

**Isfahan Doekhie**

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Updated on 21 October 2024

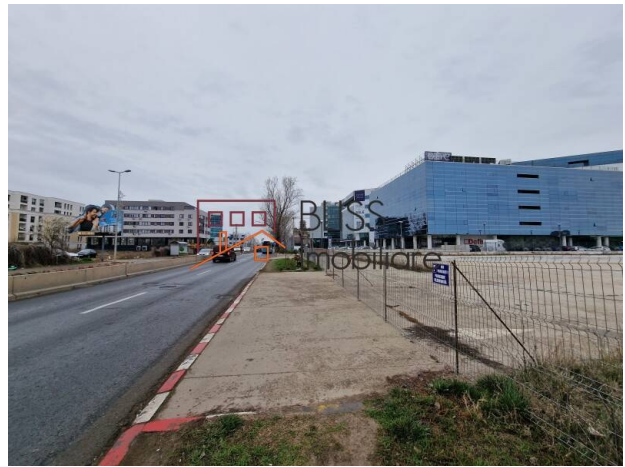
Prime 10,000 sqm Urban Land for Sale on Boulevard Pipera

📍 Pipera OMV Rond, Bucharest / Ilfov

7,525,000 EUR +VAT
753 EUR / m² Price on
demand/ month
1 EUR / m²

Web Reference

#904889



<https://www.blissimobiliare.ro/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-904889>
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Description

Prime 10,000 sqm urban land (intravilan) on Boulevard Pipera, ideal for residential, retail, hospitality, office space, or a car dealership showroom. With excellent visibility, the plot is directly opposite the car dealer boulevard, home to major brands like Toyota, Audi, and Honda.

Ideal for Residential, Retail, Office, or Showroom


Located near OMV roundabout with McDonald's and Pipera Plaza, this plot benefits from high foot traffic and easy access. The nearest metro station, Aurel Vlaicu, is just a 20-minute walk away, with multiple bus stops right in front of the property.


Construction parameters include a POT of 60%, a CUT of 3, and a maximum building height of P+12 (up to 55m). The mixed zoning permits residential, retail, services, and office developments. The plot boasts a 42m street frontage on Boulevard Pipera, making it a top choice for investors.


Land details


Land type	Constructible land
Size	10,000 m²
Land usage coefficient	3
Percentage of occupation	60%
Street openings	42 m
Road type	Asphalt
Protected area	No


Utilities

 Electricity

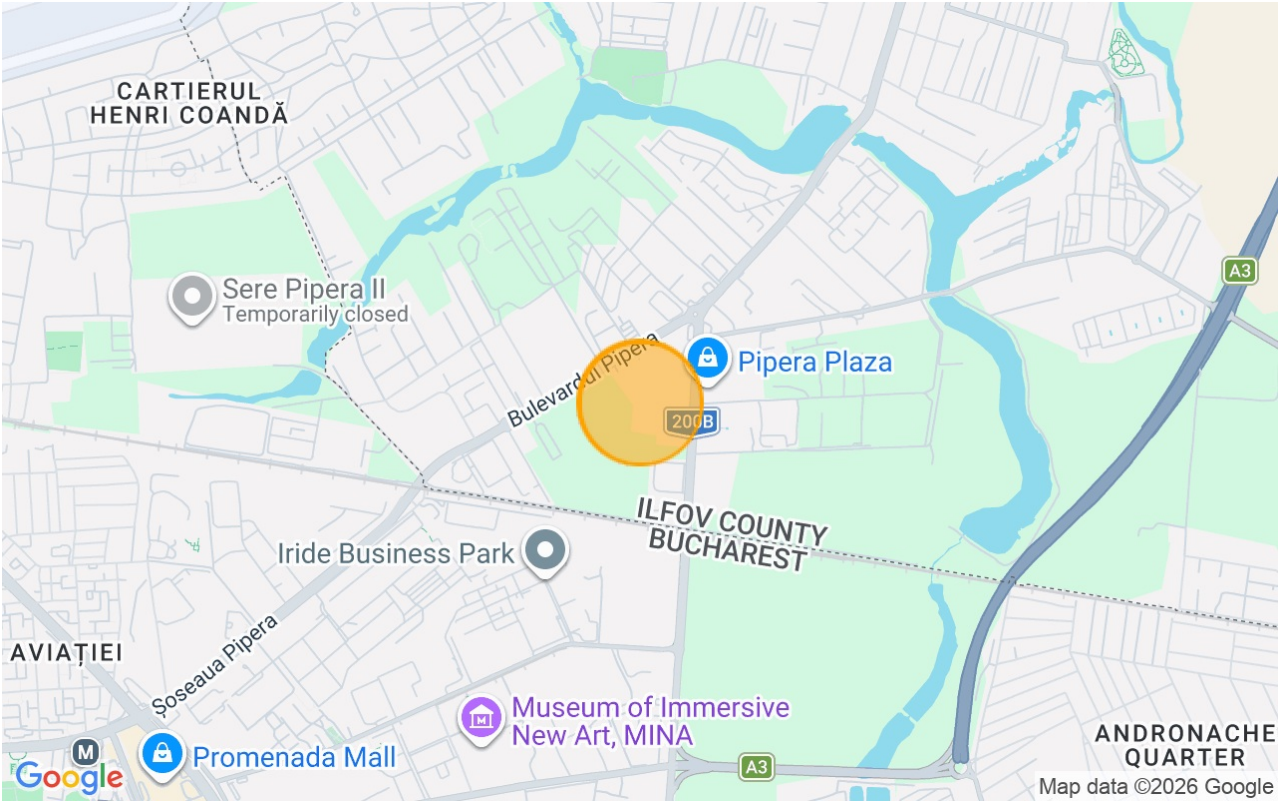
 Water

 Natural gas

 Sewage

 Telecom

Location



Photos

