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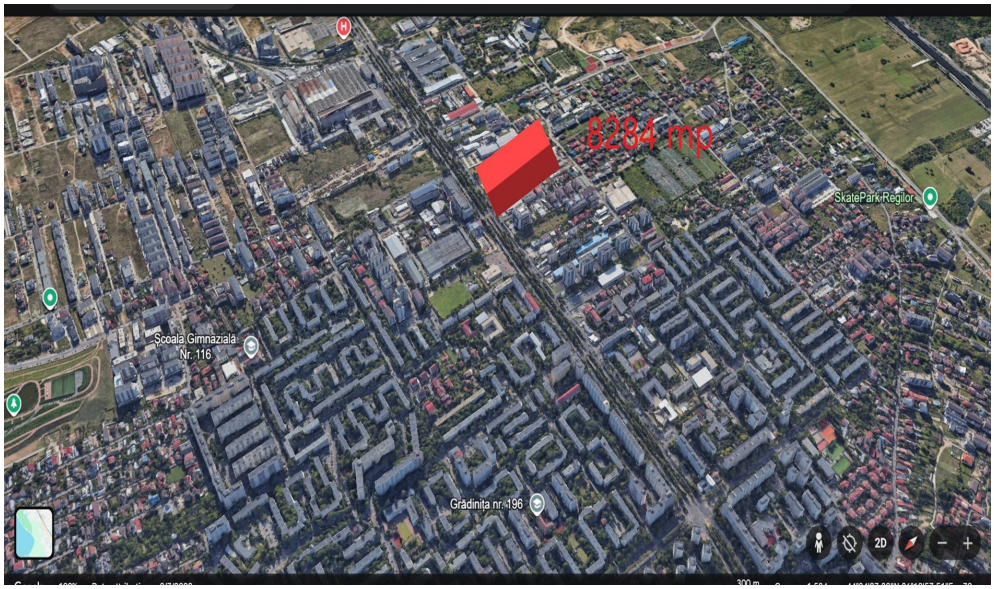
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Theodor Pallady

Land for Sale

CARACTERISTICS

- **AREA**: Theodor Pallady
- **Usable surface**: 8284 sqm
- **Land Surface**: 8284 sqm
- **POT**: 45
- **CUT**: 1.3
- **End-use**: Rezidential
- **Opening**: 50





DESCRIPTION

The land is located in the Theodor Pallady — Ozana area, just 700 meters from the 1 Decembrie 1918 metro station. The area has experienced strong development in both the residential and commercial segments, offering a wide range of services for residents.
Another major advantage is the quick access to all areas of Bucharest, thanks to the extended metro line as well as the fast connection to the A2 Sun Highway (Autostrada Soarelui).
The location provides easy access to public transportation, just a few minutes away from the future metro station.
The land can be developed for both residential and commercial purposes.
Land Details:
Land area: 8,284 sqm
Street frontage: 50 m
Existing buildings on site: 2,250 sqm
POT (Building Coverage Ratio): 45%
CUT (Floor Area Ratio): 1.3, with the possibility to increase up to 1.56
Height regime: Ground Floor + 2 Floors + Attic
There are industrial buildings currently on the land, with approximately 55% of the space leased.
Monthly rental income: €12,000.
Tenants may be kept in place until building permits are obtained, generating additional income during the authorization process.

300 EUR sqm + VAT | **0.01 BITCOIN sqm + VAT** | **0.18 ETHEREUM sqm + VAT**

REGATTA® - Leader of Romanian Real Estate Brands
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*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep