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## Boutique development project for premium development

📍 Iancu de Hunedoara, Bucharest

Web Reference

**#54406**



<https://blissimobiliare.ro/en/villa-14-rooms-for-sale-piata-victoriei-bucharest-54406>

### Description

#### Location

- located in the city center, in an exceptional area between Victoriei Square, Romana Square & Dorobanti.
- 350 sqm of land with opening on 3 streets
- rectangular shape ( 19.6x18.6m)

#### Project:

Building permit documentation for consolidation, refurbishment, interior layout reorganization and addition on top with two floors with a total developed area of 913 sqm

- Proposed height: underground + ground floor + 2 floors + 3 third floor setback
- maximum height 15m
- Ground floor built area - 205 sqm
- Total buildable above ground - 685 sqm
- Basement built area - 186 sqm
- Total built area - 871 sqm
- Total usable area without balconies and terraces - 683 mp
- Total usable area with balconies and terraces - 732 mp
- Klaus parking space = 42 sqm for 6 cars
- rental option for min. 2 more parking space from city hall
- CUT 2, POT 58.6%

**Property development options:**

- · 3-4 unit residential development + offices in the underground
- · one large family house
- · apartments on floors 1, 2, 3 + offices on ground floor and underground.
- · office / services on all floors

**Existing situation:**

- Old interbelic villa with a total built area of 599 sqm, and total usable are of 422 sqm
- Height: underground + ground floor + 1 floor + terrace

Property details	
Rooms no.	14
Building type	Villa
Year built	1945
State	Project
Total land	350m <sup>2</sup>
Print	205m <sup>2</sup>
Courtyard	155m <sup>2</sup>
Elevator	Yes

Amenities



Not furnished



Private heating



Suitable for office

## Location

