

Ciolpani

Romania Map



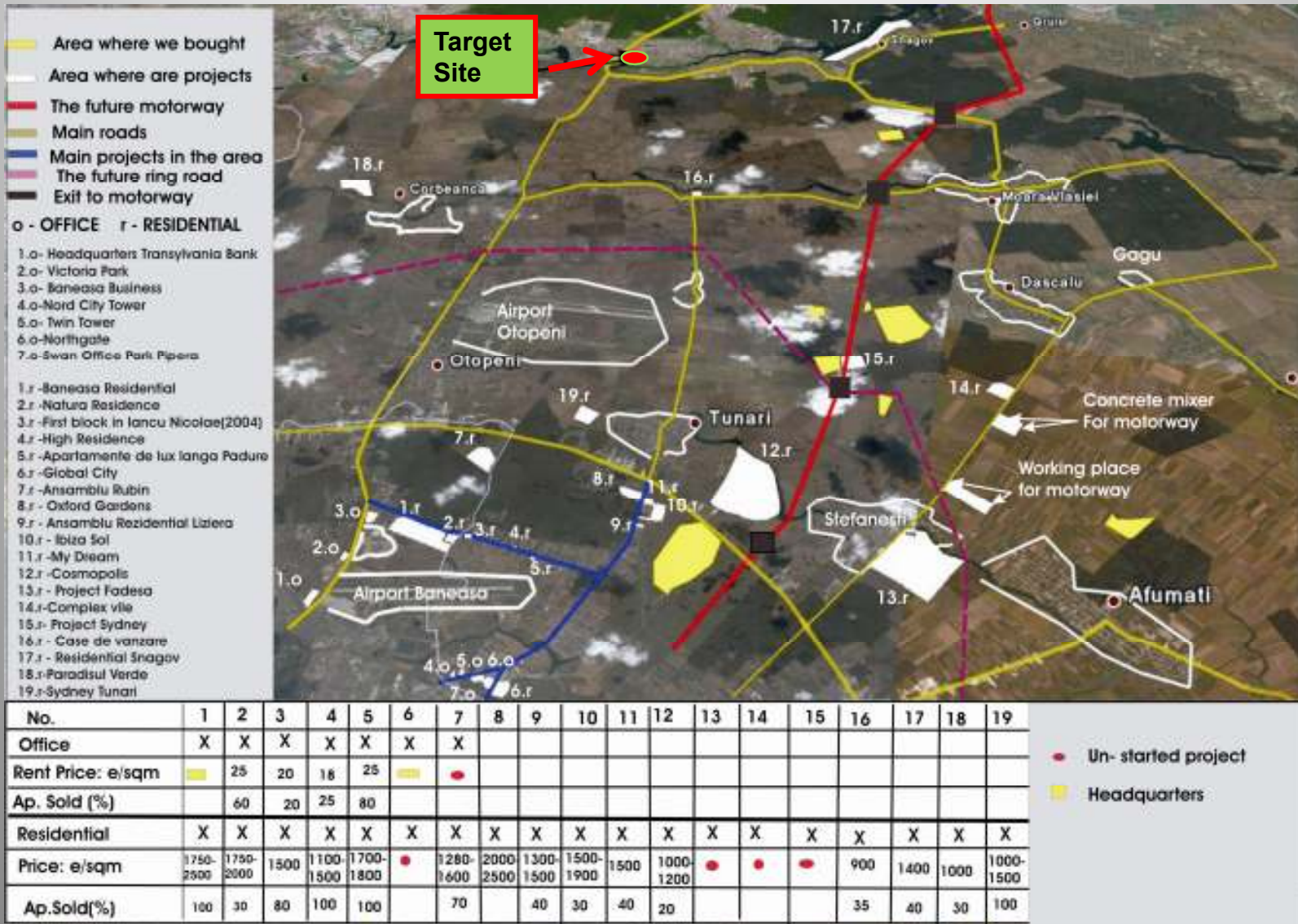
Ilfov County Map



Ilfov County Overview

- **Ilfov** is the county that surrounds Bucharest, the capital of Romania. It used to be largely rural, but after the fall of communism, many of the county's villages and communes developed into high-income commuter towns, which act like suburbs or satellites of Bucharest.
- The gentrification of the county is continuing, with many towns in Ilfov, such as Otopeni, having some of the highest GDP per capita levels in the country.
- It has a population (excluding Bucharest) of 300,123. The population density is 188 per km². 40% of the population commutes and works in Bucharest, although in recent years, many industrial plants were built outside Bucharest, in Ilfov county. It has an annual growth of about 4%.
- The base occupation used to be the agriculture. Nowadays, due to the economical growth in Bucharest, many companies have opened their offices, production facilities or warehouses in the nearby villages, situated in the Ilfov County, thus making it the most developed county in Romania.

Developments in North Bucharest – Ilfov County



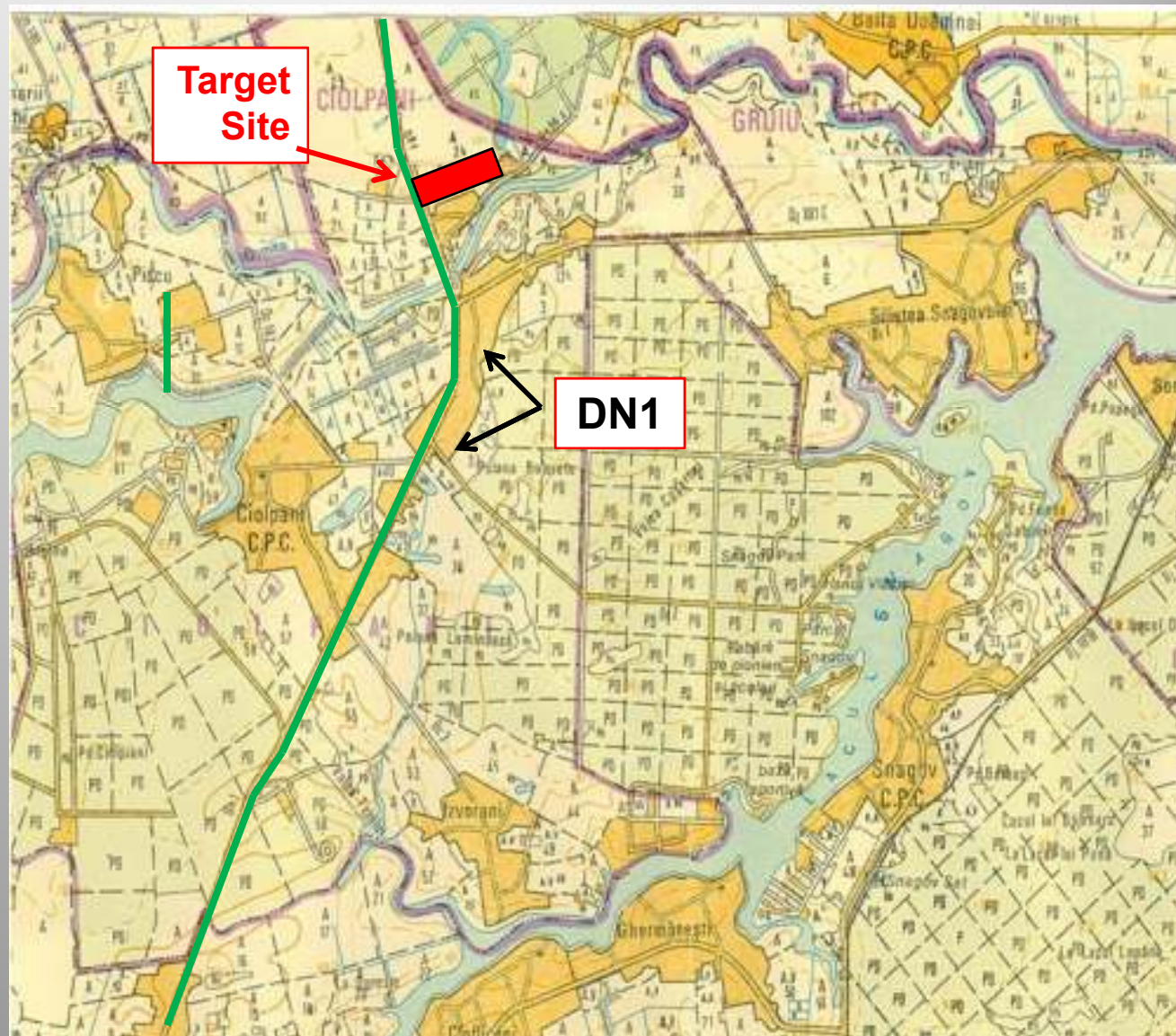
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DN1 (*Drumul Național 1*) is an important national road in Romania which links Bucharest with the northwestern part of the country and serves both Bucharest's airports (Otopeni and Baneasa)

The segment of DN1 that serves the area north of Bucharest was upgraded at the end of 2005; it now has three traffic lanes on each side and two new interchanges at Otopeni airport and Otopeni bridge

It is to be made obsolete by 2013 by the A3 Transilvania motorway

The main cities linked by DN1 are Bucharest, Ploiesti, Brasov, Sibiu, Alba Iulia, Cluj-Napoca, Oradea



Ciolpani Overview

- The north area of Bucharest is developing fast and represents a great investment opportunity.
- In “Jurnalul National”, a Romanian news paper, there is an article (dated 10.11.2007) that shows the development of the prices in the area, approximating that the prices of lands located at about 30km away from Bucharest will grow in the next 5 years by 50%- 200%. The article underlines the fact that the real estate analysts agree that the most interesting areas now in Bucharest are located on the north side because the future motorway Bucuresti-Brasov will pass right through this area and will bring with it the infrastructure. On top of this there are area lakes and forests that recommend the area for residential development.

Ciolpani – Target Site



Ciolpani – 33,306 sqm

FEATURES:

- **Location:**
Ciolpani
- **Surface:**
33,306 sqm
- **Opening:**
83 m
- **Utilities:**
Electricity, gas



Ciolpani – Target Site Details

