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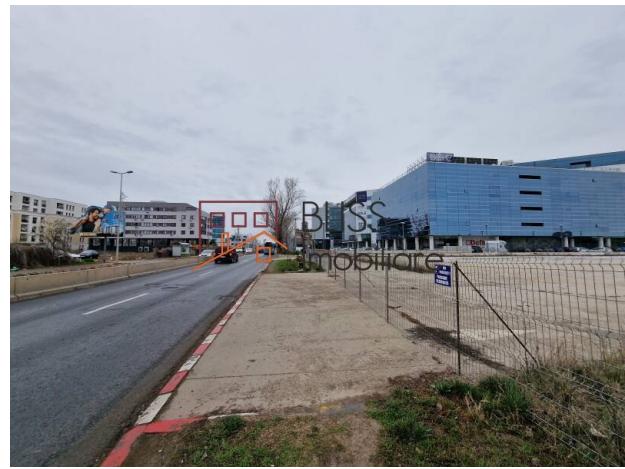
Updated on 21 October 2024

## Prime 10,000 sqm Urban Land for Sale on Boulevard Pipera

📍 Pipera OMV Rond, Bucharest / Ilfov

**7,525,000 EUR +VAT**  
**753 EUR / m<sup>2</sup>** Price on demand/ month  
**1 EUR / m<sup>2</sup>**

Web Reference  
**#904889**



<https://blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-904889>  
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### Description

Prime 10,000 sqm urban land (intravilan) on Boulevard Pipera, ideal for residential, retail, hospitality, office space, or a car dealership showroom. With excellent visibility, the plot is directly opposite the car dealer boulevard, home to major brands like Toyota, Audi, and Honda.

### Ideal for Residential, Retail, Office, or Showroom

Located near OMV roundabout with McDonald's and Pipera Plaza, this plot benefits from high foot traffic and easy access. The nearest metro station, Aurel Vlaicu, is just a 20-minute walk away, with multiple bus stops right in front of the property.

Construction parameters include a POT of 60%, a CUT of 3, and a maximum building height of P+12 (up to 55m). The mixed zoning permits residential, retail, services, and office developments. The plot boasts a 42m street frontage on Boulevard Pipera, making it a top choice for investors.



## Land details

<b>Land type</b>	Constructible land
<b>Size</b>	10,000 m <sup>2</sup>
<b>Land usage coefficient</b>	3
<b>Percentage of occupation</b>	60%
<b>Street openings</b>	42 m
<b>Road type</b>	Asphalt
<b>Protected area</b>	No

## Utilities

 Electricity

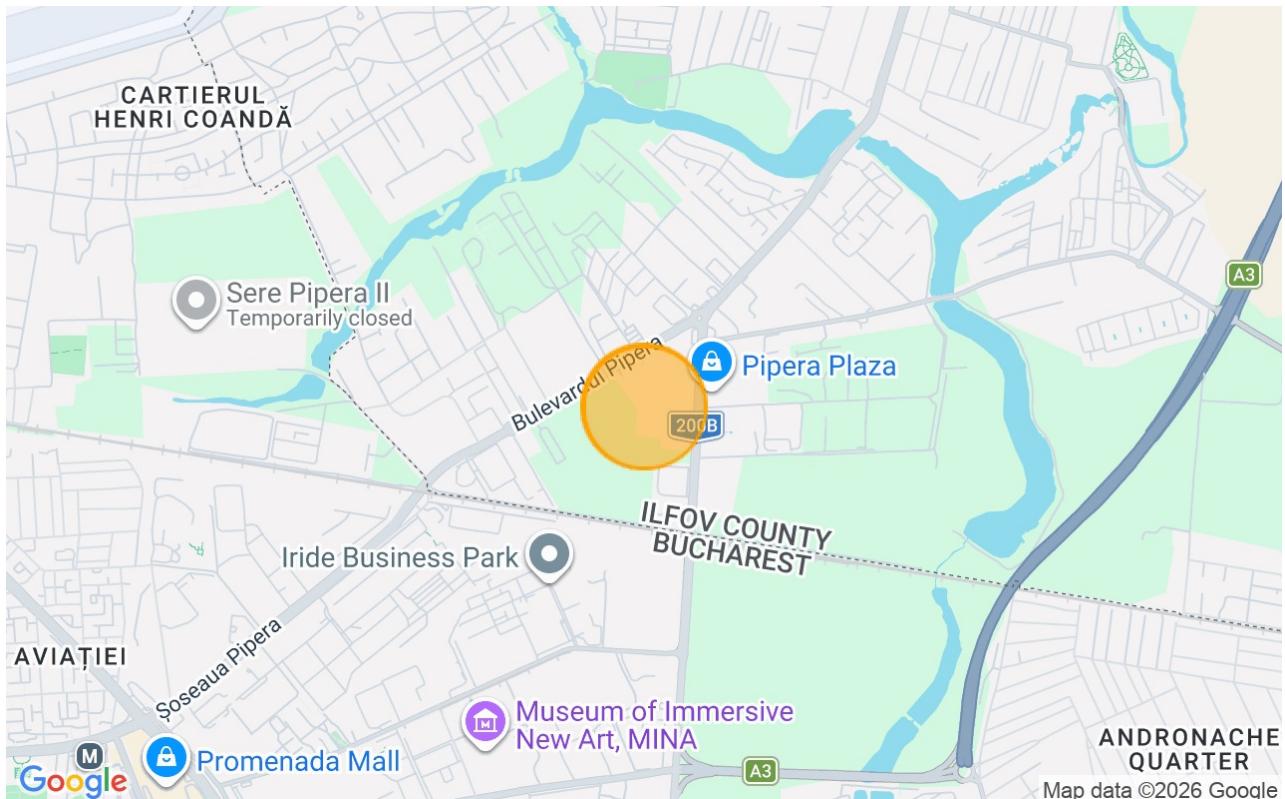
 Water

 Natural gas

 Sewage

 Telecom

## Location





## Photos



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