



Updated on 21 Octombrie 2024

## Prime 10,000 sqm Urban Land for Sale on Bulevard Pipera

 Pipera OMV Rond, Bucharest / Ilfov

**7,525,000 EUR +VAT**  
**753 EUR / m<sup>2</sup> Price on  
demand / month**  
**1 EUR / m<sup>2</sup>**

Web Reference

**#904889**



<http://3.72.183.126/en/land-for-sale-iancu-nicolae-pipera-bucharest-ilfov-904889>

### Description

Prime 10,000 sqm urban land (intravilan) on Bulevard 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 Bulevard Pipera, making it a top choice for investors.


<b>Land details</b>	
<b>Land type</b>	Constructible land
<b>Size</b>	10,000 m <sup>2</sup>
<b>Land usage coefficient</b>	3
<b>Percentage of occupation</b>	60%
<b>Street openings</b>	42 m
<b>Road type</b>	Asphalt
<b>Protected area</b>	No

### Utilities

 Electricity

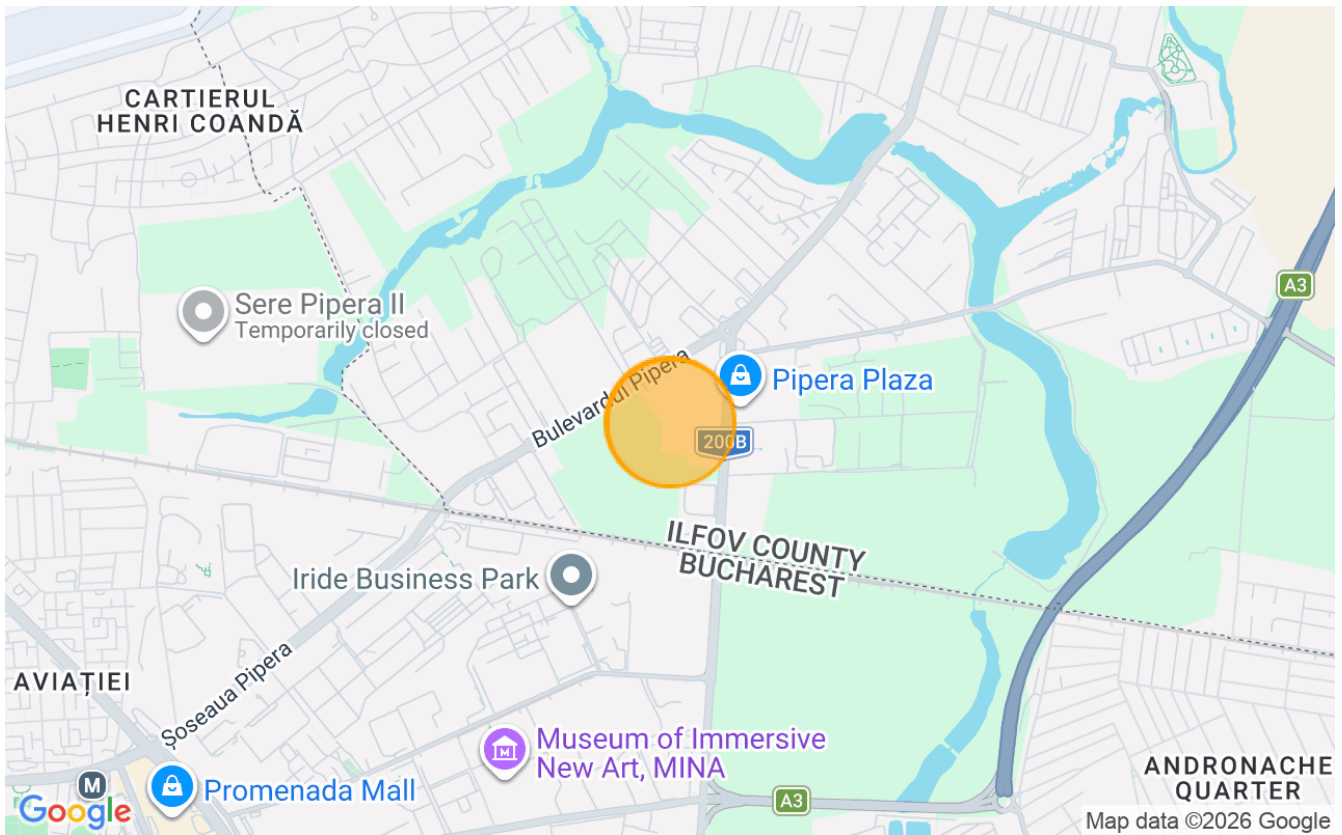
 Water

 Natural gas

 Sewage

 Telecom

### Location



## Photos

