



Bucharest Residential Market

Overview

Bucharest

Market Overview

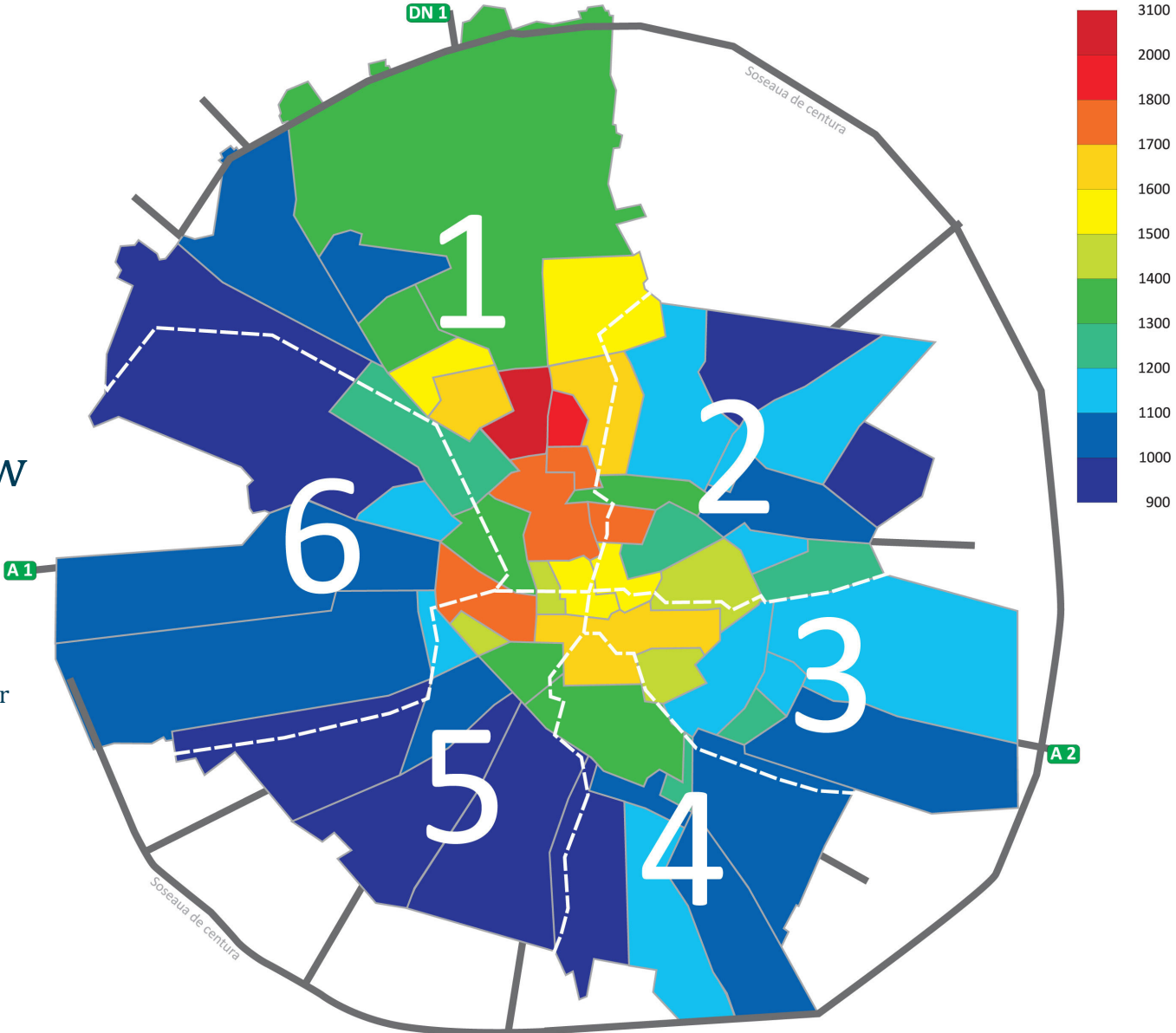
Average price/sqm new

The average sale value clearly defines the central & northern areas as key. Rent value is obviously a reflection of sale prices.

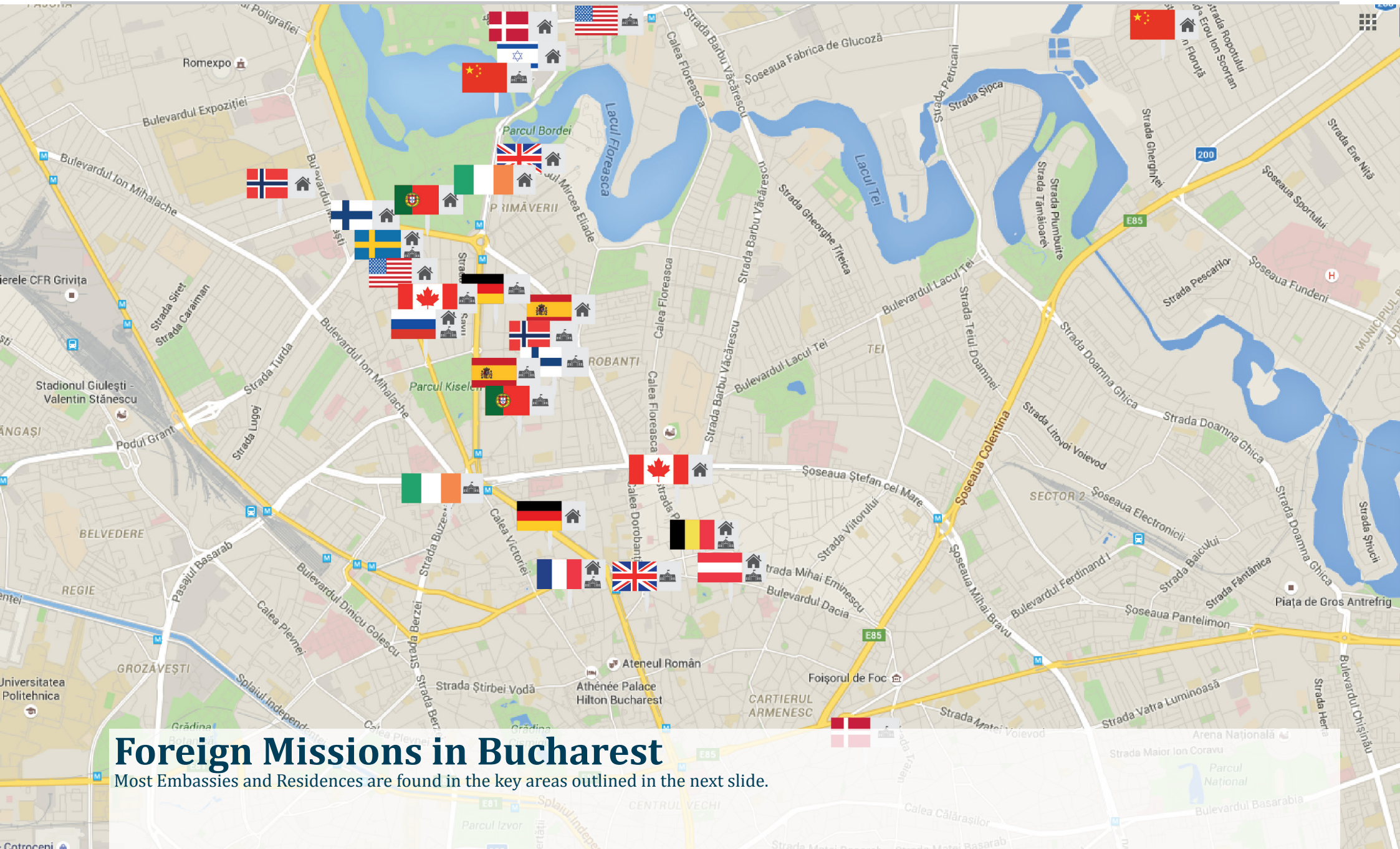
These are also areas of investment opportunities, with room for growth so the outlook is positive for the foreseeable future.

Central areas of interest:
Aviatorilor/Dorobanti/Kiseleff/Herastrau

Northern areas of interest:
Baneasa / Pipera



Market Analysis



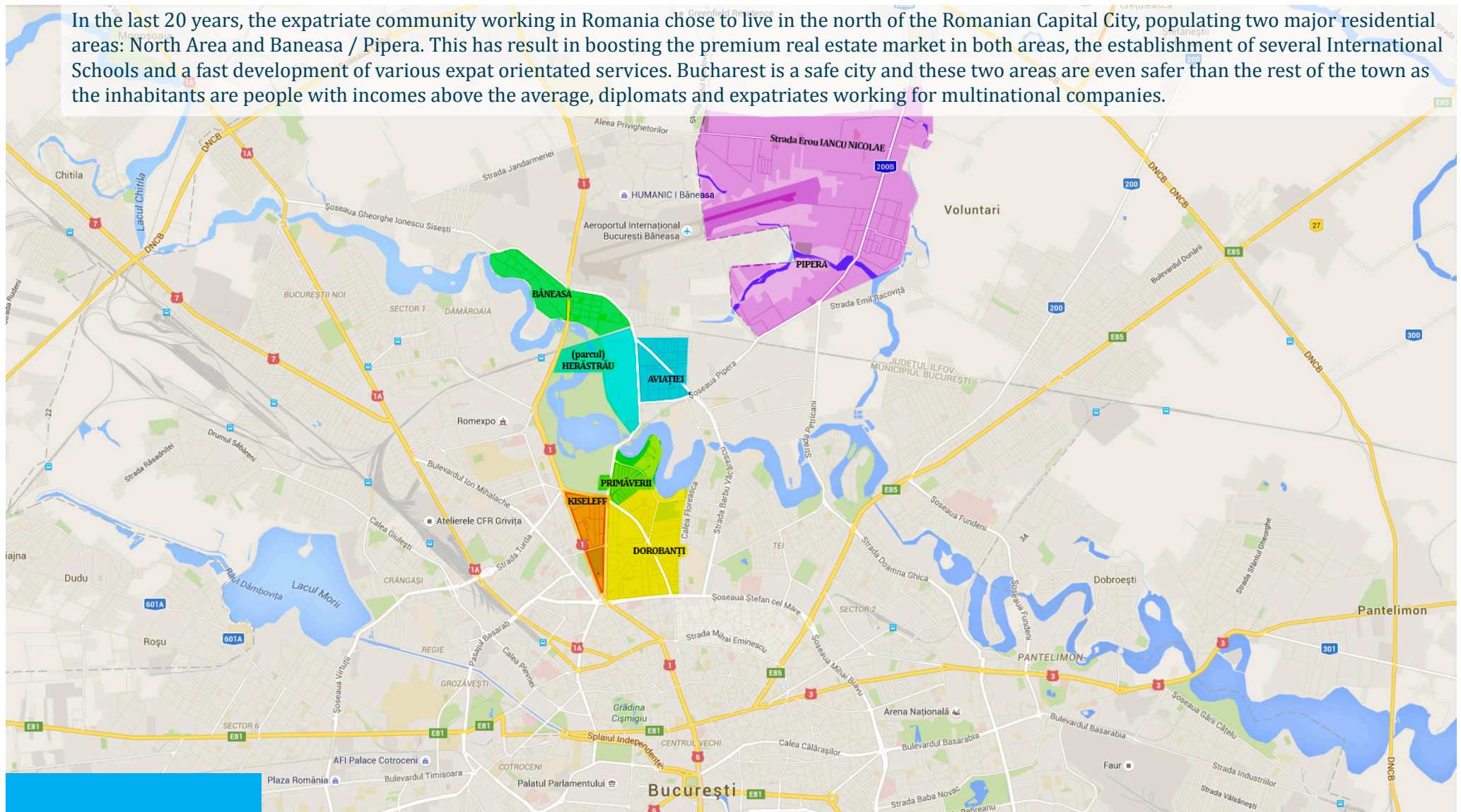
Foreign Missions in Bucharest

Most Embassies and Residences are found in the key areas outlined in the next slide.

Market Analysis

BUCHAREST - Main Residential Areas proper for expat Life

In the last 20 years, the expatriate community working in Romania chose to live in the north of the Romanian Capital City, populating two major residential areas: North Area and Baneasa / Pipera. This has resulted in boosting the premium real estate market in both areas, the establishment of several International Schools and a fast development of various expat orientated services. Bucharest is a safe city and these two areas are even safer than the rest of the town as the inhabitants are people with incomes above the average, diplomats and expatriates working for multinational companies.



Market Analysis

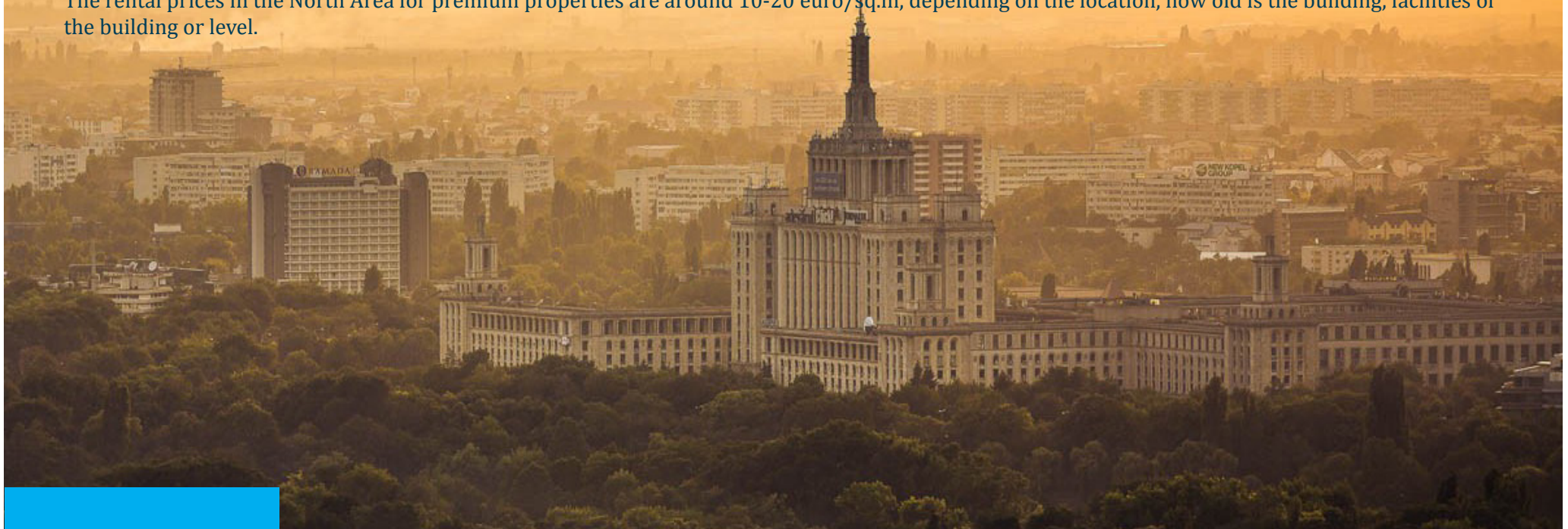
BUCHAREST - Main Residential Areas proper for expat Life

North Area

The North Area of Bucharest spreads around the biggest park and lake, Herastrau. It gathers the most desirable residential areas, with the newest buildings and compounds. Among the highlights we should mention the fact that is the safest area, the proximity to public transportation means (subway, buses, etc), the advantage of having different facilities within walking distance like malls, shops, restaurants and coffee shops. Also, there are many parks (Herastrau, Bordei, Floreasca, Kiseleff) and green areas, sport club and gyms, spas and recreational centres, bike and jogging lanes, which offers the opportunity to exercise.

Residential neighbourhoods like Herastrau, Aviatorilor, Dorobanti or Kiseleff are the most preferred by expatriates because they combine perfectly the charming Old and the posh New. The historical parts, with its charming small streets surrounded by trees that will give you the feeling of a quiet, green and pleasant environment it's mostly specific to Dorobanti and Kiseleff. On the other hand, areas like Herastrau, Floreasca or Aviatorilor offer the most new and modern compounds and residential buildings with facilities like indoor/outdoor pool, private gyms, security, etc.

The rental prices in the North Area for premium properties are around 10-20 euro/sq.m, depending on the location, how old is the building, facilities of the building or level.



Market Analysis

BUCHAREST - Main Residential Areas proper for expat Life

Baneasa / Pipera

The area of Baneasa / Pipera is very popular among expatriates' families with children that want to live away from the busy, noisy city. The fact that the area is surrounded by Baneasa Forest guarantees fresh air and a quiet environment. Driving to the city centre means a 30-40 minutes trip or you can use the public transportation by getting a bus that can easily connect you to different areas of the town. The top advantage living here is the proximity to the main International Schools (American International School, International British School and Lycee Francais Anna de Noailles) that will save a lot of wasted time in Bucharest traffic and also the presence of the biggest expat community in Romania

Furthermore, in the area you can find supermarkets and shops, restaurants and coffee shops and sport clubs. In fact, the biggest sport centre in Bucharest is in the vicinity, Stejarii Country Club: You can benefit there of two amazing indoor and outdoor pools, tennis courts, golf field, fitness and great spa facilities. Within only 5 minutes driving you can reach Baneasa Shopping City and the airport is only 15 minutes driving away. If you decide to live here, you can choose between villas with big garden and swimming pool individual or located in compounds, and apartments or even penthouses with big terraces.

The rental prices in Baneasa / Pipera Area for premium properties are around 9-15 euro/sq.m, depending on the location, compound or individual, facilities of the compound, how old is the property, accessibility to the main roads, etc.

