



**Isfahan Doekhie**

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## Land 24,800 m<sup>2</sup>;

Industiilor, Bucharest

**1,984,000 EUR**  
**80 EUR / m<sup>2</sup>**

Web Reference  
**#906244**



<https://blissimobiliare.ro/en/land-for-sale-industiilor-bucharest-906244>  
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### Description

#### Industrial/Logistics Land with 164 m Frontage - Cernica, Bucharest Ring Road

A rare opportunity to acquire a strategically positioned plot with high development potential, located directly on the Cernica section of Bucharest's Ring Road, just 2 km from the A2 Sun Motorway. This prime location offers excellent connections to Bucharest, the Port of Constanța, and major national and international trade corridors.

#### Key Features:

- Frontage: 164 linear meters directly on the Ring Road
- Buildable area as per PUZ:
- Industrial hall of 10,000 sqm
- 2,000 sqm of office space
- Dedicated parking for logistics operations
- Zoning: Industrial / Logistics
- Utilities available: Gas, electricity (with the possibility to upgrade for industrial consumption)

#### Competitive Advantages:

- Excellent location for logistics centers, warehouses, distribution hubs, or industrial production
- Rapidly developing area with strong potential for medium- to long-term capital growth
- Approved PUZ - saving significant time in the construction permitting process

#### Strategic Positioning:

- 0 km from the Cernica section of the Ring Road (direct access)
- 2 km from the A2 Sun Motorway
- Fast connection to the A3 Motorway and DN1 via the Ring Road
- Efficient access to Bucharest's commercial and industrial zones in both the capital and Ilfov County

This property is an ideal choice for investors and developers seeking a premium location for logistics or industrial operations, with all documentation in place for rapid project initiation.



## Land details

<b>Land type</b>	Constructible land
<b>Size</b>	24,800 m <sup>2</sup>
<b>Land usage coefficient</b>	0.6
<b>Percentage of occupation</b>	46%
<b>Street openings</b>	164 m

## Utilities

💡 Electricity

🔥 Natural gas

## Location

