



BCR 
Vânzări

Land for Sale Bucharest, District 1

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Land for sale Bucharest, District 1



The subject of this presentation is a free land of 24,260 sq m, for future residential, commercial or leisure development. This is placed in the North-Eastern area of Bucharest, on Avionului Street, in District 1.

Property overview: The property is represented by three plots of land, with the following area:

- Land plot 1 Cadastral no.272844: 2,907 sq m - intramural
- Land plot 2 Cadastral no.272850: 307 sq m – intramural
- Land plot 3 Cadastral no.268443: 21,046 sq m - intramural

Macro Location

Bucharest is the capital and largest city of Romania, as well as the most significant financial, cultural, educational and informational center of the country.

According to INS (National Institute of Statistics), the Bucharest population reached 2.105 million resident inhabitants (9% of the country's population), while daily, other 1 million people transit the city.

Bucharest hosts the most important public institutions and international companies, as well as the largest number of students from the country, totaling 554,007 people.

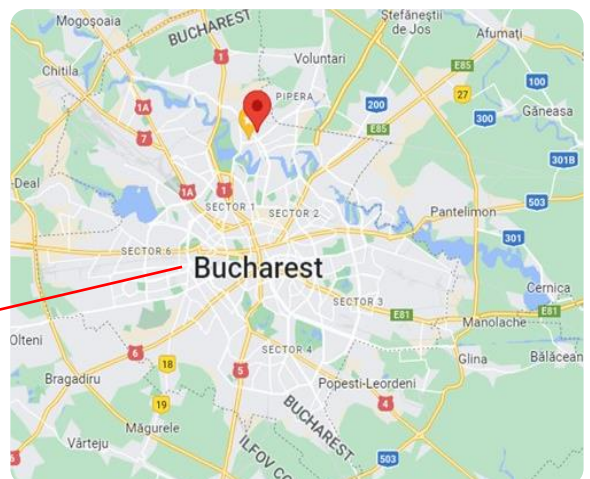
Economically, Bucharest is the most prosperous city in Romania producing around 21% of the country's GDP and about one-quarter of its industrial production. The GDP in Bucharest reached in 2022, 345.5 Billion RON, with 5.7% higher than previous year. The unemployment rate represented 1.1%, at the same level with 2021. The net salary reached last year 5,286 RON, with 11.9% higher than in 2021.

Office Market. Numerous international as well as local companies have their office in the capital city. The total office stock in Bucharest, in Q4 2022 reached 3.3 M sq m, 32% being placed in the Northern area.

Retail Market. The total retail stock in Bucharest reached 1.23 M sq m, representing 24% of the total Romanian stock, 63% representing shopping centers and 37% representing retail parks.

Land Market. The total transacted plots in Romania summed more than 220 hectares during last year, split between Bucharest with its proximity (48%) and secondary and tertiary regional cities (52%).

Residential Market. 2022 brought new records on Bucharest's regional residential market. According to official data published by the National Agency for Cadastre and Land Registration, the number of homes sold last year in Bucharest's region increased by 8.75% compared to 2021. Over 16.000 new homes were delivered in Bucharest and its surroundings during the first nine months of 2022.



Micro Location

The land is placed in the North – Eastern part of Bucharest, at the administrative boundaries between District 1, District 2 and Pipera, in an area under development, to become an important office and residential center.

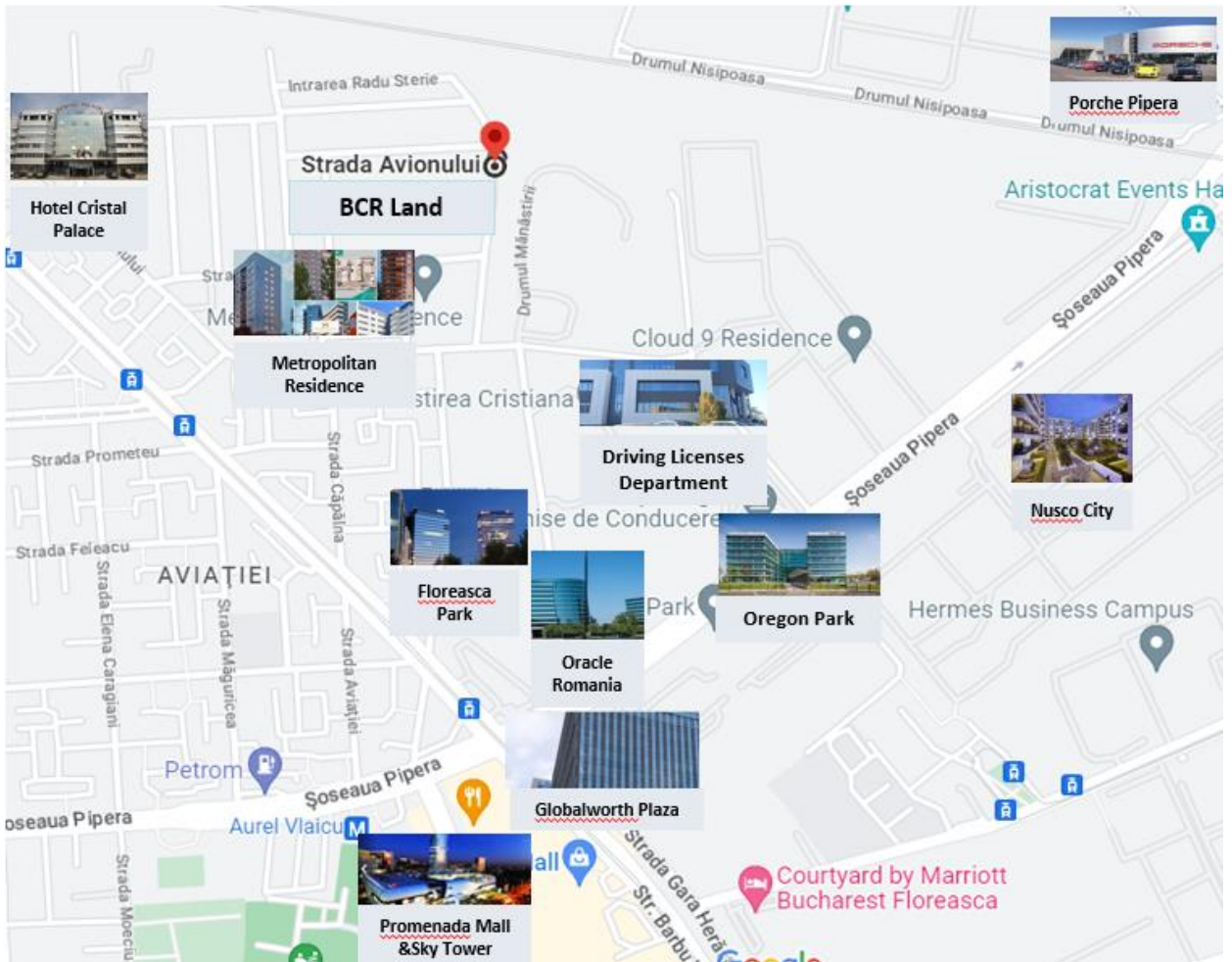
The land is surrounded by residential area and several office centers, such as Oregon Park, Floreasca Park, Globalworth Plaza, Oracle Romania, Nusco City and Sky Tower.

Also, in the area, there are Promenada Mall, the Driving Licenses Department, Divertiland Playland, as well as hotels - Cristal Palace, events halls - Aristocrat and Autentic and Metroplinan Residence.

The public transport is represented by bus (on Pipera Road), tram (on Capitan Alexandru Serbanescu Street), subway (Aurel Vlaicu station – about 7-10 min) and maxi-taxi.

Neighborhoods:

- To the North, we can find the double railway Bucharest – Constanta;
- On the Western side, the property is bordered by an area of private dwellings, with a low height regime;
- On the South-Eastern side it borders a mixed area, under development, consisting of collective dwellings and service units, located directly to the Pipera Boulevard.



Land plot 24,260 sq m Bucharest, District 1

PRICE: 6,700,000 EUR+VAT

ID imobil www.vanzari.bcr.ro: 14430

Address	Property type	Total Land surface sq m	Cadastral number	Land surface sq m	Opening to the public road	Shape of the land	Flatness of the land
52-70 Avionului Street	Urban Land	24,260	272850	307	38	irregular	flat
			272844	2,907	39	irregular	flat
			268443	21,046	210	irregular	flat

The land is placed in a free of construction area, where, according to the approved Zonal Urban Plan, a passage will be built to connect Bucharest to the Northern exit ring road.

Utilities are at the property limit.

Access to the property is done through Avionului Street.



BCR land



Not in BCR ownership

Potential Development Scenarios

PRICE: 6,700,000 EUR+VAT

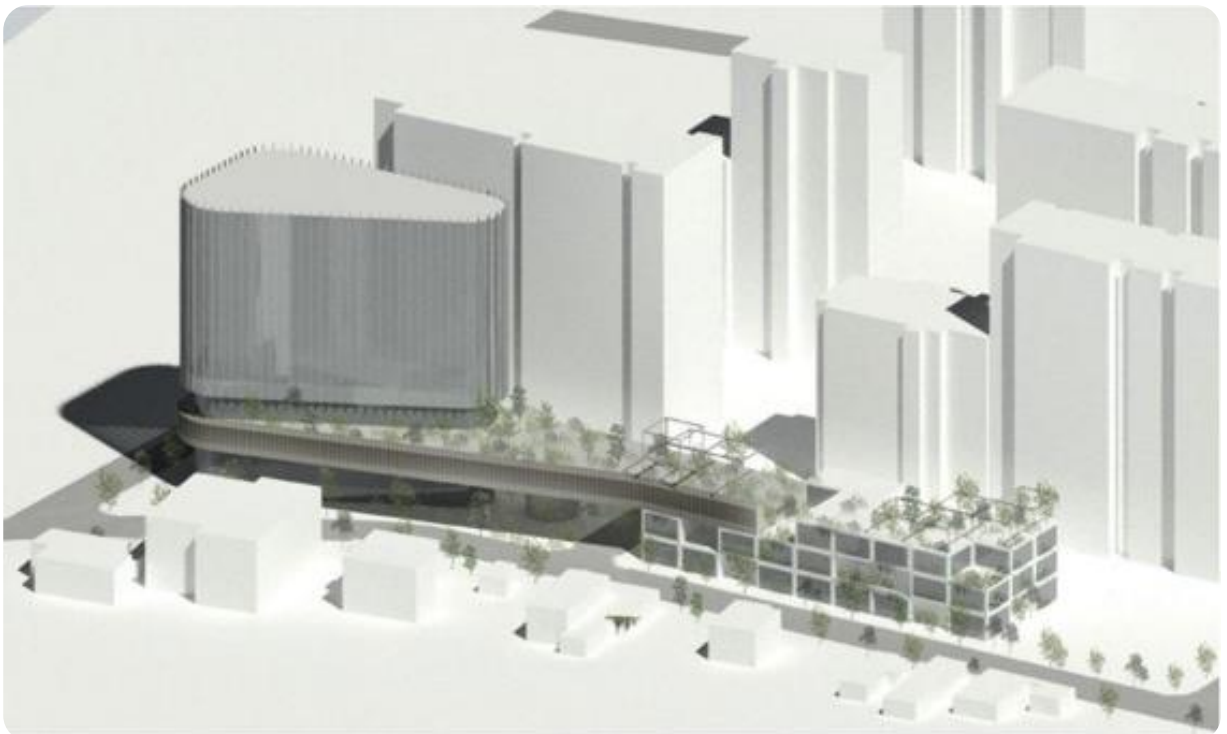
According to the urban analysis report prepared by an architecture firm, there are the following development possibilities:

Scenario 1

In this scenario, the development project can be used, to build a hospitality center, to ensure all the necessary leisure, entertainment and commercial facilities for an exclusivist hotel.

Hotel

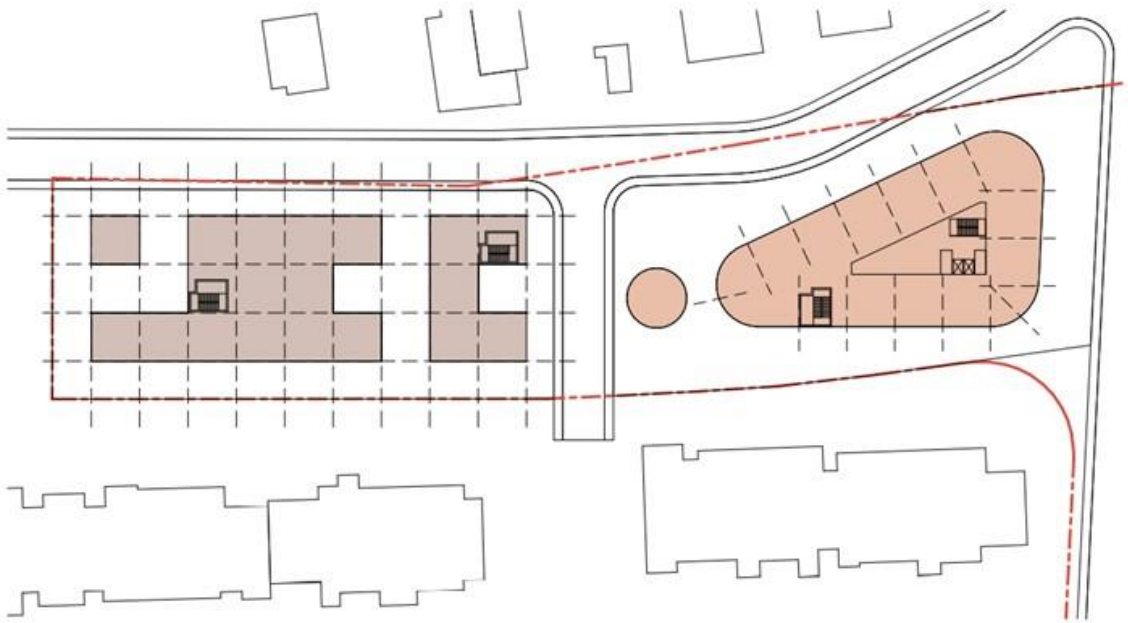
Facilities	Built area Sq m
Hotel (21 rooms+ 3 apartments/level – 216 units/building)	11,000
Ballroom	1,000
Restaurant	1,000
Conference/Meeting rooms	1,300



Appendix 1 – Layouts Scenario 1

PRICE: 6,700,000 EUR+VAT

Ground Floor



SITE PLAN

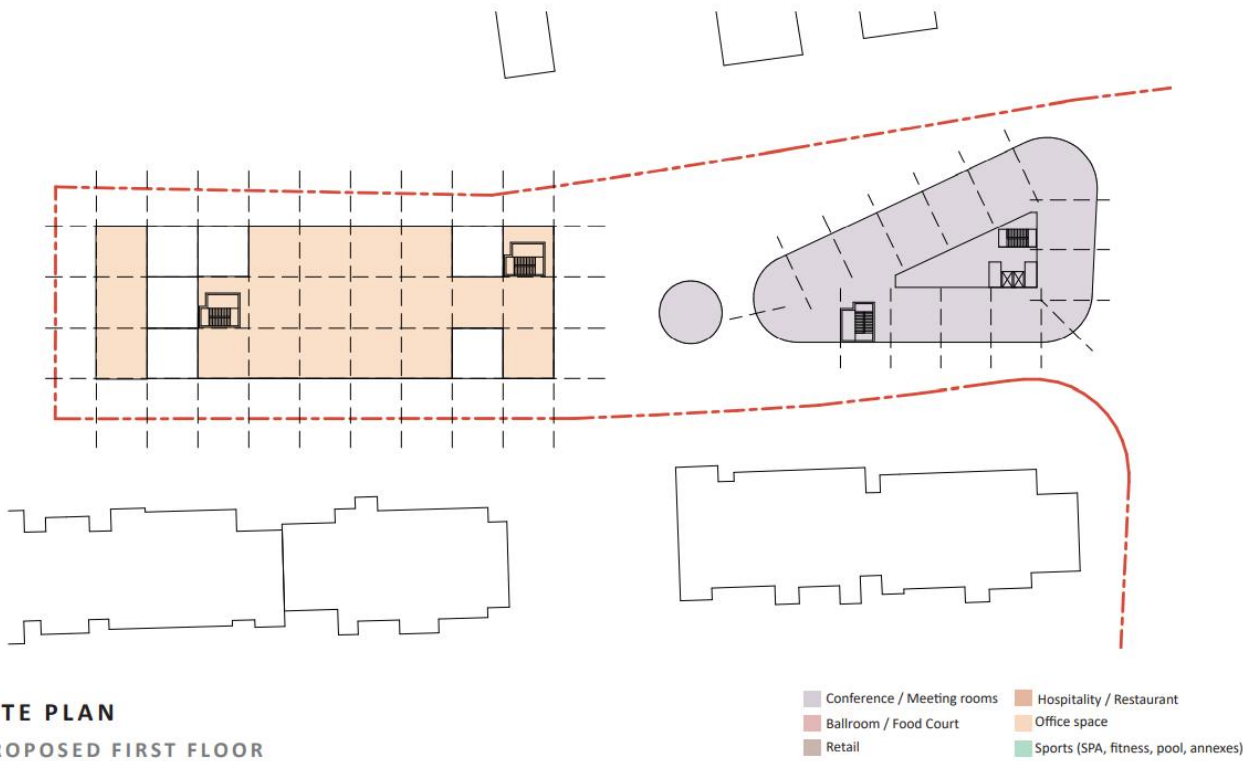
PROPOSED GROUND FLOOR

- | | |
|----------------------------|--------------------------------------|
| Conference / Meeting rooms | Hospitality / Restaurant |
| Ballroom / Food Court | Office space |
| Retail | Sports (SPA, fitness, pool, annexes) |

Appendix 1 – Layouts Scenario 1

PRICE: 6,700,000 EUR+VAT

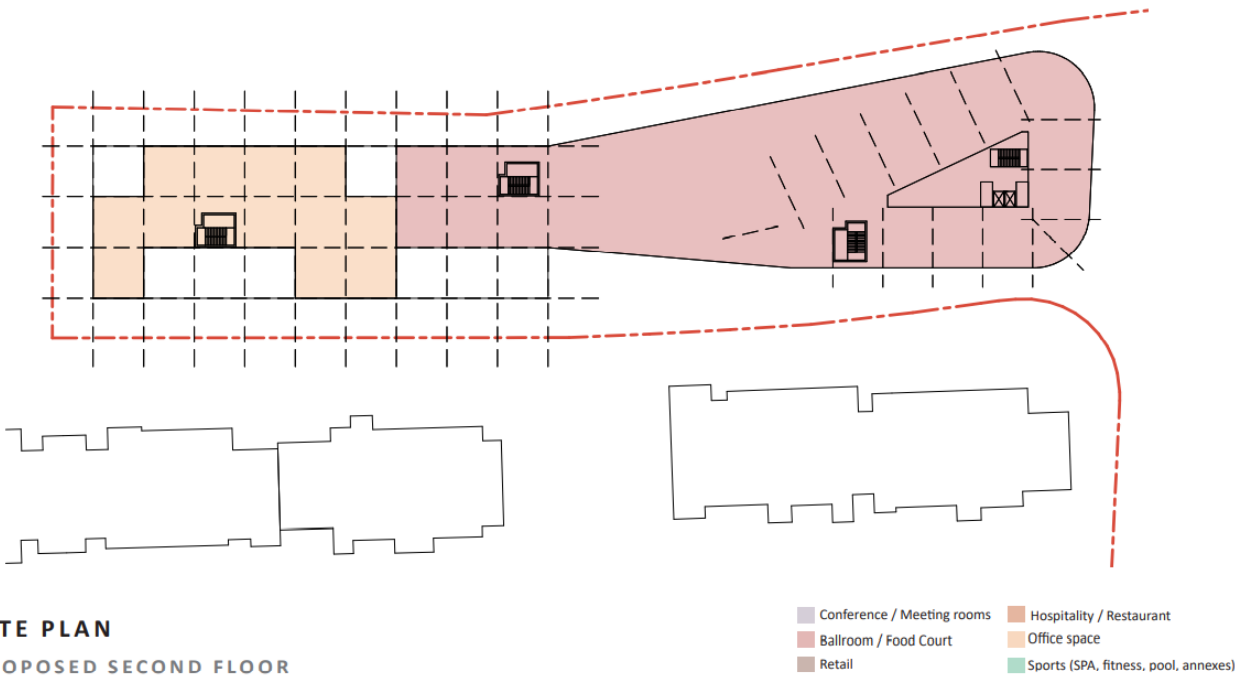
1st Floor



Appendix 1 – Layouts Scenario 1

PRICE: 6,700,000 EUR+VAT

2nd Floor



Potential Development Scenarios

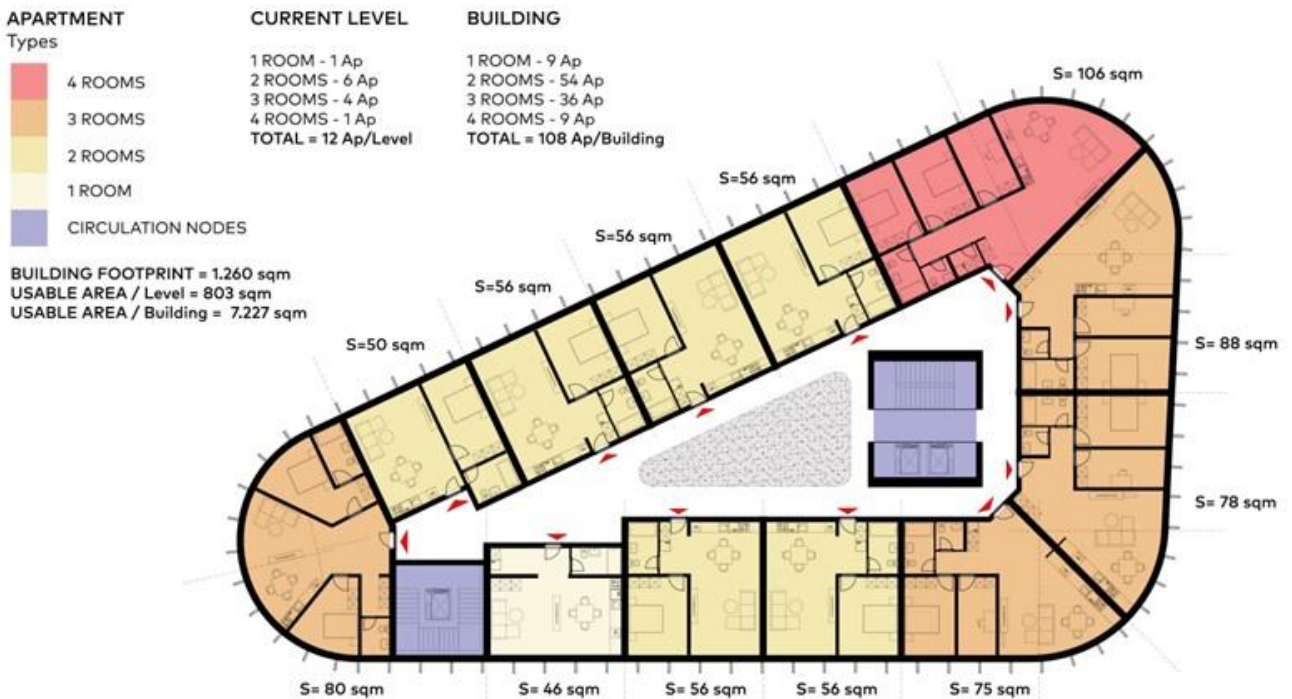
PRICE: 6,700,000 EUR+VAT

Scenario 2

In this scenario, Cumulus proposed building Collective Housing with height regime of 9 levels, ballroom, Restaurant, Conference/Meeting rooms.

Collective Housing

Facilities	Built area Sq m
Collective Housing 12 units/level – 108 units/building	11,000
Ball room	1,000
Restaurant	1,000
Conference/Meeting rooms	1,300



Proposed Balance sheet

PRICE: 6,700,000 EUR+VAT

LAND AREA (m2) 21,046

	FACILITIES	BUILT AREA (m2) / FACILITY	GROSS BUILT AREA (m2) / FACILITY	CUT / FACILITY (plot occupancy coefficient) GBA / plot area
Option 1	Hospitality, Conference, Restaurant, Ballroom		14,400	
	Hotel / Apart-hotel (9 levels)	11,100		
	21 rooms + 3 apartments / level - 216 units / building			
or	Ballroom	1,000		0.68
	Restaurant	1,000		
	Conference / Meeting rooms	1,300		
Option 2	Collective Housing		14,400	
	Apartments (9 levels)	11,100		
	12 units / level - 108 units / building			
	Ballroom	1,000		0.68
	Restaurant	1,000		
	Conference / Meeting rooms	1,300		
	Retail, Food Court		2,900	
	Retail	1,200		
	Food Court	1,700		0.14
	Sports (fitness, spa, pool, annexes)		1,300	
	Sports	1,000		0.06
	Other facilities - Annexes (lockers, storage sport, sanitary)	300		
	Offices / Retail space	2,100	2,100	0.10
	Public ground floor spaces		3400	0.16
	Public terrace spaces		2000	0.10
	Basement Parking (2 levels)			0.49
	total built area / total gross built area (m2)	31,100	36,500	
	AVERAGE URBAN INDICATORS	m2	m2	
	AVERAGE CUT	1.48		
	AVERAGE POT	19.48%		