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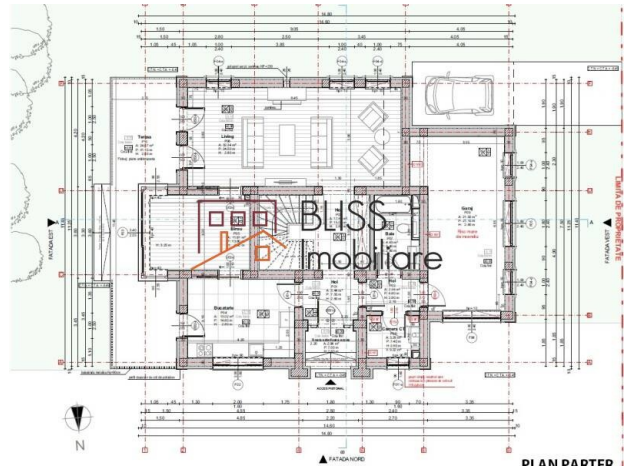
Updated on 13 May 2021

Land of 1.000 m²

 Iancu Nicolae Jolie Ville , Bucharest / Ilfov

475,000 EUR +VAT
475 EUR / m²

Web Reference

#900501

<https://blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-900501>
[\(https://blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-900501\)](https://blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-900501)

Description

Urban land with Building Permit for 2 houses with GF+2 located in the north of Bucharest, in Voluntari - Pipera Erou Iancu Nicolae area.

The projects is developed for two individual houses with a height regime of GF + 1 + Attic

- Ground floor constructed area = 288.2 sqm, POT = 28.82%
- Total buildable area = 858.22 sqm, CUT = 0.86
- Ground floor constructed area for one house = 144.09 mp
- Total buildable area for one house= 429.11 mp

The land has a rectangular shape, 20x50m, with an opening of 20m. All the utilities are at the limit of the plot.

Based on the General Zoning Plan Voluntari maximum parameters for construction are : POT 40%, CUT for P+1 = 0,9; CUT for P+2=1,3


The land is five - ten minutes away from:


- international schools: American School, British School, Lycee Francais, Mark Twain or Avenor;
- malls: Baneasa Shopping City, Jolie Ville or Strip Mall;
- social and sports clubs: Stejarii Country Club, Atlantis Club or World Class at Jolie Ville;
- public transport


Land details


Land type	Constructible land
Size	1,000 m²
Land usage coefficient	1.7
Percentage of occupation	40%
Config	P+1
Street openings	20 m
Road type	Asphalt
Protected area	No


Utilities

 Electricity

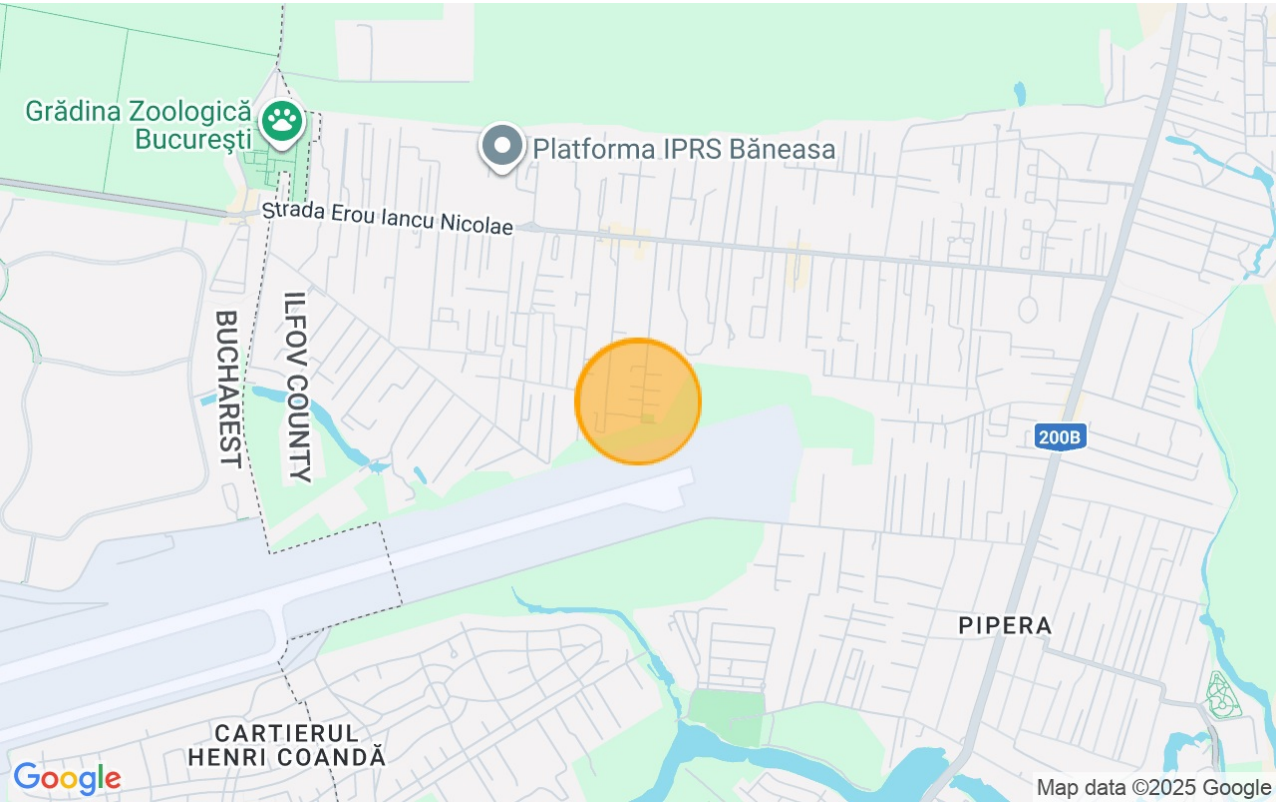
 Water

 Natural gas

 Sewage

 Telecom

Location



Photos

