Giroc & Timișoara Region

Strategic Suburban Hub
European Capital of Culture 2023

REGIONAL PROFILE

Western Romania's Multicultural Engine

Located in western Romania immediately adjacent to Timișoara, **Giroc** is one of the nation's fastest-growing and highest-demand residential suburbs. Timișoara, often celebrated as *"Little Vienna"* for its Secessionist and Baroque architecture, stands as a vibrant academic and economic powerhouse. The city proudly hosted the **European Capital of Culture in 2023** and boasts world-renowned multilingual cultural institutions across Romanian, German, Hungarian, and French heritage.

1. TRANSPORT & MOBILITY

- **Airport Express:** Fast ~15 min transit to Timișoara Traian Vuia International Airport (TSR).
- **Public Transit:** Networked municipal buses, trams, and trolleybus connections.
- **Water Transport:** Scenic Vaporetto public boat service along Bega Canal.
- **Ride-Hailing & Roads:** Complete Uber, Bolt, and taxi coverage; direct arterial access.

2. HIGHER EDUCATION & HUBS

- **Victor Babeș Medical Univ.:** 1.2 km away · Premier medical training institution.
- **King Mihai I Life Sciences Univ.:** 1.1 km away · Renowned veterinary & sciences campus.
- **Polytechnic University:** 1.5 km away · Elite technical & engineering faculty.
- **West University of Timișoara:** 1.8 km away · Major research & humanities center.

3. CULTURE & LIFESTYLE

- **Music & Festivals:** JAZZx Festival, Codru Festival, Flight Festival, Symphonic Cave Concerts.
- **Theatre & Opera:** European Performing Arts Festival, Opera & Operetta Festival, TESZT Euroregional Theatre.
- **International Cinema:** Cannes Film Festival at Timișoara, German, French, Italian, Hungarian & Nordic Film Days.

Verified Google Maps Location & Connectivity

Giroc, Timiș County, Romania · Rapid arterial access to Timișoara City Center & Traian Vuia Airport

View On Map ↗

TRANSACTION & CONTACT

Market Analysis & Purchase Process

Direct Owner Transaction
0% Broker Commission

COMPARATIVE VALUE ANALYSIS

Local Real Estate Market Context

Area Minimum: € 69,500 | This Property: € 93,000 | Area Maximum: € 125,000

Market Benchmark: 53% of comparable 2-room properties in the Giroc/Timișoara perimeter carry a higher asking price. Given the included parking space, top-floor position, and turnkey furnishing standard, this residence represents an exceptional value ratio.

1. Flexible Viewing Protocol

Convenient on-site appointments arranged in Giroc. For international buyers, guided live HD video tours (WhatsApp/Messenger) are offered, alongside meeting availability in Switzerland.

2. 100% Verified Legal Documents

Title documents (Land Registry extract / Extras CF, cadastral plan) are 100% verified, free of encumbrances/mortgages, and prepared for immediate notary conveyance.

3. 0% Commission Direct Deal

Transparent, direct dialogue with property owners eliminates intermediary fees and ensures full clarity on contract terms and inclusions.

4. Ready for Instant Occupancy

Fully furnished and operationally equipped from day one. Ideal for immediate personal move-in or immediate turnkey rental generation.



DIRECT OWNERS

Emilia & Nicolae Staicu

Verified Private Owners · Switzerland / Romania

WHATSAPP / DIRECT LINE

+41 76 759 01 90

Fast Response · WhatsApp & Live Video Tour

Original Listing & Digital Presentation: Staicu Estate Web Showcase · Ref: Ref: SE-GIROC-301

Google Maps Coordinates: https://maps.app.goo.gl/Do7sbhcKzfeokK6x7