

## Damaroaia

## Land for Sale

### CARACTERISTICS

- ▶ **AREA:** Damaroaia
- ▶ **Usable surface:** 1900 sqm
- ▶ **Land Surface:** 1900 sqm
- ▶ **POT:** 20
- ▶ **CUT:** 0.7
- ▶ **End-use:** Rezidential
- ▶ **Opening:** 18 m la lac
- ▶ **No. of openings:** 2



### DESCRIPTION

Land located in one of the most attractive areas in northern Bucharest, in the immediate vicinity of Petrom City complex, Sector 1. The property benefits from a generous 18-meter frontage onto the lake, offering an exceptional natural setting and excellent potential for residential development or investment.

The Damaroaia area is highly appreciated for its quick access to the city's main thoroughfares, proximity to business centers, schools, shopping areas, and green spaces. Its lakeside location provides spectacular views, tranquility, and an added sense of exclusivity.

TOTAL LAND AREA: 1,900 sqm

UTILITIES: Electricity; gas available nearby

FRONTAGE: 18 m onto the lake

Urban planning information:

POT (Building Coverage Ratio): 20%

CUT (Floor Area Ratio): 0.7

Individual residence: Ground floor + 2 upper floors (G+2)

900,000 EUR

13.29 BITCOIN

426.28 ETHEREUM