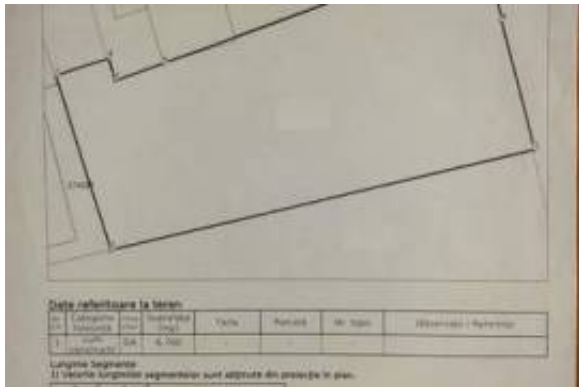




## Investition, Commercial and residential development



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 1,936,274

#### Location

Pays: Roumanie  
Soumis: 15/10/2024  
Description:  
Located in Bucuresti.

**\*\*Investment Opportunity: Commercial Land with Residential/Hotel Potential\*\***

**\*\*For Sale:\*\*** 6,700 sqm of land with the possibility of a 4,000 sqm commercial gallery and 8,000 sqm for apartments or hotel use.

**\*\*Location:\*\*** Situated at the intersection of DN1 and Centura Nord, with a road frontage of 58 meters.

**\*\*Utilities:\*\*** The land is equipped with all essential utilities: water, sewage, gas, and electricity.

**\*\*Urban Indicators:\*\***

- **\*\*POT (Land Occupation Ratio):\*\*** 45%
- **\*\*CUT (Land Use Coefficient):\*\*** 2

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#### ### Overview of the Centura Nord Area

Centura Nord is a rapidly developing area in Bucharest, recognized for its investment opportunities and business facilities. This zone is an important business hub, hosting numerous companies and financial institutions.



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## **\*\*Key Features:\*\***

- **\*\*Business Center:\*\*** Centura Nord is home to a large number of modern shopping centers and well-equipped office spaces, supported by a developed infrastructure that facilitates economic and commercial activities.
- **\*\*Attractive for Investors:\*\*** Due to its potential for economic growth, Centura Nord has become an appealing location for investors and entrepreneurs, offering a modern infrastructure and connectivity with the rest of the city.
- **\*\*Transport Connectivity:\*\*** The area is connected to national highways and roads via the A2 and A3 motorways and DN1, linking Bucharest to other major cities in the country.

## **### Amenities and Services**

The Centura Nord area is notable for its proximity to major shopping centers and business districts. It is also well-connected to the city's public transport network.

- **\*\*Commercial Centers:\*\*** Nearby are Baneasa Shopping City and Promenada Mall.
- **\*\*Hotels and Dining:\*\*** The area offers a variety of quality hotels, restaurants, and cafes.
- **\*\*Accessibility:\*\*** Henri Coanda International Airport, Romania's largest airport, is conveniently located, providing links to both national and international destinations.

## **### Additional Facilities**

The Centura Nord area boasts numerous public services, including:

- Hospitals and medical clinics
- Schools and universities
- Business and commerce centers
- Green spaces and parks

This prime land in Centura Nord offers an exceptional investment opportunity for commercial, residential, or mixed-use development.

## **Commun**

Dimesions du lot: 6700 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/MGPD-T11783/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T11783/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 14468



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Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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