

**Isfahan Doekhie**

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Buildable land of 5.045sqm with lake access sector 1 Bucharest

📍 Sisesti, Bucharest

1,765,750 EUR
350 EUR / m²Web Reference
#900038

<https://www.blissimobiliare.ro/en/land-for-sale-baneasa-sisesti-jandarmerie-straulesti-sector-1-bucharest-900038> (<https://www.blissimobiliare.ro/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 ²
Land usage coefficient	3
Percentage of occupation	70%
Street openings	31 m
Road type	Asphalt

Utilities

💡 Electricity

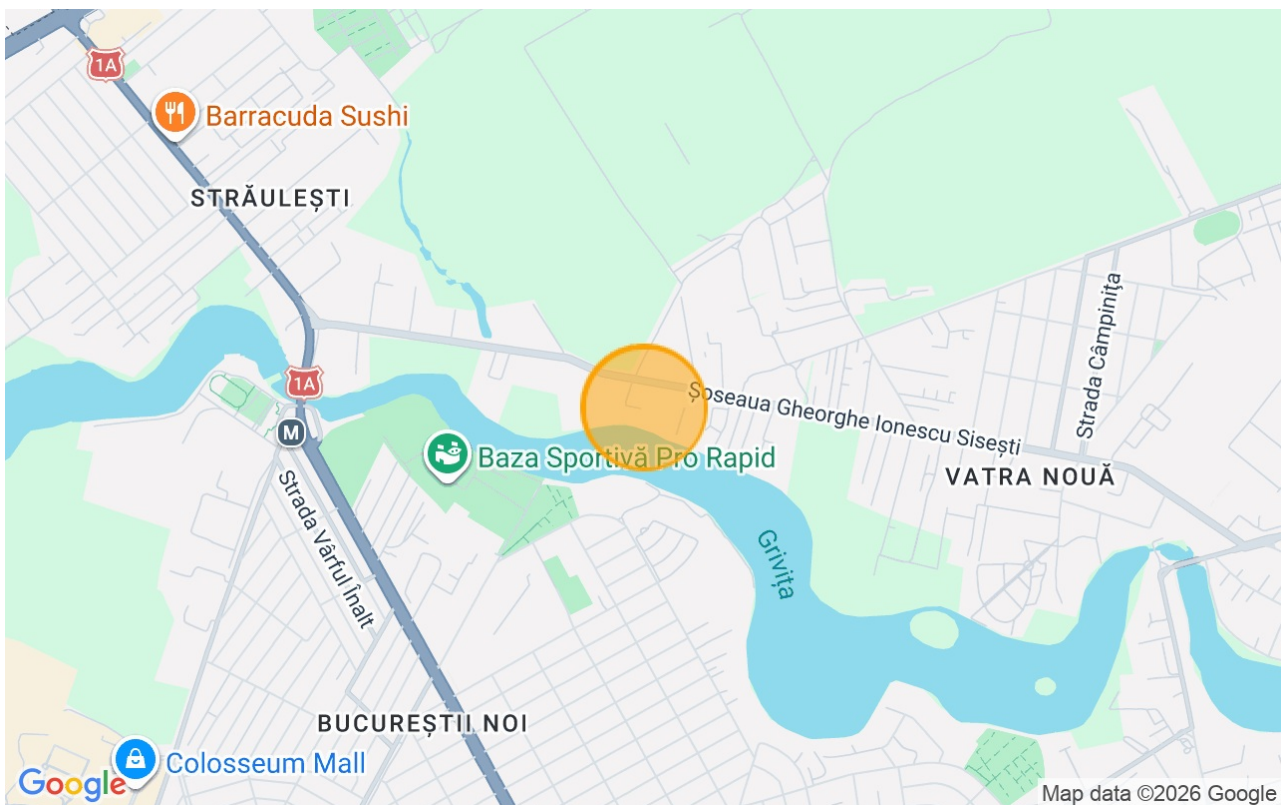
🚰 Water

🔥 Natural gas

🚰 Sewage

📶 Telecom

Location



Photos

