



## 100% return on investment - development opportunity for a 4,000 sqm commercial gallery + 8,000 sqm apartments



### Информация об агенте

Название: ArKadia  
Название компании:  
Страна: Великобритания  
Телефон:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость: На продажу  
Цена: EUR 2,345,000

### Местоположение

Страна: Румыния  
Область: Bucuresti  
Добавлено: 21.05.2025  
Описание:  
Located in Bucuresti.

**\*\*Investment Opportunity: Commercial Land with Residential/Hotel Potential\*\***

**\*\*For Sale:\*\*** 6,700 sqm of land with the possibility of a 4,000 sqm commercial gallery and 8,000 sqm for apartments or hotel use.

**\*\*Location:\*\*** Situated at the intersection of DN1 and Centura Nord, with a road frontage of 58 meters.

**\*\*Utilities:\*\*** The land is equipped with all essential utilities: water, sewage, gas, and electricity.

**\*\*Urban Indicators:\*\***

- **\*\*POT (Land Occupation Ratio):\*\*** 45%

- **\*\*CUT (Land Use Coefficient):\*\*** 2

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**### Overview of the Centura Nord Area**

Centura Nord is a rapidly developing area in Bucharest, recognized for its investment opportunities and



business facilities. This zone is an important business hub, hosting numerous companies and financial institutions.

#### **\*\*Key Features:\*\***

- **\*\*Business Center:\*\*** Centura Nord is home to a large number of modern shopping centers and well-equipped office spaces, supported by a developed infrastructure that facilitates economic and commercial activities.
- **\*\*Attractive for Investors:\*\*** Due to its potential for economic growth, Centura Nord has become an appealing location for investors and entrepreneurs, offering a modern infrastructure and connectivity with the rest of the city.
- **\*\*Transport Connectivity:\*\*** The area is connected to national highways and roads via the A2 and A3 motorways and DN1, linking Bucharest to other major cities in the country.

#### **### Amenities and Services**

The Centura Nord area is notable for its proximity to major shopping centers and business districts. It is also well-connected to the city's public transport network.

- **\*\*Commercial Centers:\*\*** Nearby are Baneasa Shopping City and Promenada Mall.
- **\*\*Hotels and Dining:\*\*** The area offers a variety of quality hotels, restaurants, and cafes.
- **\*\*Accessibility:\*\*** Henri Coanda International Airport, Romania's largest airport, is conveniently located, providing links to both national and international destinations.

#### **### Additional Facilities**

The Centura Nord area boasts numerous public services, including:

- Hospitals and medical clinics
- Schools and universities
- Business and commerce centers
- Green spaces and parks

This prime land in Centura Nord offers an exceptional investment opportunity for commercial, residential, or mixed-use development.

### **Общие**

Площадь участка: 6700 кв м

### **Lease terms**

Date Available:

### **Дополнительная информация**

URL вебсайта: [http://www.arkadia.com/MGPD-T11783/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T11783/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

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