

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 – Baneasa–Greenfield Area, Bucharest

The project is located at the entrance of the Greenfield Baneasa 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 Baneasa 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

Level Apartments

Ground Floor 5 apartments with private gardens

1st Floor 6 apartments

2nd Floor 6 apartments

3rd Floor 6 apartments

4th Floor 6 apartments
5th Floor 6 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

Indicator Area

Land Area 2,500 sqm
Building Footprint 660.89 sqm
Above-Ground GBA (excluding loggias) 3,730.58 sqm
Above-Ground GBA (including loggias) 3,965.34 sqm
Underground GBA 296.40 sqm
Total GBA 4,261.74 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

33.71 BITCOIN

1,244.28 ETHEREUM