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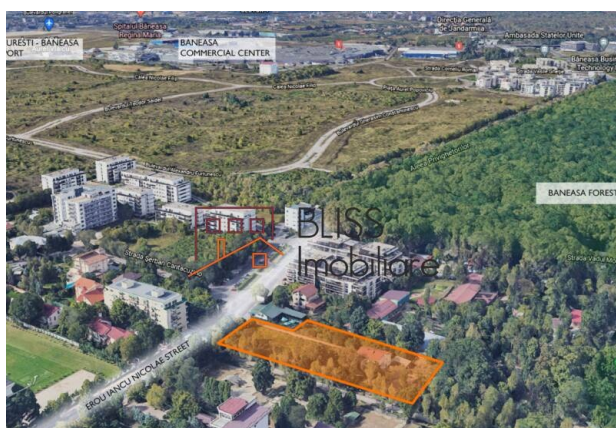
Teren 4.347 m²;

📍 Iancu Nicolae Baneasa Zoo, Bucuresti / Ilfov

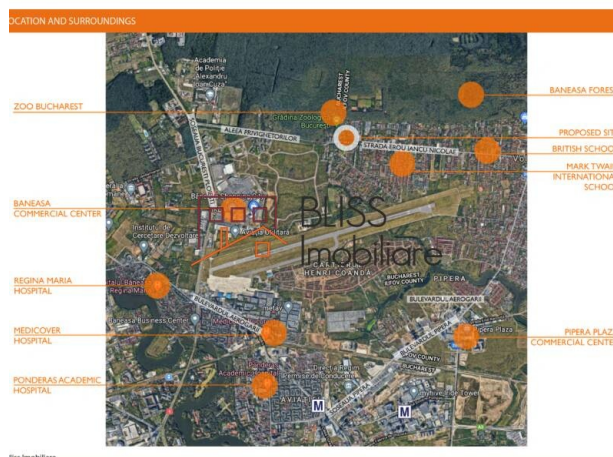
3.000.000 EUR
690 EUR / m²

Referinta web

#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/teren-de-vanzare-iancu-nicolae-pipera-900500>
<https://blissimobiliare.ro/teren-de-vanzare-iancu-nicolae-pipera-900500>

Descriere

Oportunitate superba: Teren pentru dezvoltarea proiectelor rezidențiale premium în cunoscuta zonă Iancu Nicolae de lângă grădina zoologică Baneasa și pădurea Baneasa. Deschiderea la strada principală este mare și există transport public în fața terenului.

Locație:

- Teren situat în nordul Bucureștiului, în Voluntari, strada Erou Iancu Nicolae, lângă Grădina Zoologică și Pădurea Baneasa.
- Zona Iancu Nicolae face parte din suburbia rezidențială premium din nordul Bucureștiului.
- Inițial, acest cartier a fost dezvoltat ca zonă de locuințe premium cu vile și case, dintre care, cele mai multe, fac parte din complexuri închise. În ultimii 10 ani, noile dezvoltări au reprezentat în principal proiecte mari de apartamente rezidențiale de tip boutique. Datorită prezenței numeroaselor școli internaționale private, această zonă a deserved familiile cu copii care merg la școala ce aparțin comunității internaționale.

Parametri:

- Suprafața 4.347 mp
- Conform certificatului de urbanism, acum, terenul este situat în afara parametrilor de construcție urbană
- În martie 2021 terenul va fi inclus în parametrii de construcție urbană din Voluntari, subzona M1 (funcții mixte - servicii, comerț, locuințe) și va beneficia de următorii indicatori urbani
- POT maxim = 40%
- CUT maxim = 2.2

- Deschidere 32.5ml

Utilități:

- Locația este deservită de toate rețelele de utilități municipale:
 - Apă, gaz, electricitate, canalizare, pe uscat.

Puncte de interes la doar 10 minute:

- Școli internaționale:
- Școala Internațională Americană din București
- British School of Bucharest
- Școala Cambridge din București
- Lycée Français Anna de Noailles
- Mark Twain
- Avenor
- Multe altele

Cluburi sociale, sportive, agrement:

- Stejarii Country Club
- World Class Atlantis Health Club
- World Class Jolie Ville Health Club
- Baneasa Zoo
- Baneasa Padure

Centre comerciale:

- 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



Detalii teren

Tipul de teren	Teren intravilan
Suprafața	4.347 m²
Coeficientul de utilizare	2,2
Procent de ocupare	40%
Deschideri la stradă	32,5 m
Tipul de drum	Asfaltat
Zona protejată	Nu

Utilități

-  Electricitate
-  Apă
-  Gaze
-  Canalizare
-  Telecomunicații

Locație



Poze



EXISTENTIAL DEVELOPMENTS IN THE AREA

		BUYER/OWNER	CONDOMINIUM	NO. OF UNITS	RES. BUILT - 100%	OFFICE/RETAIL	RENTAL BUILT
GRAND RESIDENCE	2018	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 3 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 4 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 5 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 6 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 7 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 8 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 9 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 10 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 11 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 12 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 13 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 14 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 15 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 16 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 17 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 18 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 19 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
GRAND 20 - URBAN	2019	1. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		2. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000
		3. RESIDENTIAL DEVELOPMENT	100,000	100,000	100,000	100,000	100,000

