



**Isfahan Doekhie**

📞 +40 729 896 897  
✉️ [contact@blissimobiliare.ro](mailto:contact@blissimobiliare.ro)  
(<mailto:contact@blissimobiliare.ro>)

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## **4,965 sqm Land on Bulevardul Pipera 164**

📍 Pipera Nord, Bucharest / Ilfov

**3,351,380 EUR +VAT**  
**675 EUR / m<sup>2</sup>**

Web Reference  
**#906248**



<https://blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-906248>  
(<https://blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-906248>)

### **Description**

**4,965 sqm Land on Bulevardul Pipera 164 - Mixed-Use Residential and Services Project with Underground and Surface Parking**

## **Premium Location, Excellent Access, and High Investment Potential**

Located in Voluntari, on one of the most dynamic and sought-after arteries in the north of Bucharest, this land benefits from an approved project for the development of a modern complex consisting of 3 mixed-use buildings – collective housing and service spaces. Its prime location, close to Pipera's business hub and some of the most prestigious residential areas, makes it a high-potential investment.

### **General characteristics of the land and project:**

- Total land area: 4,965 sqm
- Designation: Residential + service spaces on the ground floor
- Approved height regime: B+GF+3F (basement, ground floor, 3 floors)
- Configuration: 3 independent buildings with separate pedestrian and vehicle access
- Parking infrastructure:
  - Underground: 92 independent parking spaces + 7 dependent spaces
  - Surface: 9 parking spaces, including spaces for persons with disabilities
- Utilities available: water, gas, electricity, sewage

**Proposed apartment mix:**

- Studios
- One-bedroom apartments
- Two-bedroom apartments
- Three-bedroom apartments

The apartment mix is designed to meet a wide range of market needs – from young professionals and active couples to families seeking spacious, well-designed layouts.

**Competitive advantages of the project:**

- Premium location – minutes from Floreasca, Aviației, and major shopping centers in the north
- Optimal functional mix – residential units combined with commercial spaces, attracting both buyers and tenants
- Excellent accessibility – quick connections to Șoseaua Pipera-Tunari, Șoseaua Petricani, and DN1
- Full infrastructure – generous underground parking, landscaped green areas, separate access for residential and service areas
- High investment potential – steady demand in the local residential market and attractive yields for commercial spaces

This property represents a rare opportunity for developers, with full documentation and approvals already in place for a comprehensive project tailored to current market trends in the northern Bucharest real estate sector.



## Land details

<b>Land type</b>	Constructible land
<b>Size</b>	4,965 m <sup>2</sup>
<b>Land usage coefficient</b>	1.45
<b>Percentage of occupation</b>	40%
<b>Config</b>	1S+P+3
<b>Street openings</b>	
<b>Road type</b>	Asphalt

## Location

