

# LAND FOR RESIDENTIAL DEVELOPMENT, BUCHAREST CITY

## LAND

Romania, Bucharest, Bucharest 10251

REF. TP13

The object of this development is a G+7 residential project, with 2, 3 & 4 room apartments and related facilities (parking, sport facilities, etc.)

### ● Land description

The plot has an area of 9,965.36sqm and it is privately owned. The positioning of the building was realized in accordance with the approved urban planning regulations and the particularities of the architectural design.

### ● Integration into surrounding area

The land on which the project will be developed is located in the Eastern part of Bucharest. The location provides access to major roads ("sos. Industriilor", "sos. Garii Catelul", "sos. Pantelimon", "Autostrada Soarelui") and to public transportation (subway, tramway, bus).

### ● Areas centralizer

Total land area = 9,965.36sqm

Height regime = Basement+G+7

Maximum height = 29.68m

Height of typical floor = 2.975m

Total built area (excluding basement) = 23,745.89sqm

Basement area = 3,888.29sqm

Number of flats = 213



Parking places = 237

POT = 32.76%

CUT = 2.38

Housing area = 17,119.35sqm

Parking area = 10,114.66sqm

Ground floor area = 3,265.11sqm

Mezzanine area = 3,061.06sqm

Typical floor area = 2,645.98sqm

## PROPERTY DETAILS

- Building size: 17 119 sqm
- Total land size: 9 965 sqm
- Plot numbers: 1

## UTILIZATION POSSIBILITIES

- Residential

## PLOT TYPE AND ZONING DETAILS

- Residential Area

## SALE PRICE:

**1 000 000 EUR + VAT**