Site report

Trei loturi lângă lacul Frumușani

What the open data say about the land: the whole first, then each lot

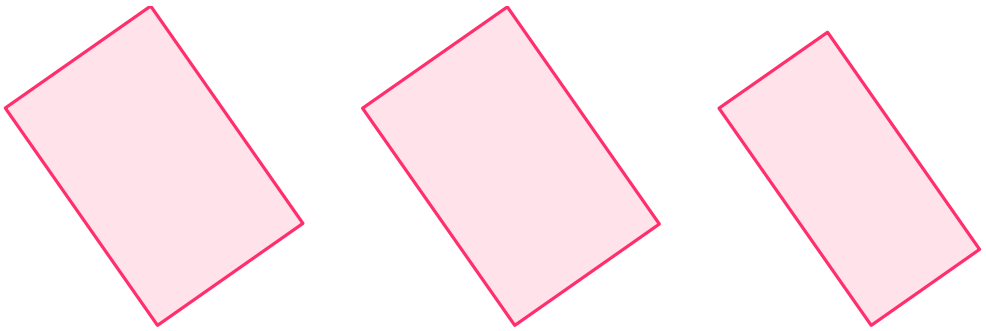
Total area	Lots	Intravilan	Nearest road
1,654 m²	**3**	**Yes**	**35 m**

Key points

- 3 lots, 1,654 m² in all, in Frumușani.
- Together, lots 1, 2 and 3 make one piece of land of 1,654 m²: they touch.
- Land use on the extract: Arable land (lots 1 and 2); Yard and buildings (lot 3).
- Every lot is inside the built-up area (intravilan).
- Nearest road: Strada Gheorghe Duca, 35 m away.
- An urban certificate was issued for lots 1, 2 and 3: what it allows is on their pages.
- No flood area, Natura 2000 site or other constraint found on any lot.



The lots. Background map: Imagery © Esri, Maxar, Earthstar Geographics, and the GIS User Community · Roads and names: Esri, TomTom, Garmin, © OpenStreetMap contributors



Lot 1
604 m²

Lot 2
600 m²

Lot 3
450 m²

The lots' shapes at one scale, north up.

At a glance

Lot	Area	Use	Intravilan	Road	To check
1	604 m²	Arable land	Yes	35 m	nothing flagged
2	600 m²	Arable land	Yes	36 m	nothing flagged
3	450 m²	Yard and buildings	Yes	37 m	nothing flagged

What buyers of building land check: every lot

Good — Inside the built-up area (intravilan): houses can be allowed

Good — Water and electricity reach the land (urban certificate)

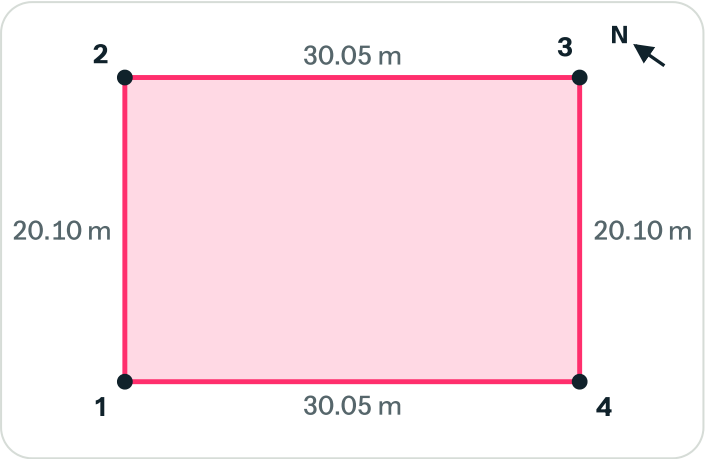
Good — Outside the mapped flood areas

Rules of thumb from our data and OpenStreetMap, not advice: the notary, the town hall and the urban certificate have the last word.

Made on 9 November 2026

Lot 1

604 m² · Arable land



The land

Where	Frumușani
Area on the extract	604 m²
Area measured from the corners	604 m² · matches the extract
Land use	Arable land
Inside the built-up area (intravilan)	Yes
Shape	4 corners · about 30 × 20 m · longest side 30 m
Perimeter	100 m
Middle (GPS)	44.320248, 26.291968 (within about 1–2 m)
On the land book	None

What buyers of building land check

To check	Road access: Strada Gheorghe Duca is 35 m away. Ask how the land is reached (a right of way across a neighbour?)
Good	What may be built: an urban certificate says so (footprint up to 211 m², floors up to 544 m²)
Good	20 m wide: room for a house

Besides the checks every lot shares, on the first page. Rules of thumb from our data and OpenStreetMap, not advice.

Planning

Certificat de urbanism issued on 15 September 2026 · valid until 15 September 2027

Zone	L1a: low houses, up to P+1+M
What may be built	Detached or paired houses, with their garages and annexes
Share that may be built on (POT)	35%: up to 211 m² of this lot
Floor area allowed (CUT)	0.90: up to 544 m² of floors
Height allowed	P+1+M · 10 m
Utilities	Water: in the street · Sewer: nearby · Electricity: in the street · Gas: in the street

From the urban certificate as issued; a certificate is valid for its stated period and for the purpose it was asked for.

The lie of the land

Slope	0.4° (0.8 %) · Flat
Height	60–60 m above sea level
Sunlight on a clear day	15.4 h on 21 June, 8.6 h on 21 December No hills around hide the sun
Sunlight over a year	101 % of what flat open ground gets
Across the lot	600 m through the lot, south to north; 58–61 m above sea level
Land cover	grass 100 % Differs from the land use on the extract (Arable land): worth a look
Nearest road	Strada Gheorghe Duca, 35 m away

What surrounds the land

What covers the land within 200 m of the lot's edges, from satellite data, and the buildings there.

Grass 34 % Trees 27 % Crops 22 % Built up 18 %

Buildings within 200 m	0
Nearest building	630 m

Rules and risks

> **Cemetery** 730 m away

> **Industrial area** 1.4 km away

Natura 2000	None within 5.0 km
Flood areas	Hazard area: none within 2.0 km; risk zone: none within 2.0 km
Surface water (1984–2021)	Never on the plot; the nearest water seen 230 m away
Power grid	High-voltage line 927 m away (400 kV), local line 2.0 km away
Rivers and streams	A stream 293 m away

None within 2 km: historic monument, archaeological site, landfill, sewage works, quarry, railway, motorway or main road

Getting around

Public transport from the lot's middle (OpenStreetMap: lines outside the big cities are often missing).

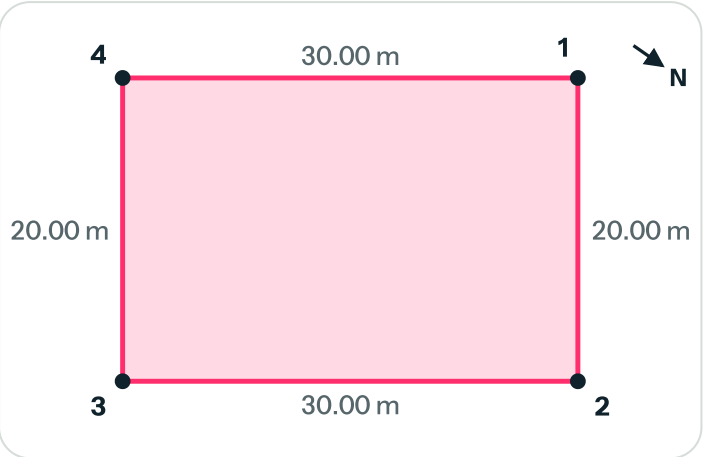
Metro	Tudor Arghezi · 11 km
Bus stop	A stop with no name · 2.4 km, 9 min by car · its lines aren't on the map yet
Train station	P.O. Podu Pitarului · 7.3 km, 33 min by car
Lines stopping within 500 m	0

The commune

Commune	Frumușani
People	6,124 (2021 census)
Since 2011	+4.5 % (from 5,859)
Density	84 people per km² (72.9 km²)

Lot 2

600 m² · Arable land



The land

Where	Frumușani
Area on the extract	600 m²
Area measured from the corners	600 m² · matches the extract
Land use	Arable land
Inside the built-up area (intravilan)	Yes
Shape	4 corners · about 30 × 20 m · longest side 30 m
Perimeter	100 m
Middle (GPS)	44.320350, 26.292175 (within about 1-2 m)
On the land book	None

What buyers of building land check

To check	Road access: Strada Gheorghe Duca is 36 m away. Ask how the land is reached (a right of way across a neighbour?)
Good	What may be built: an urban certificate says so (footprint up to 210 m², floors up to 540 m²)
Good	20 m wide: room for a house

Besides the checks every lot shares, on the first page. Rules of thumb from our data and OpenStreetMap, not advice.

Planning

Certificat de urbanism issued on 15 September 2026 · valid until 15 September 2027

Zone	L1a: low houses, up to P+1+M
What may be built	Detached or paired houses, with their garages and annexes
Share that may be built on (POT)	35%: up to 210 m² of this lot
Floor area allowed (CUT)	0.90: up to 540 m² of floors
Height allowed	P+1+M · 10 m
Utilities	Water: in the street · Sewer: nearby · Electricity: in the street · Gas: in the street

From the urban certificate as issued; a certificate is valid for its stated period and for the purpose it was asked for.

The lie of the land

Slope	0.2° (0.3 %) · Flat
Height	60–60 m above sea level
Sunlight on a clear day	15.4 h on 21 June, 8.6 h on 21 December No hills around hide the sun
Sunlight over a year	100 % of what flat open ground gets
Across the lot	600 m through the lot, south to north; 58–61 m above sea level
Land cover	grass 100 % Differs from the land use on the extract (Arable land): worth a look
Nearest road	Strada Gheorghe Duca, 36 m away

What surrounds the land

What covers the land within 200 m of the lot's edges, from satellite data, and the buildings there.

Grass 35 % Trees 25 % Crops 25 % Built up 16 %

Buildings within 200 m	0
Nearest building	630 m

Rules and risks

> **Cemetery** 750 m away

> **Industrial area** 1.4 km away

Natura 2000	None within 5.0 km
Flood areas	Hazard area: none within 2.0 km; risk zone: none within 2.0 km
Surface water (1984–2021)	Never on the plot; the nearest water seen 223 m away
Power grid	High-voltage line 946 m away (400 kV), local line 2.0 km away
Rivers and streams	A stream 289 m away

None within 2 km: historic monument, archaeological site, landfill, sewage works, quarry, railway, motorway or main road

Getting around

Public transport from the lot's middle (OpenStreetMap: lines outside the big cities are often missing).

Metro	Tudor Arghezi · 11 km
Bus stop	A stop with no name · 2.4 km, 9 min by car · its lines aren't on the map yet
Train station	P.O. Podu Pitarului · 7.3 km, 33 min by car
Lines stopping within 500 m	0

The commune

Commune	Frumușani
People	6,124 (2021 census)
Since 2011	+4.5 % (from 5,859)
Density	84 people per km² (72.9 km²)

Lot 3

450 m² · Yard and buildings



The land

Where	Frumușani
Area on the extract	450 m²
Area measured from the corners	450 m² · matches the extract
Land use	Yard and buildings
Inside the built-up area (intravilan)	Yes
Shape	4 corners · about 30 × 15 m · longest side 30 m
Perimeter	90 m
Middle (GPS)	44.320438, 26.292357 (within about 1-2 m)
On the land book	None

What buyers of building land check

To check	Road access: Strada Gheorghe Duca is 37 m away. Ask how the land is reached (a right of way across a neighbour?)
Good	What may be built: an urban certificate says so (footprint up to 158 m², floors up to 405 m²)
Good	15 m wide: room for a house

Besides the checks every lot shares, on the first page. Rules of thumb from our data and OpenStreetMap, not advice.

Planning

Certificat de urbanism issued on 15 September 2026 · valid until 15 September 2027

Zone	L1a: low houses, up to P+1+M
What may be built	Detached or paired houses, with their garages and annexes
Share that may be built on (POT)	35%: up to 158 m² of this lot
Floor area allowed (CUT)	0.90: up to 405 m² of floors
Height allowed	P+1+M · 10 m
Utilities	Water: in the street · Sewer: nearby · Electricity: in the street · Gas: in the street

From the urban certificate as issued; a certificate is valid for its stated period and for the purpose it was asked for.

The lie of the land

Slope	0.7° (1.2 %) · Flat
Height	60–60 m above sea level
Sunlight on a clear day	15.4 h on 21 June, 8.6 h on 21 December No hills around hide the sun
Sunlight over a year	101 % of what flat open ground gets
Across the lot	600 m through the lot, south to north; 57–61 m above sea level
Land cover	grass 100 % Differs from the land use on the extract (Yard and buildings): worth a look
Nearest road	Strada Gheorghe Duca, 37 m away

What surrounds the land

What covers the land within 200 m of the lot's edges, from satellite data, and the buildings there.

Grass 35 % Crops 28 % Trees 23 % Built up 15 %

Buildings within 200 m	0
Nearest building	630 m

Rules and risks

> **Cemetery** 770 m away

> **Industrial area** 1.4 km away

Natura 2000	None within 5.0 km
Flood areas	Hazard area: none within 2.0 km; risk zone: none within 2.0 km
Surface water (1984–2021)	Never on the plot; the nearest water seen 218 m away
Power grid	High-voltage line 965 m away (400 kV), local line 2.0 km away
Rivers and streams	A stream 287 m away

None within 2 km: historic monument, archaeological site, landfill, sewage works, quarry, railway, motorway or main road

Getting around

Public transport from the lot's middle (OpenStreetMap: lines outside the big cities are often missing).

Metro	Tudor Arghezi · 11 km
Bus stop	A stop with no name · 2.4 km, 9 min by car · its lines aren't on the map yet
Train station	P.O. Podu Pitarului · 7.3 km, 33 min by car
Lines stopping within 500 m	0

The commune

Commune	Frumușani
People	6,124 (2021 census)
Since 2011	+4.5 % (from 5,859)
Density	84 people per km² (72.9 km²)

Nearby

The nearest of each to the lots, in a straight line. From OpenStreetMap, which can miss a place.

Hospital	Centrul Medial de Permanență Plătărești · 7.1 km · 30 min by car
Doctor	Twins Med · 10.0 km · 16 min by car
Pharmacy	No name on the map · 3.7 km · 7 min by car
School	Grădină Flori · 3.5 km · 7 min by car
Kindergarten	Grădinița Orăști · 700 m · 14 min on foot
Town hall	Primăria Frumușani · 3.9 km · 7 min by car
Police	No name on the map · 3.4 km · 7 min by car
Bus stop	No name on the map · 2.4 km · 5 min by car
Train station	P.O. Podu Pitarului · 7.3 km · 31 min by car
Shop	La Anghel · 740 m · 16 min on foot
Restaurant or café	Hellen Doner · 1.1 km · 19 min on foot
Petrol station	TSV · 1.2 km · 20 min on foot
Place of worship	Biserica „Sfântul Ierarh Nicolae” · 740 m · 13 min on foot
Park or playground	None within 5.0 km

Times by road from near the land, about, from OpenStreetMap's roads (OSRM); straight-line distances otherwise.

Limitations and sources

An orientative first look from open data, not a survey, a valuation or a planning opinion. The legal boundary, the planning rules and the grid connection are confirmed by the cadastral documents, the urban planning certificate and the grid operator.

- Sources: Copernicus DEM GLO-30 (© DLR, Airbus, ESA); ESA WorldCover 2021 (CC BY 4.0); JRC Global Surface Water (EC JRC/Google); Natura 2000 and Floods Directive data, European Environment Agency; © OpenStreetMap contributors (ODbL).
- Computed from Copernicus DEM GLO-30 (© DLR, Airbus, ESA): no clouds, trees or buildings.
- Sources: ESA WorldCover 2021 (CC BY 4.0); © OpenStreetMap contributors (ODbL), which can miss a building.
- Roads, buildings, power lines and places: © OpenStreetMap contributors (ODbL).

Maps are illustrative: the legal boundary is the one in the cadastral documents.

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