



## Excellent Investment Opportunity: 1773 sqm Plot with Generous Frontage

### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 764,752.37

### Posizione

Nazione:	Romania
Stato / Regione / Provincia:	Bucuresti
Publicato:	28/11/2025
Descrizione:	Located in Bucuresti.

### Excellent Investment Opportunity: 1773 sqm Plot with Generous Frontage

We present for sale an intravilan (buildable) plot of **1773 sqm**, located directly on the main boulevard. The property offers a **generous frontage of 21.08 meters**, making it ideal for **residential or mixed-use developments**.

### According to the Urbanism Certificate:

- **POT (Footprint Ratio): 60%**
- **CUT (Buildable Ratio): 2.5**
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**Permitted Functions:** collective housing, services, facilities

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**Utilities Available:** electricity, water, sewage

The area is rapidly developing and benefits from full infrastructure: public transport, schools, kindergartens, shopping centers, and supermarkets (Lidl, Profi, Mega Image, Kaufland), all within close proximity.

**Additional Advantages:**

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Direct access from the boulevard with excellent visibility

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Surrounded by new residential blocks and modern developments

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High development potential (estimated GBA: approx. **4400 sqm**, depending on the project)

For further information or to schedule a viewing, we remain at your disposal.

**Lease terms**

Date Available:

**Informazioni aggiuntive**

URL del sito: [http://www.arkadia.com/MGPD-T16154/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T16154/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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