



Inner-city land development opportunity



25,000 sqm
(extension option to 6ha)
Drumul Lapus, Bucharest

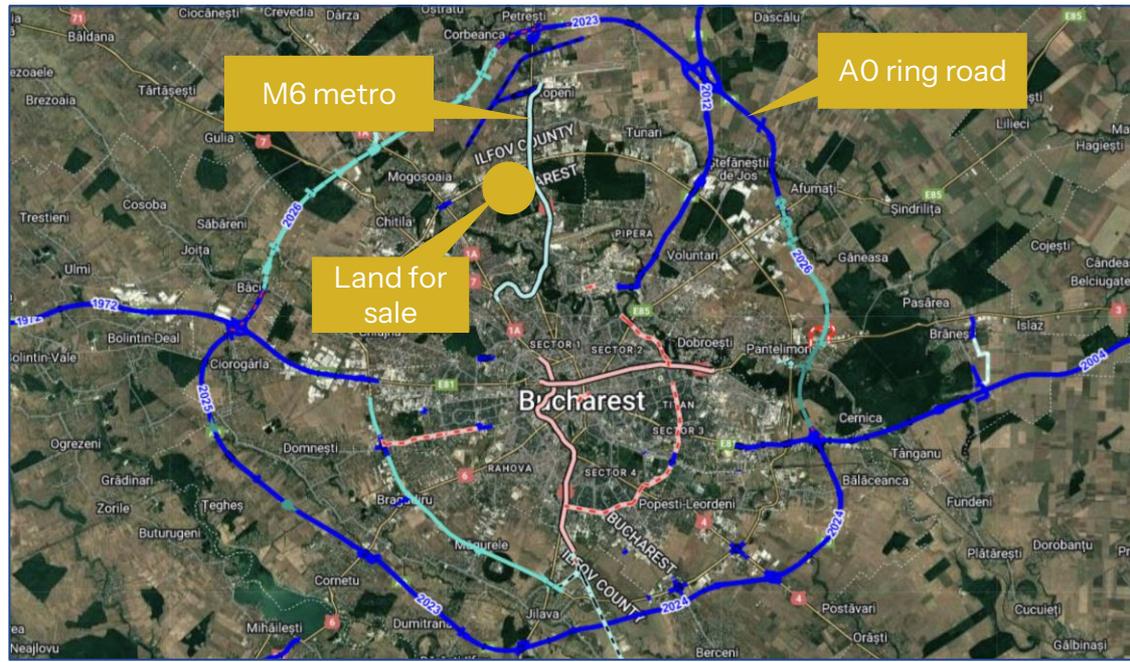


INNER-CITY LAND DEVELOPMENT OPPORTUNITY

Infrastructure

Major infrastructure projects ongoing in the area, improving land desirability:

- Bucharest's second ring road A0 (100 km of highway) to be completed in 2026 – allowing fast access to highways A1, A2 and A3
- M6 metro line (14 km, 12 stations) will give the site fast, high-frequency access to both the city centre and Henri Coanda International Airport





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Site features

- Located in northern Bucharest (Drumul Lapus), in Sector 1 – Bucharest’s highest-income district
- Emerging neighbourhood urbanistically
- Located on Bucharest’s north-south axis, linking the city centre with the airport
- The largest contiguous site in the area, providing maximum design flexibility
- Size: 2.5 ha, with possibility to extend up to 6 ha
- All utilities nearby

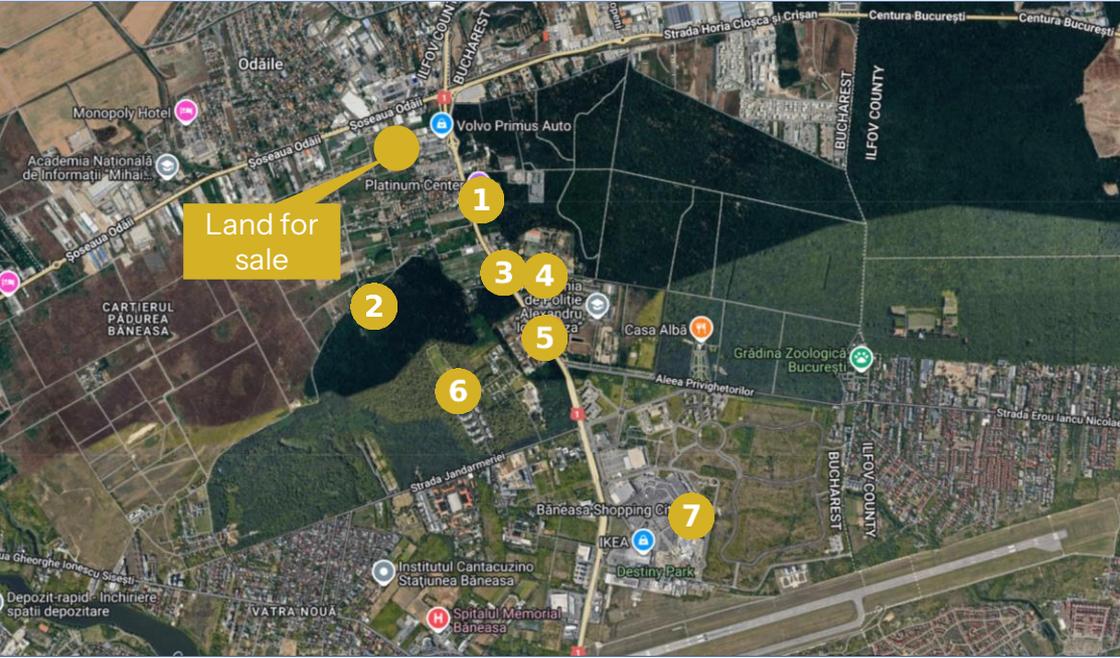




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Main landmarks in the area

1. Platinum Business and Convention Center and BCCH Auto showroom
2. Baneasa Forest
3. Elysium by Cortina
4. Lycée Français Anna de Noailles
5. New emergency hospital built by the Ministry of Internal Affairs
6. Stejarii Country Club
7. Baneasa Shopping City



Connectivity





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Permitting and sale options

Permitting options:

- 1. Successive Detail Permitting (PUD), to be obtained directly from the District Mayor's Office – the site already includes 3 land plots below 3,000 sqm
- 2. Masterplan approved via Area Planning (PUZ)

The site may be purchased in full or partially

Possibility structured payment

