



## OVERVIEW

This is a state of the art project in the north of Bucharest city. Situated in a conservation area and only 15 minutes from both the airport and the city centre, this development boasts fantastic rental potential (rental yields currently achieving up to 12%). A recently constructed dual carriageway provides easy and direct access from the airport to the city, which is undergoing major development. The local area is also introducing a variety of large superstores including IKEA, METRO and CARREFOUR. Romania's recent accession into the EU is attracting an influx of foreign investors who recognise the fantastic potential for great capital growth in a highly desirable area.



## KEY FEATURES

- ✓ Excellent facilities : tennis Courts, playground, kindergarten, church, clinic
- ✓ Well proportioned apartments
- ✓ Modern architecture
- ✓ Enhanced privacy and security
- ✓ Security access key for apartments and car park
- ✓ High rental potential
- ✓ Corporate lettings
- ✓ Luxury finish

## LOCALITY

Located in the north of Bucharest, Greenfields will become the access gateway to Bucharest from the direction of the Henri Coanda International Airport, traveling on DN1. The northern area of the city is the area that has developed the most in the latest years and has become the favourite among the residents of Bucharest, owing to the fact that it is located both in the vicinity of the forest and lakes, but also in the center of the city, at a 10 minutes' drive. Part of the first district, Greenfields will be reachable using the road system, by car or by bus (6 lines will link Baneasa to the rest of Bucharest, and the ring road will be soon completed), and by light subway (the light subway development plans include a connection to the Henri Coanda Airport)



Greenfields has a singular architectonic unity – it will represent a mini-city built from the ground up, observing all the requirements of modern city-planning.

## PRICES & AVAILABILITY - SAMPLE

Block	Size	Constructed Area	Total Constructed Area	Price with Parking Places (Excl. VAT)	€	Price with Parking Places (Incl. VAT)	€	Price without Parking Places (Excl. VAT)	€	Price without Parking Places (Incl. VAT)	€
<b>DANA 8 apart TIP A lot RU41</b>											
apart nr. 1	1	75.7	82.77	€ 113.892	€77,542	€ 135.531	€92,275	€ 108.845	€74,106	€ 129.525	€88,188
apart nr. 2	2	99.38	108.66	€ 147.940	€100,724	€ 176.048	€119,881	€ 142.893	€97,288	€ 170.043	€115,772
apart nr. 3	2	110.83	121.18	€ 164.403	€111,933	€ 195.640	€133,200	€ 159.356	€108,497	€ 189.634	€129,111
apart nr. 4	2	113.16	123.73	€ 167.753	€114,214	€ 199.626	€135,914	€ 162.707	€110,778	€ 193.621	€131,825
apart nr. 5	2	110.54	120.86	€ 163.986	€111,649	€ 195.143	€132,862	€ 158.939	€108,213	€ 189.138	€128,773
apart nr. 6	2	117.43	128.40	€ 173.893	€118,394	€ 206.932	€140,888	€ 168.846	€114,958	€ 200.927	€136,800
apart nr. 7	1	84.4	92.28	€ 126.401	€86,059	€ 150.417	€102,410	€ 121.354	€82,623	€ 144.411	€98,321
apart nr. 8	1	110.93	121.29	€ 164.547	€112,030	€ 195.811	€133,316	€ 159.500	€108,595	€ 189.805	€129,227
<b>DANA 8 apart TIP B lot RU41</b>											
apart nr. 1	2	99.54	109.28	€ 148.170	€100,880	€ 176.322	€120,048	€ 143.123	€97,444	€ 170.317	€115,959
apart nr. 2	1	75.54	82.93	€ 113.661	€77,386	€ 135.257	€92,089	€ 108.615	€73,950	€ 129.252	€88,000
apart nr. 3	2	110.83	121.68	€ 164.403	€111,933	€ 195.640	€133,200	€ 159.356	€108,497	€ 189.634	€129,111
apart nr. 4	2	113.16	124.24	€ 167.753	€114,214	€ 199.626	€135,914	€ 162.707	€110,778	€ 193.621	€131,825
apart nr. 5	2	110.54	121.36	€ 163.986	€111,649	€ 195.143	€132,862	€ 158.939	€108,213	€ 189.138	€128,773
apart nr. 6	2	117.43	128.92	€ 173.893	€118,394	€ 206.932	€140,888	€ 168.846	€114,958	€ 200.927	€136,800
apart nr. 7	1	81.04	88.97	€ 121.570	€82,776	€ 144.668	€98,496	€ 116.523	€79,334	€ 138.662	€94,407
apart nr. 8	1	110.93	121.79	€ 164.547	€112,030	€ 195.811	€133,316	€ 159.500	€108,595	€ 189.805	€129,227

# FLOORPLANS

