




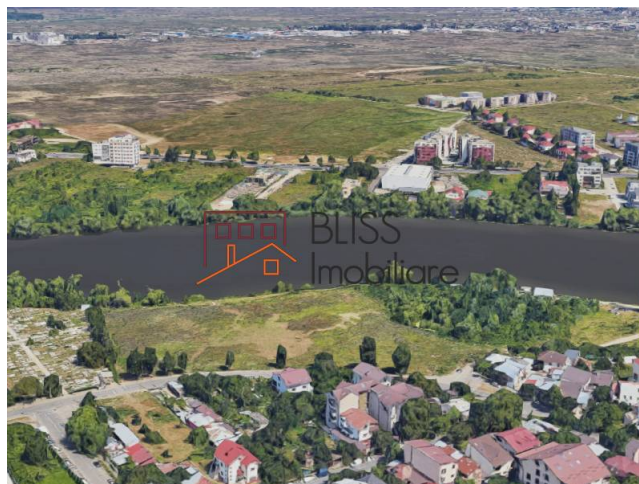
Updated on 26 Aprilie 2023

Buildable land of 9.000 sqm with lake access sector 1 Bucharest

 Sisesti, Bucharest**3,150,000 EUR**
350 EUR / m²

Web Reference

#905105

<https://blissimobiliare.ro/en/land-for-sale-baneasa-sisesti-jandarmerie-straulesti-sector-1-bucharest-905105>

Description

9.000 sqm development site with lake access, located on Gheorghe Ionescu Sisesti street, sector 1 Bucharest, with a 70m street frontage.

Excellent for residential, commercial and mixed development

The land is included partially in subzone M2 - mixed subzone, CUT-3, POT -70% and partially in V4 – green area for water protection, CUT max 0.2 POT max 15%. Functional uses allowed in the V4 area are small constructions for rest & leisure, low platforms, road and pedestrian traffic.

The land is suitable for a residential development with the following maximum parameters.


Appx. 6.000 sqm in the M2 area. Maximum buildable area on the ground ~ 2,450 sqm. Developed buildable area ~ 10,500sqm


Appx. 3.000 sqm in the V4 area of the land area. Maximum buildable area on the ground 225 sqm. Developed buildable area ~ 300sqm


Minutes away from shopping, private schools & hospitals. All utilities are at the border of the land.


Land details	
Land type	Constructible land
Size	9,000 m ²
Land usage coefficient	2.16
Percentage of occupation	53%
Street openings	
Road type	Asphalt
Protected area	No


Utilities

 Electricity

 Water

 Natural gas

 Sewage

 Telecom

Location



Photos

