



Updated on 14 Martie 2021

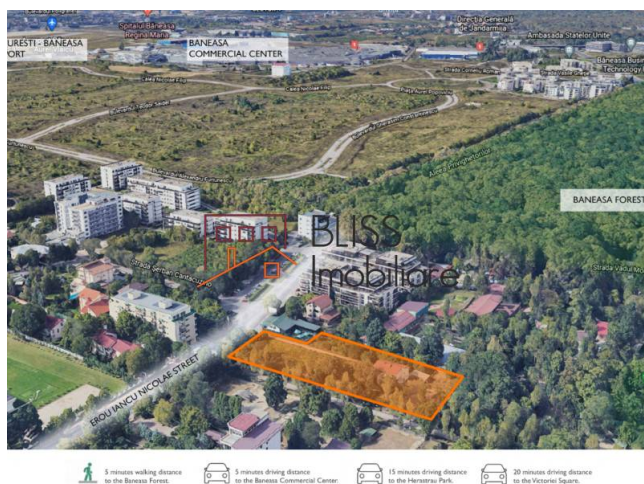
Land 4,347 m²;

📍 Iancu Nicolae Baneasa Zoo, Bucharest

3,000,000 EUR
690 EUR / m²

Web Reference

#900500



<https://blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-900500>

Description

Superb opportunity: Land for premium residential project development on the popular Iancu Nicolae area next to the Baneasa Zoo and Baneasa Forest. Large opening on the main street with public transport in front of the land plot.

- Location:
 - Land located in the north of Bucharest, in Voluntari, Erou Iancu Nicolae Street, next to the Baneasa Zoo and Forest.
 - The Iancu Nicolae area is part of the premium residential Northern suburb of Bucharest. This area has initially been developed as premium housing area with villas and houses of which several in gated compounds. Since the last 10 years new developments have been mainly large and boutique residential apartment projects. Due to the presence of the many private International Schools this area has been serving the international expat community for families with school going children.

Parameters:

- - Size 4.347 sqm
 - According to the urbanism certificate the land is now located outside the urban construction parameters.
 - In March 2021 the land will be included in the urban construction parameters of Voluntari, subzone M1 (mixed functions - services, trade, housing), and will benefit from the following urban indicators:
 - Maximum POT = 40%;
 - Maximum CUT = 2.2.
 - Opening 32.5 m
- Utilities:

The location is served by all municipality utility networks:

- Water, gas, electricity, sewage, on the land.

Points of interest just within a 10 minutes reach:

- International schools:
 - American International School of Bucharest
 - British School of Bucharest
 - Cambridge School of Bucharest
 - Lycée Français Anna de Noailles
 - Mark Twain
 - Avenor
 - Many others
- Social, sports, leisure:
 - Stejarii Country Club
 - World Class Atlantis
 - World Class Jolie Ville
 - Baneasa Zoo
 - Baneasa Forest
- Malls:
 - Baneasa Shopping City
 - Jolie Ville
 - Strip Mall

NEW RESIDENTIAL DEVELOPMENTS IN THE AREA

			BUILT SURFACE (sqm)	USABLE SURFACE (sqm)	PRICE (EURO) + VAT	PRICE/MP BUILT	PRICE/MP USABLE
NORDIS RESIDENCE - PRIVIGHETORILOR	2018	2 ROOMS APARTMENT	75.00		90,125.00	1,201.67	
			104.00		118,000.00	1,134.62	
		3 ROOMS APARTMENT	104.35		118,000.00	1,130.81	
		4 ROOMS APARTMENT	118.65		151,630.00	1,277.96	
RESIDENCE 5 - IANCU NICOLAE 122	2020	2 ROOMS APARTMENT	75.00		121,000.00	1,613.33	
		3 ROOMS APARTMENT	102.50		196,000.00	1,912.20	
		4 ROOMS APARTMENT	118.00		230,000.00	1,949.15	
			122.50		235,000.00	1,918.37	
BUENA VISTA RESIDENCIAL	2020	STUDIO	51.93	43.00	107,000.00	2,060.47	2,488.37
			69.11	49.00	87,000.00	1,258.86	1,775.51
		2 ROOMS APARTMENT	69.76	56.00	110,000.00	1,576.83	1,964.29
			72.31	58.00	104,000.00	1,438.25	1,793.10
		3 ROOMS APARTMENT	88.63	69.00	112,000.00	1,263.68	1,623.19
			148.26	92.00	176,000.00	1,187.10	1,913.04
		4 ROOMS APARTMENT	125.77	105.00	169,000.00	1,343.72	1,609.52
			138.14	118.00	190,000.00	1,375.42	1,610.17
GRAND PARK PIPERA	2020	2 ROOMS APARTMENT	62.37	54.00	112,000.00	1,795.74	2,074.07
		3 ROOMS APARTMENT	91.32	76.00	158,000.00	1,730.18	2,078.95
		4 ROOMS APARTMENT	125.92	105.00	218,000.00	1,731.26	2,076.19
PARCUL PRIVIGHETORILOR	2010	2 ROOMS APARTMENT	FURNISHED	72.00	130,350.00		1,810.42
		3 ROOMS APARTMENT	PARTIALLY FURNISHED	119.00	162,300.00		1,363.87

NORDIS RESIDENCE



RESIDENCE 5



BUENA VISTA RESIDENCIAL





GRAND PARK PIPERA





Land details	
Land type	Constructible land
Size	4,347 m ²
Land usage coefficient	2.2
Percentage of occupation	40%
Street openings	32.5 m
Road type	Asphalt
Protected area	No


Utilities

 Electricity

 Water

 Natural gas

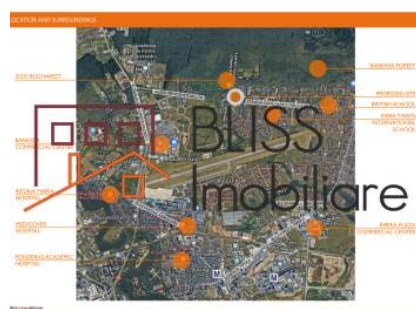
 Sewage

 Telecom

Location



An aerial photograph of a large residential development. Several house types are highlighted with orange boxes and labels: Type A (a small detached house), Type B (a semi-detached pair), Type C (a larger detached house), Type D (a row of terraced houses), Type E (a two-story townhouse), and Type F (a modern detached house). The background shows lush greenery, a winding road, and other buildings in the distance. The text "BLISS Immobilien" is overlaid in large white letters, and "BANKING CONSULTANT" is written in smaller white letters to the right. At the bottom, there are five icons representing different services: a person holding a document, a car, a house, a shopping cart, and a person at a desk. Below each icon is a short description in German.



RESIDENTIAL DEVELOPMENTS IN THE AREA

		BLISS PROJECT	CONTACT INFORMATION	BLISS SALE - OFF	BLISS RENT	BLISS PROJECT
ENVOY RESIDENCE - PANGLOSS PARK	2018	2-BEDROOM APARTMENT	150,000	95,000.00	1,000.00	
		3-BEDROOM APARTMENT	180,000	120,000.00	1,200.00	
		4-BEDROOM APARTMENT	240,000	160,000.00	1,500.00	
RESIDENCE 1 - HUNTS MOOR RD	2020	2-BEDROOM APARTMENT	150,000	110,000.00	1,000.00	
		3-BEDROOM APARTMENT	180,000	130,000.00	1,200.00	
		4-BEDROOM APARTMENT	240,000	160,000.00	1,500.00	
VISTA VILLAGE	2020	2-BEDROOM APARTMENT	150,000	110,000.00	1,000.00	
		3-BEDROOM APARTMENT	180,000	130,000.00	1,200.00	
		4-BEDROOM APARTMENT	240,000	160,000.00	1,500.00	
RIVERVIEW PARK	2020	2-BEDROOM APARTMENT	150,000	110,000.00	1,000.00	
		3-BEDROOM APARTMENT	180,000	130,000.00	1,200.00	
		4-BEDROOM APARTMENT	240,000	160,000.00	1,500.00	
THE RIVERVIEW PARK	2020	2-BEDROOM APARTMENT	150,000	110,000.00	1,000.00	
		3-BEDROOM APARTMENT	180,000	130,000.00	1,200.00	
		4-BEDROOM APARTMENT	240,000	160,000.00	1,500.00	
DIS RESIDENCE		RESIDENCE 1				
		RIVERVIEW RESIDENCE				
		GRAND PARK PARK				

BLISS Immobiliare

