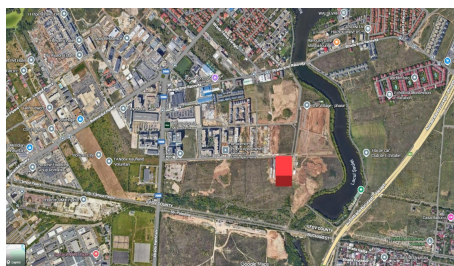


Pipera

Land for Sale

CARACTERISTICS

- ▶ **AREA:** Pipera
- ▶ **Usable surface:** 62000 sqm
- ▶ **Land Surface:** 60000 sqm
- ▶ **POT:** 40
- ▶ **CUT:** 2.2
- ▶ **End-use:** Rezidential
- ▶ **Opening:** 190



DESCRIPTION

The land is located behind Global City Business Park, in an established area of northern Bucharest, with direct access to the Petricani – Pipera – Barbu Vacarescu corridor. Its location provides a clear competitive advantage: proximity to one of Bucharest's most important office hubs, while being set back from the traffic of the main artery, making it suitable for high-quality residential developments. The property is also close to Pipera metro station and the Bucharest–Ploiesti Motorway.

The area is characterized by rapid urban development, with recent residential projects and consistent demand generated by employees working in the office buildings in the immediate vicinity.

LAND AREA: 10,000 sqm – 62,000 sqm

FRONTAGE: 190 m

Urban planning information:

POT (Land Occupancy Ratio): 40%

CUT (Floor Area Ratio): 2.2

500 EUR sqm + VAT

0.01 BITCOIN sqm + VAT

0.24 ETHEREUM sqm + VAT