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## **Buildable land of 5.045sqm with lake access sector 1 Bucharest**

Sisesti, Bucharest

**1,765,750 EUR**  
**350 EUR / m<sup>2</sup>**

Web Reference  
**#900038**



<https://www.blissimobiliare.ro/index.php/en/land-for-sale-baneasa-sisesti-jandarmerie-straulesti-sector-1-bucharest-900038> (<https://www.blissimobiliare.ro/index.php/en/land-for-sale-baneasa-sisesti-jandarmerie-straulesti-sector-1-bucharest-900038>)

### **Description**

5,045 sqm development site with lake access, located on Gheorghe Ionescu Sisesti street, sector 1 Bucharest, with a 31m street frontage.

## **Excellent for residential, commercial and mixed development**

The land is included partially in subzone M2 - mixed subzone, CUT-3, POT -70% and partially in V4 - green area for water protection, CUT max 0.2 POT max 15%. Functional uses allowed in the V4 area are small constructions for rest & leisure, low platforms, road and pedestrian traffic.

The land is suitable for a residential development with the following maximum parameters.

- 3,500 sqm in the M2 area. Maximum buildable area on the ground ~ 2,450 sqm. Developed buildable area ~ 10,500sqm
- 1,500 sqm in the V4 area of the land area. Maximum buildable area on the ground 225 sqm. Developed buildable area ~ 300sqm

Minutes away from shopping, private schools & hospitals. All utilities are at the border of the land.





## Land details

Land type	Constructible land
Size	5,045 m <sup>2</sup>
Land usage coefficient	3
Percentage of occupation	70%
Street openings	31 m
Road type	Asphalt

## Utilities

💡 Electricity

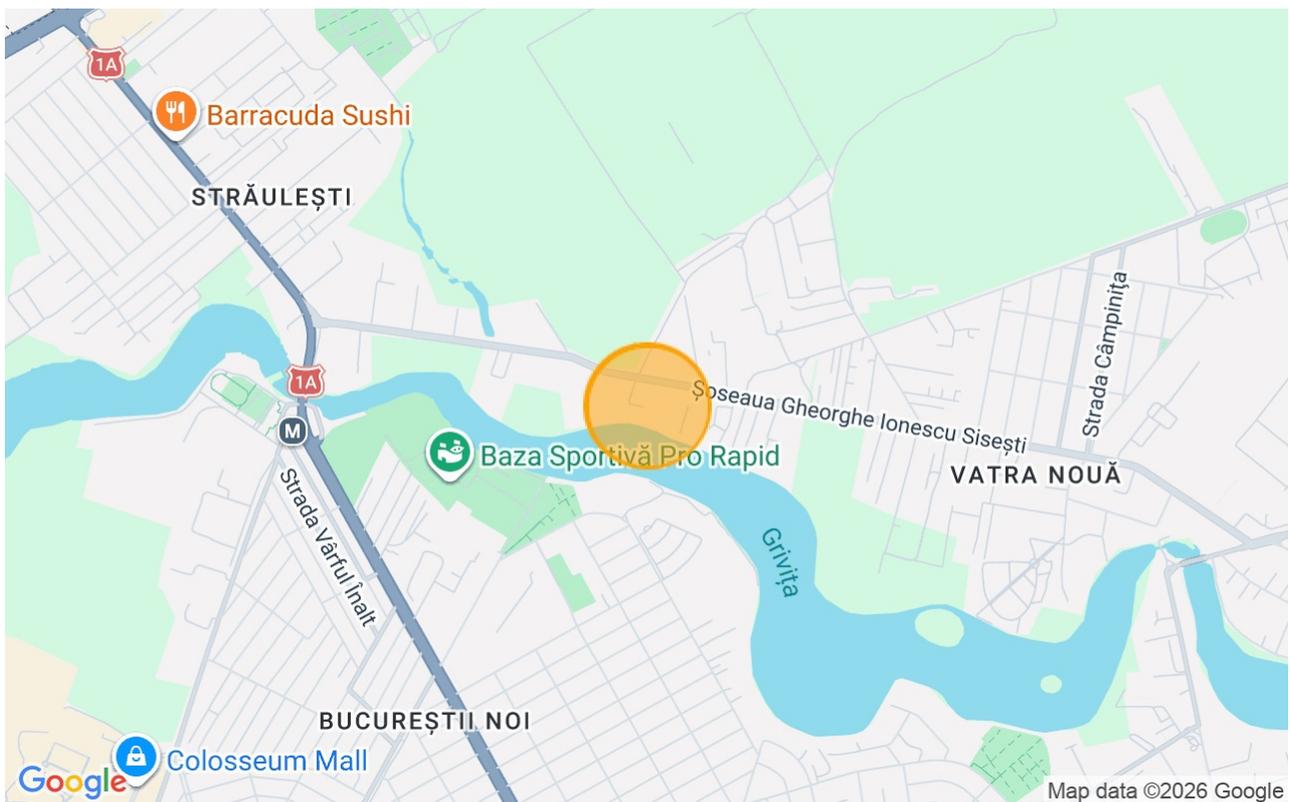
🚰 Water

🔥 Natural gas

🚰 Sewage

📶 Telecom

## Location





**Photos**

