REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT42022
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Baneasa

Land for Sale

CARACTERISTICS

- **AREA**: Baneasa
- **Land Surface**: 2500 sqm
- **End-use**: Rezidential









DESCRIPTION

Land for Sale with Approved Residential Development Project and Construction Already Commenced – B?neasa–Greenfield Area, Bucharest
The project is located at the entrance of the Greenfield B?neasa residential complex, one of the most dynamic residential areas in northern Bucharest.

Location Advantages

Quick access to DN1 highway
Frontage and access from two paved roads
Adjacent to Greenfield residential community
Immediate access to retail and commercial facilities
Close proximity to B?neasa Forest
Public bus station nearby
School and kindergarten currently under development
Avenor College located nearby
Apartment Mix – Residential Structure

Total: 35 apartments

23 one-bedroom apartments (2-room units)
12 two-bedroom apartments (3-room units)
42 parking spaces
Garden Apartments
5 apartments with private gardens
3 one-bedroom apartments
2 two-bedroom apartments
LevelApartments
Ground Floor5 apartments with private gardens
1st Floor6 apartments
2nd Floor6 apartments
3rd Floor6 apartments

4th Floor6 apartments
5th Floor6 apartments
Typical Floor Layout
Each residential floor includes:
4 one-bedroom apartments
2 two-bedroom apartments
Approved Development Project
Building configuration: Technical Basement + Ground Floor + 5 Upper Floors
Approved Gross Built Area (GBA): 4,262 sqm
Land area: 2,500 sqm
Saleable Areas
Net apartment area: 2,610 sqm
Terraces and balconies: 477 sqm
Private gardens: 417 sqm
Total saleable area: 3,504 sqm
Development Indicators – Project Areas
IndicatorArea
Land Area2,500 sqm
Building Footprint660.89 sqm
Above-Ground GBA (excluding loggias)3,730.58 sqm
Above-Ground GBA (including loggias)3,965.34 sqm
Underground GBA296.40 sqm
Total GBA4,261.74 sqm
Utilities and Infrastructure
Electricity
Grid connection permit (ATR) obtained
Permanent power supply solution approved
Public utility network agreement signed and paid
Natural Gas
All permits and grid connection approvals obtained
Water Supply and Sewerage
Technical documentation available
Authorization process currently underway
Investment Parameters
Land Area: 2,500 sqm
Approved GBA: 4,262 sqm
Saleable Area: 3,504 sqm
35 apartments
42 parking spaces
Approximately 25% of the structural works completed
The asking price includes all works completed to date, the architectural design contract, and permits/approvals, with a combined value of approximately EUR 500,000.

1,850,000 EUR **30.27 BITCOIN** **1,065.86 ETHEREUM**

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep