



## Land with Building permit for sale in Center Bucharest



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 790,477.56

### Location

Country: Romania  
Posted: May 21, 2025  
Description:  
Located in Bucuresti.

## Excellence Through Experience!

We present a unique investment opportunity in a strategically located plot, ideal for developing an **office building with commercial and service spaces on the ground floor**, according to existing building permits.

### General Characteristics:

- **Height Regime:** 3S+P+4E (three underground levels, ground floor, and four above-ground floors).
- **Built Area:** 273 sq m.
- **Usable Floor Area (above ground):** 1,640 sq m.
- **Usable Floor Area (underground):** 1,022.70 sq m.

### Urban Planning Indicators:

- **Maximum Occupancy Rate (POTmax):** 78%
- **Maximum Building Footprint (CUTmax):** 3.9

### Advantages:



- **Modern and Functional Design:** The building is designed to meet current office space requirements, integrating commercial and service spaces on the ground floor, thus attracting a wide range of users.
- **Space Optimization:** The project includes three underground levels, ideal for parking or additional functionalities.
- **High Profitability Potential:** The excellent location and well-thought-out design ensure attractiveness for both investors and tenants.

This plot represents the perfect opportunity for developers who wish to benefit from a permitted and ready-to-execute project.

### Common

Lot Size: 426 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/MGPD-T12098/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T12098/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 18614

