

# 1027 sqm Land in Ultra-Central Area - Sector 1

## 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 1,577,701.56

## Location

Country: Romania  
State/Region/Province: Bucuresti  
Posted: Dec 06, 2025  
Description:  
Located in Bucuresti.

## 1027 sqm Land in Ultra-Central Area – Sector 1

Ideal for Residential or Mixed-Use Development

This 1,027 sqm intravilan plot is located in one of the most valuable and sought-after areas of Sector 1. It represents an excellent opportunity for developers or investors looking to create a premium urban project. The location offers fast access to office hubs, public institutions, major transport links, and established residential neighborhoods.

## Key Features

- Total land area: **1,027 sqm**
- Street frontage: **16.27 m**
- Utilities available at the property boundary

## Urban Planning Indicators

- **POT (Footprint ratio): 65%**
- **CUT (Floor Area Ratio): 2.5**
- **Maximum building height: Ground Floor + 4 levels**

**Ideal For**

- Residential apartment building
- Mixed-use project (residential + office)
- Clinic or medical center
- Corporate headquarters
- Boutique hotel or guesthouse

**Location Advantages**

- Ultra-central position with quick access to Piata Victoriei, Gara de Nord, Politehnica, and University areas
- Full public transportation network nearby: metro, tram, bus
- Mixed, high-value area with renovated buildings, institutions, and modern developments
- High demand for urban living and complementary services

**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/MGPD-T16208/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T16208/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: 21853

