



House / villa for sale sqm in Bucuresti, Bucurestii Noi area



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: EUR 475,000

Location

Country: Romania
State/Region/Province: Bucuresti
Posted: Sep 16, 2026
Description:
Located in Bucuresti.

Detached Villa with Residential / Commercial Potential | Bucharesti Noi – Chitilei Road

We are pleased to offer for sale a generously sized property with multiple potential uses, located in the Bucharesti Noi area, adjacent to Chitilei Road and close to the intersection with Laminorului Boulevard.

The property is situated on a **550 sqm plot**, with approximately **17 metres of street frontage**, and comprises two separate buildings.

Together, the two buildings have a **total footprint of approximately 270 sqm**, leaving approximately **280 sqm of private outdoor space**.

Main Building

The main building is arranged over **Ground Floor + First Floor + Attic (G+1+A)** and offers a total built area of approximately **580 sqm** and a usable area of approximately **480 sqm**.



The current layout includes:

- 7 rooms;
- 6 bedrooms;
- a generous open-plan attic;
- 2 bathrooms;
- kitchen;
- balcony;
- additional auxiliary spaces.

Secondary Building

The second building has an area of approximately **75 sqm** and comprises a **kitchen and a garage**, offering additional flexibility and the possibility of being adapted or reconfigured according to the property's future use.

Construction and Features

The property was built in **2000**, with a reinforced concrete structure, reinforced concrete floor slabs and brick walls.

Existing features include:

-



individual central heating system;

-

radiators;

-

PVC double-glazed windows;

-

parquet and ceramic tile flooring;

-

tiled and painted walls;

-

sheet metal roof.

The roof has been completely replaced.

The property **requires complete renovation, both internally and externally**, providing the future owner with the opportunity to redesign and, where appropriate, reconfigure the spaces according to the intended use.

Development and Usage Potential

Due to its generous size, the configuration of the two buildings and its convenient access to the area's main roads, the property offers significant potential for residential, commercial or institutional use.

The property may be suitable for:

-

a large private residence;

-

combined residential and office use;

-



company headquarters / offices;

-

commercial or service premises;

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private medical clinic;

-

rehabilitation or recovery centre;

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senior care home;

-

kindergarten;

-

private school or educational centre;

-

after-school centre.

Opportunity to Extend the Property

An additional adjoining plot of land measuring 304 sqm can also be purchased separately for EUR 150,000.

Acquiring this additional plot would increase the **total land area to 854 sqm**, representing a significant advantage for projects requiring a larger garden, additional outdoor areas or further development potential, subject to the applicable planning and zoning regulations.

The location, close to **Chitilei Road and Laminorului Boulevard**, provides convenient access to Bucharesti Noi, Chitila and other areas in the north-western part of Bucharest.

A property with **significant renovation, conversion and expansion potential**, particularly suitable for buyers or investors looking for generous spaces and the flexibility to adapt the property for a residential,



commercial, medical or educational project.

Internal ID: TET0023131

Common

Bedrooms:	10
Bathrooms:	2
Finished sq. ft.:	500 sq m

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/MGPD-T20772/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	rom23131
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