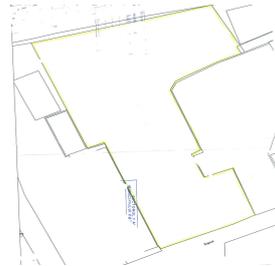


Baneasa

Land for Sale

CARACTERISTICS

- ▶ **AREA:** Baneasa
- ▶ **Land Surface:** 9700 sqm
- ▶ **POT:** 50%
- ▶ **CUT:** 2.5
- ▶ **End-use:** Rezidential
- ▶ **Opening:** 55



DESCRIPTION

The land is located in the northern area of Bucharest, near Baneasa Forest. The area is characterized by strong development in the residential segment.

Access is easy to the main arteries of the city, allowing quick connections to points of interest such as shopping centers, schools, kindergartens, and business areas. At the same time, the location benefits from proximity to the forest.

Urban planning information:

Land within city limits (intravilan)

Possible indicators:

POT (land occupancy percentage): 50%

Maximum height: Ground floor + 4 floors (P+4)

CUT (floor area ratio): 2.5

Requires PUZ (zonal urban plan) – information is based on a PUZ for a neighboring plot

Existing situation:

The land currently has rented metal storage units:

Rent: €5,700/month

Land details:

Total area: 9,700 sqm

Frontage: 55 m

Utilities:

Utilities available at the boundary of the land

Legal status:

The land is owned by a private individual.

230 EUR sqm

0.13 ETHEREUM sqm