

OFF-MARKET · VACANT LAND · UTILITIES IN THE AREA

9,236 sq m of land in north Bucharest, by the Ring Road

City of Bucharest, Sector 1 · on the Otopeni border



Illustrative concept: business and storage park. A development scenario, subject to a new zoning plan.

ASKING PRICE

EUR 1,000,000

VAT included, negotiable · approx. EUR 826,000 excl. VAT
approx. EUR 108/sq m incl. VAT · approx. EUR 89/sq m excl. VAT

Plot area	9,236 sq m
Category	urban land for building
Access	paved on two sides, HGV
Utilities	water, sewage, gas, 3-phase power, fibre

Close to one hectare of vacant, fenced urban land inside the administrative limits of the capital. Utilities are in the area and paved road access runs along two sides.

Why this asset

- Rare size within the City of Bucharest: close to one hectare in a single plot, in Sector 1 rather than Ilfov County.
- Transit location: the Bucharest Ring Road and DN1 next to the site, Henri Coandă International Airport nearby.
- Ready for design: vacant land with nothing to demolish, and water, sewage, gas, three-phase power and fibre networks in the area.
- Value created through zoning: a new zoning plan (PUZ) unlocks development, on indicative parameters of 50% site coverage and FAR 1.8.

Zoning: where the value lies

The plot was covered by an approved zoning plan for residential use, with a basement + ground + 5 floors + attic height regime, 40% site coverage and FAR 2.1. That plan has expired.

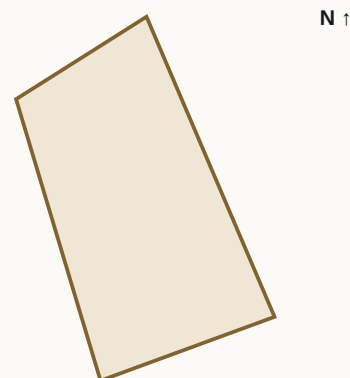
Under the General Urban Plan the site lies in sub-zone S1 with unregulated status. The Sector 1 City Hall indicates recommended values of 50% site coverage and FAR 1.8, and requires a new zoning plan for plots over 3,000 sq m.

For a developer experienced in permitting, this step is the main source of value: at FAR 1.8 the indicative capacity is approximately 16,625 sq m of gross floor area.

The parameters are indicative, as stated in the informative urbanism certificate, and do not constitute a building right. Final uses and height are set through the zoning plan.

Key data

Plot area	9,236 sq m measured 9,237 sq m per title · land-book extract
Sides	137.5 · 78.1 · 121.0 · 65.0 m site and boundary plan, March 2025
Land category	yards and buildings, within the built-up area tax zone B
Administrative unit	City of Bucharest, Sector 1
Access	paved road on two sides; HGV access
Utilities	water, sewage, gas, three-phase power, fibre available in the area
Railway	CFR line runs alongside the plot no siding
Geotechnical study	available in the data room
Condition	vacant, fenced
Encumbrances	free of encumbrances per the owner's declaration; updated land-book extract in the data room
Owner	Romanian company, 100% ownership identity disclosed under NDA



100 m

Plot outline, drawn from the site-plan coordinates ·
Sides in metres · north up

Suitable uses

Residential and mixed-use · housing with ground-floor retail, after zoning

Business and storage park · self-storage, offices, showroom

Last-mile logistics · urban storage at the entrance to Bucharest

Car showroom and service · visibility from the Ring Road and DN1

Airport parking · close to Henri Coandă Airport

Land banking · urban land held for later development

Deal structure

Asset sale. Following review, the transaction can also be structured as a transfer of shares in the owning company, with appropriate due diligence.

Information memorandum under NDA

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