

Bucharest property – A leading investment in Europe

Property investors and independent analysts regard Bucharest real estate as one of the most lucrative and predictable investments in Romania.

In recent years Bucharest property price growth has been exceptional because of a significant demand for new property, combined with a sharp supply shortage and increasing local affluence.

Jones Lang LaSalle, the global property adviser, rate Bucharest as offering the highest growth in Europe.

The majority of property investment and development activity has been in central and northern Bucharest. These areas account for a large part of the total development in Bucharest and are still leading the way for future developments.



It is estimated that over 62% of new office developments in Bucharest are in northern areas of Baneasa and Pipera. Pipera, a wealthy suburb is currently undergoing significant development, with almost 750,000 m² of office space in progress.

Residential price continue to rise

Prices for good quality, new build or off plan apartments start from €1,500 per m² in areas within commutable distance to city centre. In the ultra-central, prime locations they exceed €4,000 per m². The demand for property is still outstripping supply and the market is continuing to evolve.

In 2007 prices increased by between 25-30% on average, whilst some of the properties selected by ARD increased by over 40%.

Bucharest – The Emergence of a New City

Large corporate investment is further evidence of the exceptional potential in Bucharest property. Major developments are in progress and combined with ongoing infrastructure improvements, will gradually transform the face of Bucharest and re-brand it into a modern European city.

One such project is the €1.3 billion Baneasa Development in North Bucharest, combining a business & technology park, a shopping centre, a residential development with leisure and education facilities. It will cover some 221 hectares of land, with over one million square metres of built space. The project will entail more than 3,000 residential units, 100,000 m² of A class office and 170,000 m² of retail space, including IKEA and Carrefour.

TriGranit, a multinational developer, started the planning works on Esplanada, a €1.2 billion landmark development in central Bucharest. Esplanada will have a gross built area of 880,000 m² and provide futuristic A class office space, a residential village, a commercial centre, a national concert hall, a Guggenheim Museum and a multifunctional cultural space.

Esplanada Bucharest



Bucharest Property – An Investment for the Future

Colliers, the international property adviser, expect property prices in Bucharest to rise by an average of 15-20% for the next three years. Click here to view our current property offers in Bucharest or call our offices on + 44 (0) 20 8228 1290 to discuss your specific requirements.