



Isfahan Doekhie
 +40 729 896 897

 contact@blissimobiliare.ro
<mailto:contact@blissimobiliare.ro>

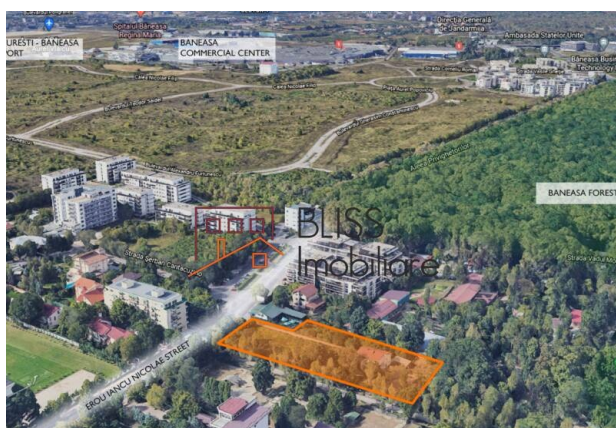
Updated on 28 November 2024

Land 4,347 m²;

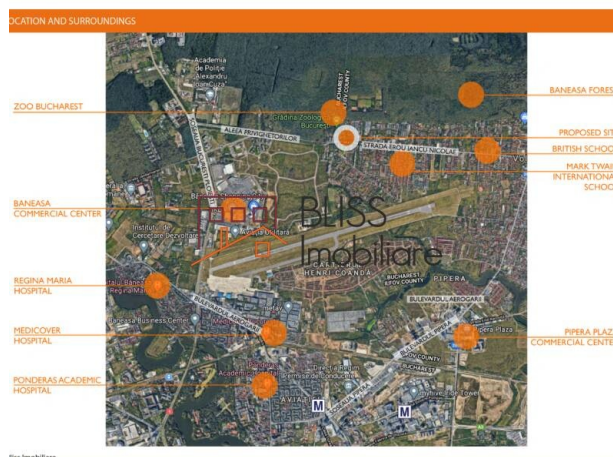
 Iancu Nicolae Baneasa Zoo, Bucharest / Ilfov

3,000,000 EUR
690 EUR / m²

Web Reference

#900500


 3 minutes walking distance to the Baneasa Forest.
 3 minutes driving distance to the Baneasa Commercial Center.
 15 minutes driving distance to the Herestra Park.
 20 minutes driving distance to the Victoria Square.



<https://blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-900500>
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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 P'ARK PIPERA



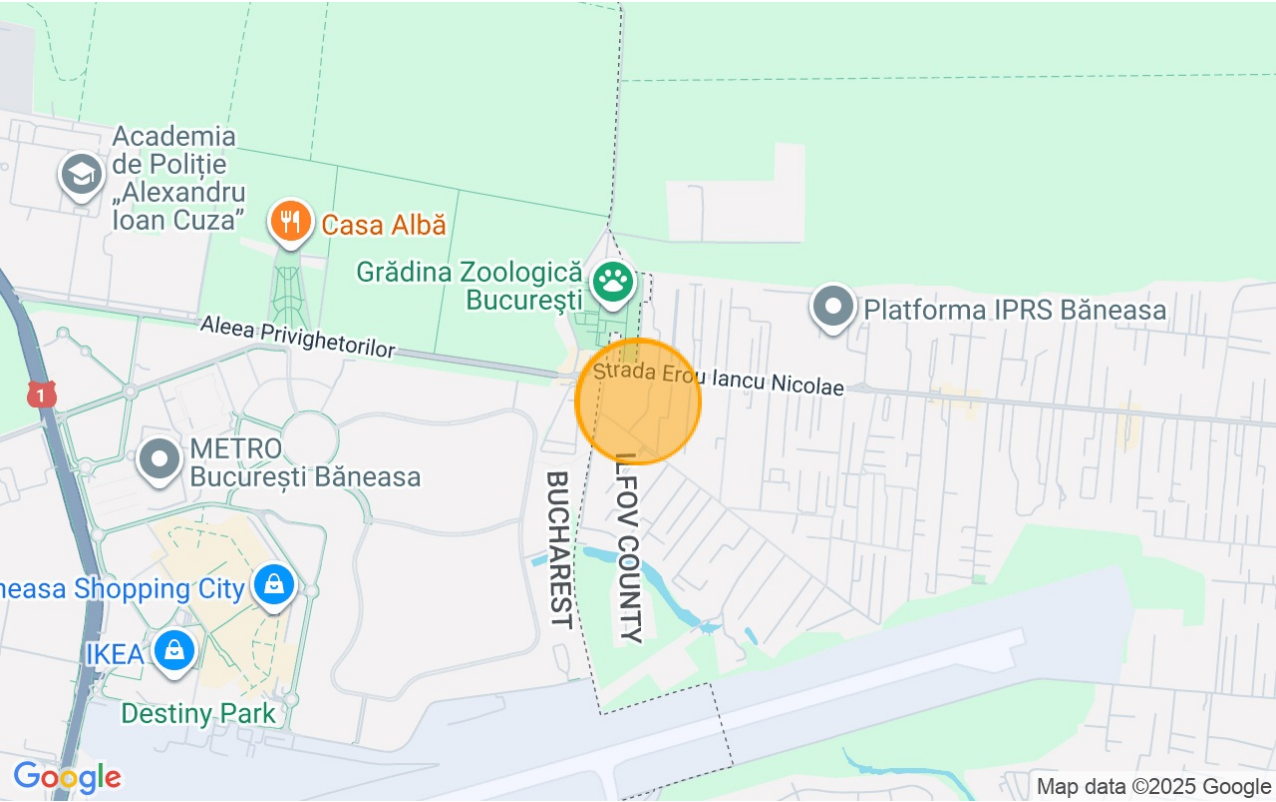
Land details

Land type	Constructible land
Size	4,347 m²
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



Photos



RESIDENTIAL DEVELOPMENTS IN THE AREA									
		BUENA VISTA	BUENA VISTA	BUENA VISTA	BUENA VISTA	BUENA VISTA	BUENA VISTA	BUENA VISTA	BUENA VISTA
BUENA VISTA	2018	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2019	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2020	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2021	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2022	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2023	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2024	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2025	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2026	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2027	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2028	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2029	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
BUENA VISTA	2030	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000

