

**H1 2025**

# ROMANIAN REAL ESTATE MARKET



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## GDP growth

Romania's economic growth recorded a modest 0.3% year-on-year advance in the first half of 2025. While the European Commission's Spring Forecast projected a 1.4% increase for 2025, urgent measures aimed at correcting major imbalances, particularly the government deficit, such as tax hikes, pension and public wage freezes, and reductions in state employment, are expected to dampen consumption, potentially resulting in stagnating or even negative economic performance.

**0.3%**  
H1 2025

However, a more optimistic outlook could emerge starting in 2026, as the unblocking of the National Recovery and Resilience Plan funds is expected to stimulate investment, support structural reforms, and contribute to a gradual economic rebound.

## Annual inflation rate

Romania continues to register the highest inflation rate in the EU, with further upward pressure anticipated due to the recent VAT hike, higher excise duties, and the expiration of the electricity price cap scheme. In August, the National Bank of Romania revised its earlier forecast, which anticipated inflation declining to 4.6% by year-end. The updated outlook projects a sharp acceleration in Q3 to almost 10%, followed by a slow and gradual disinflation over the next quarters, with the target rate expected to be achieved only in the second half of 2027.

**5.8%**  
June 2025

## ROBOR 3m

## IRCC

**6.69%**  
June 2025

**5.55%**  
Q1 2025

Given the inflation outlook remaining significantly above target, the National Bank of Romania (BNR) maintained its benchmark interest rate at 6.50% through the end of June 2025, with no indication of cuts later in the year.

## Unemployment rate

Romania's unemployment rate stood at 5.8% in May 2025, slightly below the EU average but on an upward trajectory compared to the end of 2024. The rate is expected to continue rising in the near term, as planned layoffs in both the public and private sectors, driven by fiscal consolidation measures, economic uncertainty and a wider global AI-driven wave of job losses, begin to take effect. This could further strain the labour market and weigh on consumer confidence and economic growth.

**5.8%**  
May 2025

## Net average salary

**1,143 €**  
March 2025

With no major changes recorded in the first half of 2025, salaries in Romania are expected to remain flat for the rest of the year. This outlook is largely influenced by upcoming measures targeting public sector employees, including wage freezes and expected job cuts. These developments are likely to put additional pressure on household income and consumer sentiment, further weighing on this year's already modest economic growth.

# Romanian Construction Sector, H1 2025

## Home ownership rate

**94.3%**  
2024

## House price index

**161.75**  
Q1 2025

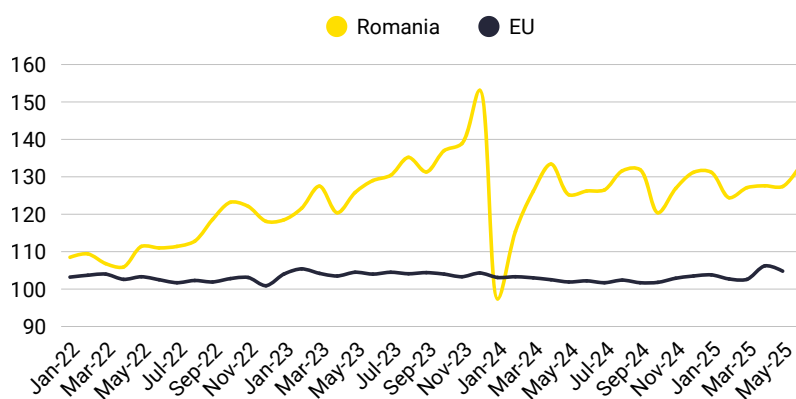
## Construction output

**4%**  
May 2025, y-o-y

## New dwellings

**10,962**  
Q1 2025  
-4% y-o-y

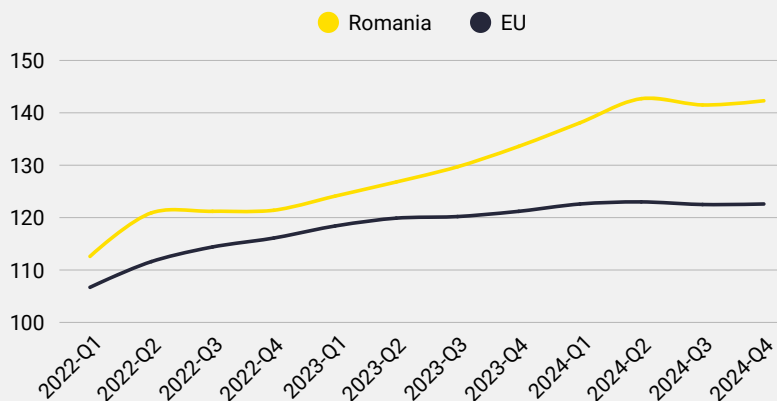
Production in construction (monthly data)  
January 2022 -May 2025



## Residential building permits

**17,639**  
H1 2025  
+4% y-o-y

Quarterly evolution of construction costs for  
new residential buildings  
2022 - 2024



Source: Eurostat  
Base year: 2021

# ROMANIAN INVESTMENT MARKET



Total investment volume

**€396.75 M**

▼ -5% y-o-y

Cross-border investments

**€284.35 M**

▼ -8% y-o-y

Largest transaction value

**€55 M**

Average deal size

**€23.3 M**

17 transactions

# OVERVIEW

**Global real estate investment activity in the first half of the year suggests a disconnect between market sentiment and actual performance.** While 2024 signaled a rebound in momentum, H1 2025 investment figures indicate that much of last year's optimism has begun to fade.

Across **Europe, total investment volume amounted to €90 billion, a modest 8% increase compared to H1 2024**, with similarly cautious expectations for the second half of the year. Commercial sectors recorded year-on-year declines ranging from 3% to 5% across offices, retail, and logistics, while hotels saw a more pronounced drop of around 12%. **The living sector** was the only segment to register a **5% increase in investment volume in H1 2025**. Cross-border investment activity showed similar results in the first half of the year compared to H1 2024, reflecting a broader cooling in cross-market transactions.

Overall, **the European real estate investment market remains heavily influenced by economic and political volatility, uncertainty around US tariffs, and subdued leasing activity.** Nevertheless, market sentiment points to a more positive outlook for H2 2025.

**The CEE investment scene in the first half of the year displayed mixed results**, with slight year-on-year decreases in Poland (-10%) and Romania (-5%) and substantial increases in the Czech Republic (+147%) and Hungary (+86%).

2025 opened with **measured confidence in the Romanian investment market**, supported by several large transactions carried over from 2024. Despite political uncertainty and economic headwinds, the market remained active in the first half of the year, with renewed investor interest in the office sector and a sustained flow of retail deals.

**The investment volume in Romania amounted to €396.75 million in H1 2025, a similar result to the corresponding period of 2024.** Total transactions edged down by 5%, while local capital went against the wider slowdown, posting a 5% increase compared with the same period last year. Bucharest accounted for 49% in total investments, a slightly more balanced volume compared to previous years, due to the continuous investor focus on secondary market retail products.

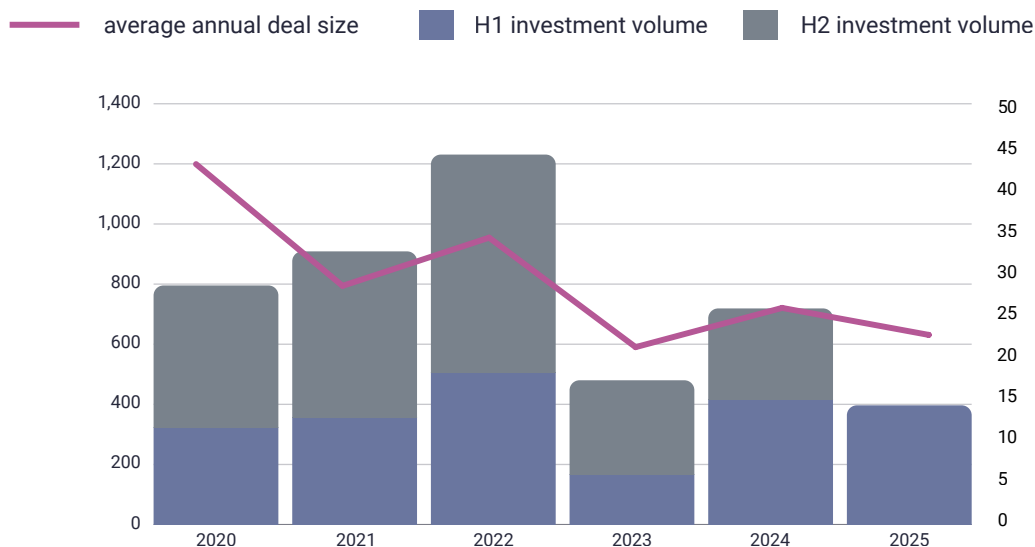


## SUMMARY

*Sustained activity expected in the second half suggests that the total investment volume in 2025 will surpass both 2024 levels and the previous five-year average. However, the increase is likely to be moderate, reflecting a tempered market dynamic.*

## Investment volume and average deal size (€M)

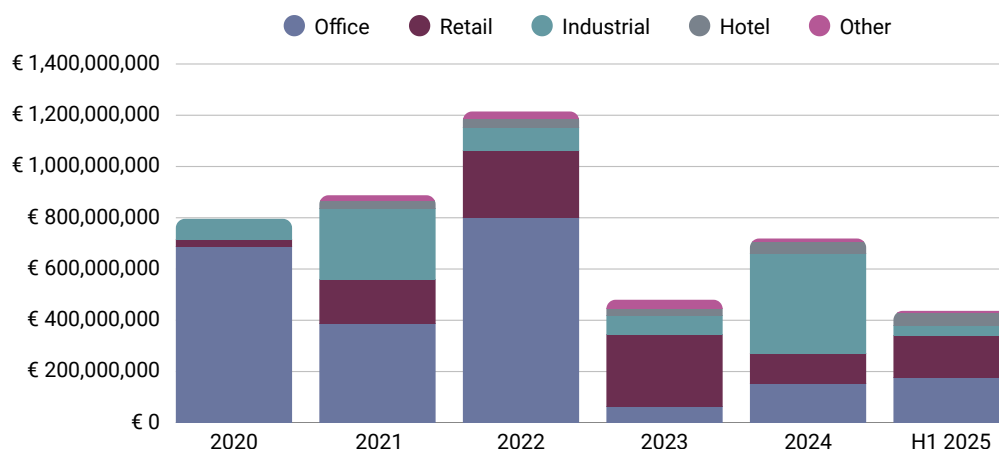
2020-H1 2025



Source: Crosspoint research based on market information

## Investment volume by sector (€M)

2020-H1 2025



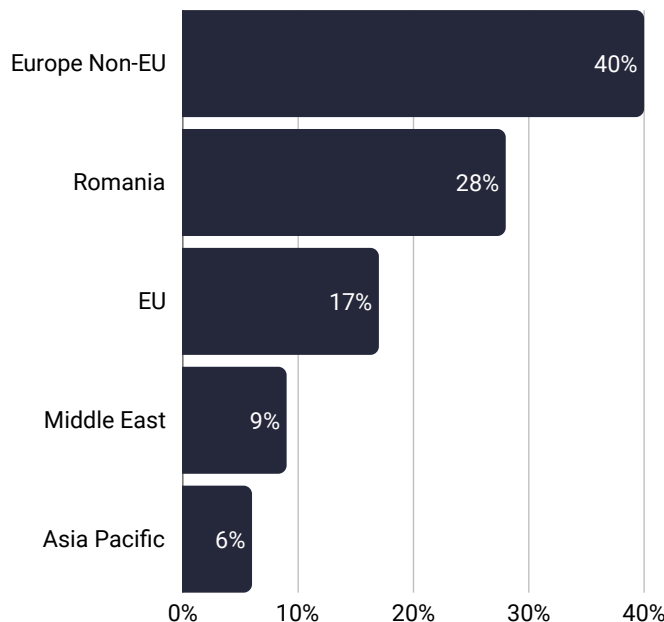
Source: Crosspoint research based on market information

The office sector recorded a notable rebound, accounting for 44% of total investment volume, 16% over the total 2024 office transactions. With all deals concentrated in Bucharest, the office investment activity in H1 2025 focused on a mix of prime and non-prime office buildings, varying in size, quality and location, somewhat divergent from the global trend of prime and ultra prime asset seeking.

Retail transactions, amounting to nearly €164 million, maintained a focus on secondary markets and assets, securing second place in investor preferences with a 41% share of total volume. In the absence of large-scale products or portfolios available for sale, industrial properties accounted for a more modest 10% of investments, while the hotel sector attracted just 3%.

During the first six months of 2025, Romania mirrored the global trend of **stalling cross-border transactions, with non-domestic inflows declining by 8% year-on-year**. **European investors remained the dominant force on the Romanian real estate market**, accounting for 57% of total investment volume, driven primarily by British company M Core, now in its third consecutive year of sustained retail acquisitions. **Domestic capital reached a slightly rising 28% share, equivalent to over €112 million**, with major transactions concentrated in office and mixed-use assets, and some smaller deals targeting retail, hotel, and small-sized manufacturing facilities.

### Investment breakdown by purchaser source of capital, H1 2025



Source: Crosspoint research based on market information



At the start of the year, market sentiment pointed toward slight yield compression in Romania. However, by the end of the first half, **prime yields held steady at 7.5% for office assets and 7.5%–7.75% for industrial and retail properties**. The anticipated contractions failed to materialize, largely due to persistently high interest rates, elevated financing costs, slower-than-expected economic momentum, and a cautious investment climate, which together maintained upward pressure on required returns.

SECTOR	PROPERTY NAME	AREA (sqm)	LOCATION	SALE PRICE	VENDOR	BUYER
Retail	Retail Park Portfolio	27,800	Slobozia, Focșani, Râmnicu Sărat, Târgu Secuiesc, Sebeș, Făgăraș, Gheorgheni	€55,000,000	MAS PLC	M Core
Office/mixed-use	Iride Park	59,291	Bucharest	€55,000,000	CPI Property Group	Alfa Grup
Office	Equilibrium 1	20,700	Bucharest	€52,000,000	Skanska	Granit Asset Management
Retail	Focsani Mall	45,000	Focsani	€47,000,000	KBC Bank	M Core
Retail	Shopping City Suceava	43,100	Suceava	€40,000,000	Argo Capital Property	M Core
Office	Victoria Center	8,600	Bucharest	€30,000,000	Manova Partners (Maquarie Group)	Solida Capital
Industrial	Rus Savitar Factory	60,000	Dudeștii Noi (Timisoara)	€24,000,000	Rus Savitar	UE Furniture
Office	Ethos House	7,758	Bucharest	€24,000,000	Anastasios Gkotsis	Paval Holding

*Top investments, H1 2025. Values are estimated*  
**Source:** Crosspoint Research based on market information



# BUCHAREST OFFICE MARKET



Total office stock

**3.4 M sqm\***

Gross take-up

**112,225 sqm**

▼ -31% y-o-y

Net take-up

**62,718 sqm**

▼ -23% y-o-y

Vacancy rate

**11.6%**

*\*As of 2025, the calculation of Bucharest's office stock has been revised to exclude buildings completed prior to 2005 and those with a leasable area below 2,000 sqm. Accordingly, the vacancy rate variation relative to the 2024 report reflects the redefined stock.*

Photo source: Alexandru Țîrcă, unsplash.com



# OVERVIEW

**Globally, overall demand remains below previous peak levels and development costs are rising, contributing to smaller-than-average office pipelines in the coming years.** Tenant demand is increasingly concentrated in prime CBD areas, to the detriment of lower-grade buildings and peripheral locations.

Preliminary European leasing activity data indicates an 8% year-on-year increase in net take-up, supported by strong demand in cities such as Amsterdam, Cologne and Frankfurt, where office leasing rose by 40% to 97% compared to the previous year. At the other end of the spectrum, Lisbon and Bucharest recorded the steepest drops in net demand, with declines of 34% and 23%, respectively. **Tenants across all markets remain cautious due to rising costs and growing uncertainty about the future, leading to longer negotiations, with lease renewals currently seen as the safer option.**

**The local office landscape** has been influenced by a combination of political, economic, and labour market-related factors over the past 12 months. Prolonged political instability through May 2025 contributed to **uncertainty among occupiers, delaying lease decisions and dampening overall market activity.** At the same time, early 2025 labour market indicators point to growing pressure: the unemployment rate rose to 5.8% in June, up 0.6% from year-end 2024, while the job vacancy rate remained the lowest in the EU in Q1, at just 0.6%.

These figures suggest a tightening labour market with fewer available positions and a slowdown in hiring momentum. Looking ahead, **anticipated fiscal tightening measures**, such as higher taxes, the phasing out of incentives and planned job cuts in the public sector **are expected to further strain the employment landscape and could indirectly affect office space demand in the short to medium term.**



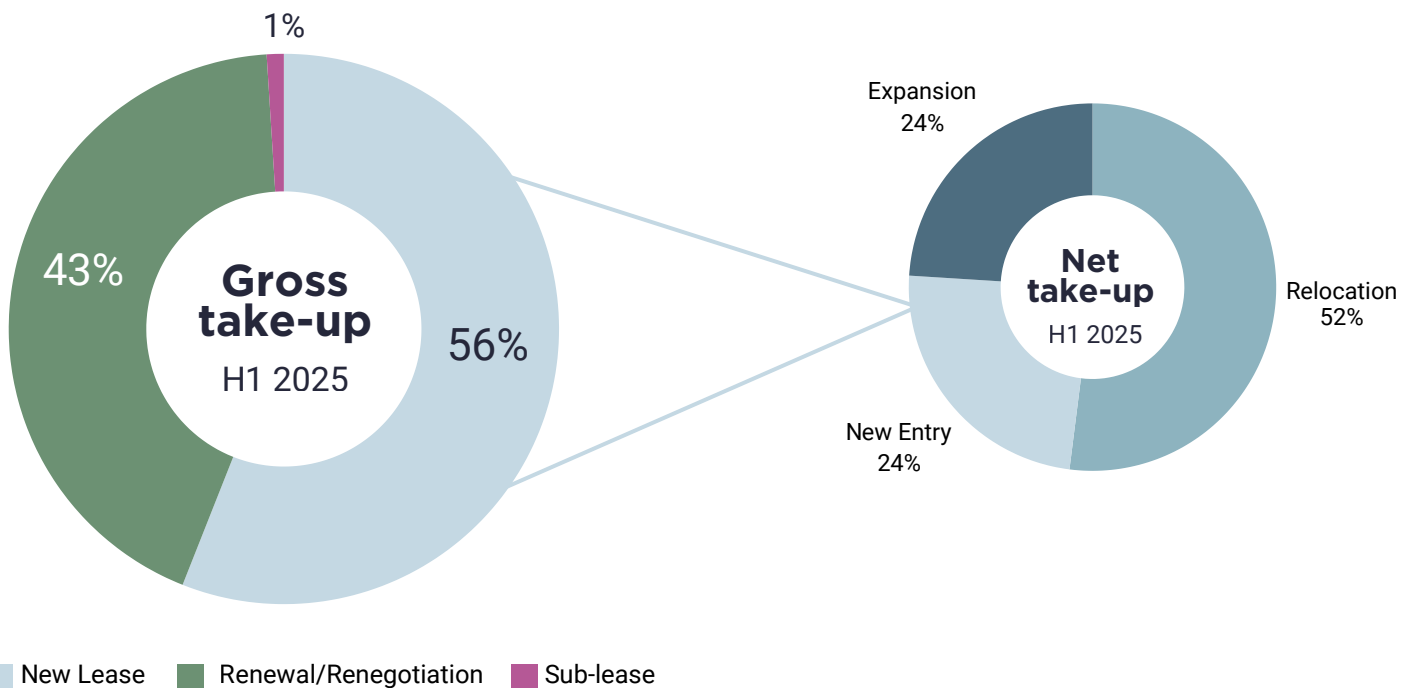
## SUMMARY

*Leasing activity remained tempered in the first half of the year, with cautious short to mid-term prospects, though signs of improvement are emerging for 2026, as development activity is expected to resume and a more stable economic and political environment could support future demand.*

## Demand

In the first half of 2025, **office leasing activity in Bucharest reached a total of 112,225 sqm**, reflecting a 31% year-on-year decline. **Net take-up** also dropped by 23% compared to the same period in 2024, totaling **62,718 sqm** – only some 2,000 sqm above the level recorded in the first half of 2020, at the onset of the COVID-19 pandemic.

New demand for office space came almost equally from companies relocating to other buildings and new entries or expansions. Out of the relocating companies, over 60% of them migrated within the existing competitive stock, with only 40% of them coming from non-competitive buildings.

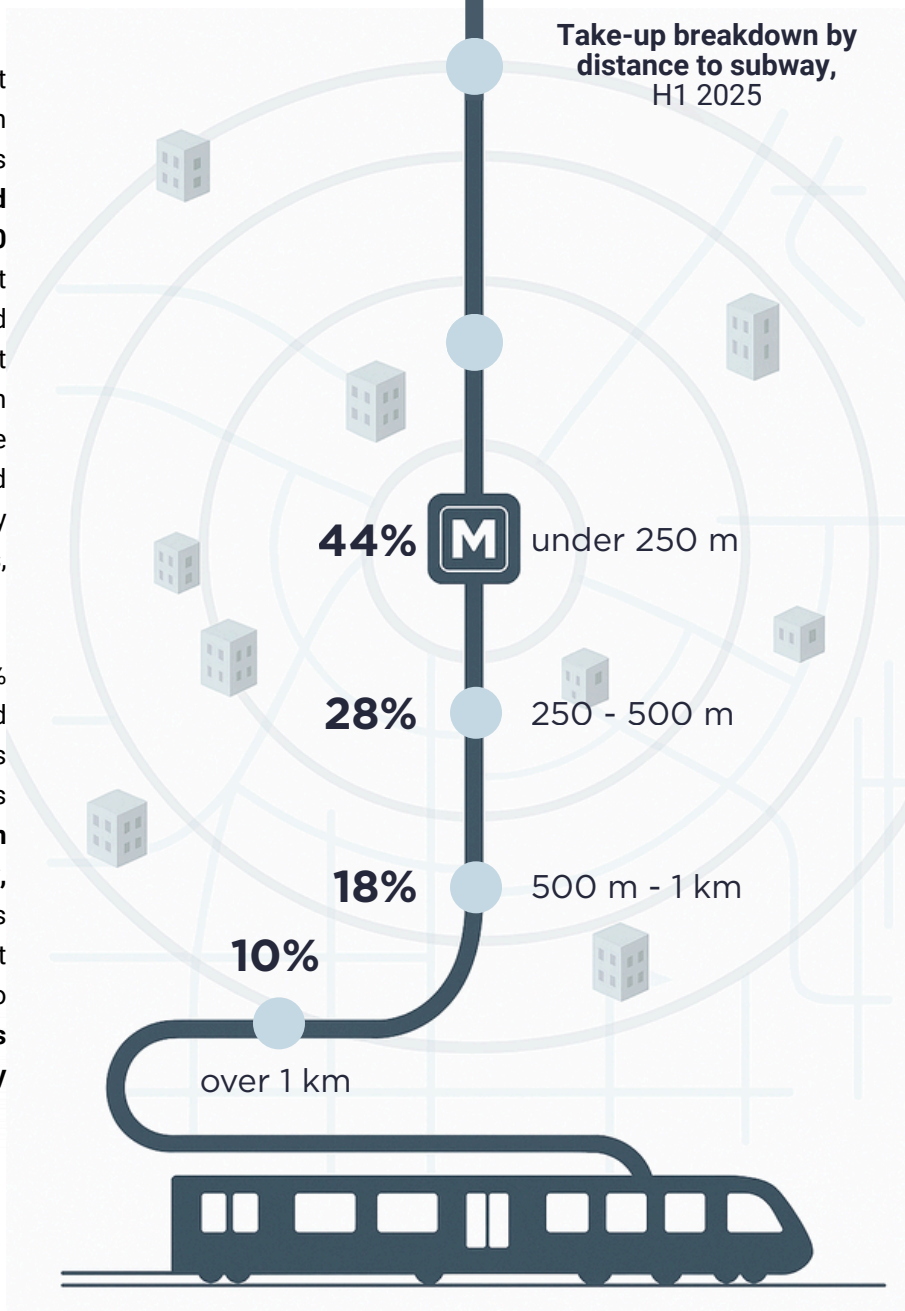


Source: Crosspoint research based on market information



While gross take-up reflects tenant preference for buildings located within close proximity to public transport options (with **72% of total leases in H1 2025 signed in office buildings situated within 500 meters of a metro station**), a closer look at the type of contract reveals a more nuanced picture: approximately 90% of contract renewals were signed in buildings within this radius, indicating that tenants who are satisfied with their current office setup tend to prioritize accessibility and have likely found an optimal mix of location, amenities, and functionality.

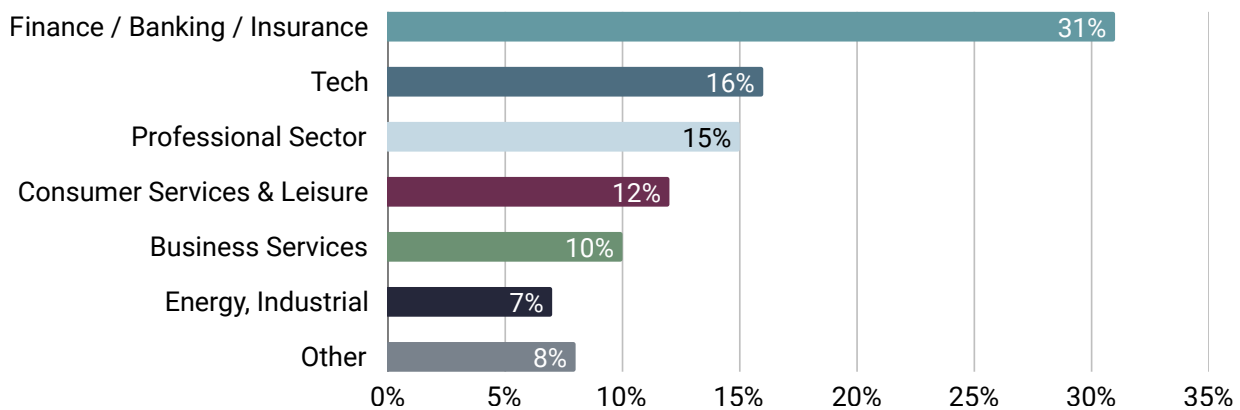
In contrast, only 54% of relocations and 68% of new leases were in similarly located buildings, suggesting that companies making a move are driven by other priorities such as **upgraded facilities, modern specifications, improved energy efficiency, or better value for money**, even if this means compromising slightly on direct metro access, a trade-off that also highlights **the growing scarcity of spaces offering both accessibility and high-quality features**.



**The Tech sector**, traditionally the main driver of demand for office space in Bucharest, **lost its leading position in H1 2025 to the Financial sector (31% in total leases) and accounted for 16% of leases.** Despite the shift, the Tech sector continued to lead in net demand, with new leases surpassing 13,000 sqm in Bucharest in the first half of the year.

The **global Tech industry continues to face significant disruption in 2025, largely due to the rapid adoption of AI technologies**, as companies streamline operations and shift priorities toward automation and AI integration. **More than 130,000 employees in the Tech sector have been laid off so far this year**, with major cuts coming from companies such as Intel, TCS, and Microsoft.

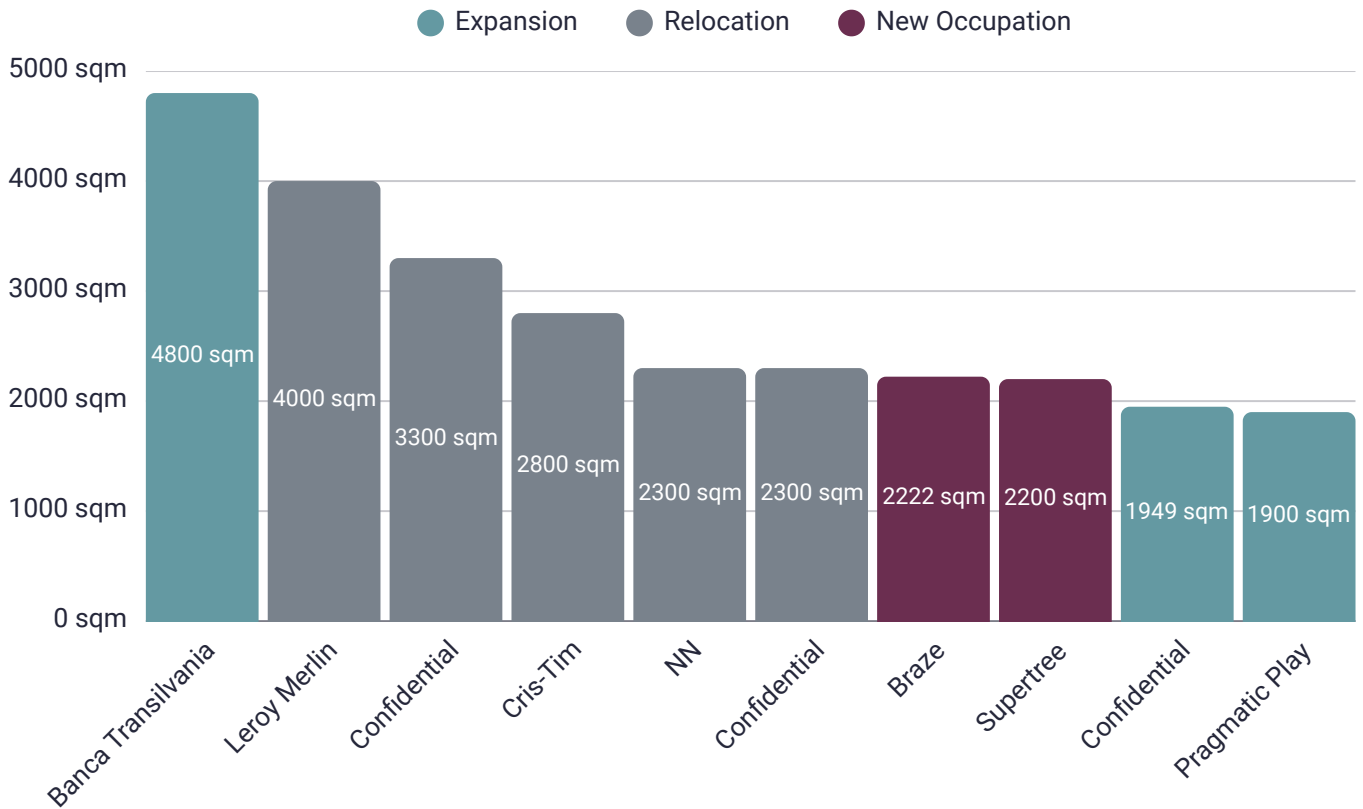
### Office leases breakdown by industry, H1 2025



Relative to the size of its labour market, Romania has also been significantly affected by restructuring, with **over 1,000 layoffs reported in the Tech sector in the first half of the year.** According to the Future of Jobs Report 2025 by WEF, **Romanian employers are increasingly exposed to the pressures of rapid digitalization and automation.** Over three-quarters (76%) of companies cite skill gaps as a major barrier to business transformation, while 68% plan to accelerate automation. In response, 94% of Romanian employers are investing in reskilling efforts, and 79% intend to hire talent with emerging skills. These trends show that the scale and nature of the structural changes the Romanian labour market faces are just as profound, and companies are actively preparing to adapt by shifting towards automation. This suggests that the wave of layoffs is likely still unfolding, and subsequently, demand for office space from the Tech sector may grow at a slower pace in the coming years.

**Still, this trend could be balanced out by the hiring of AI-skilled talent, driven by rapid advances in the field and strong competition for specialized expertise.**

## Top 10 new leases, H1 2025



**The average deal size decreased in H1 2025 to 1,275 sqm from 1,408 sqm at the end of 2024.**

The most sought-after office hubs in the capital remain the Center-West area (32% of total H1 leasing activity), CBD (24%), and Floreasca-Barbu Văcărescu (20%). (see table at page 16)



A3



A1

A2

## MAIN OFFICE AREAS OF BUCHAREST

Submarket	H1 2025 take-up (sqm)	Stock (sqm)	Vacancy H1 2025 (%)	Rent (€/sqm/month)
1. CBD	26,460	345,700	7%	18-22
2. Center	8,597	453,000	4%	16-20
3. Dimitrie Pompeiu	8,932	440,700	11%	11-15
4. Floreasca-Barbu Vacarescu	22,543	589,200	9%	15.5-20
5. Center-West	35,924	637,100	13%	15.5-17.5
6. East	711	41,000	28%	10-14
7. South	0	41,800	6%	10-12.5
8. West	0	157,900	23%	11.5-13
9. Expozitiei	7,833	332,700	20%	15-16.5
10. Baneasa-Otopeni	0	182,700	12%	9-14
11. Pipera North	1,224	182,800	18%	8-12.5
<b>TOTAL</b>	<b>112,225</b>	<b>3,404,600</b>	<b>11.6%</b>	



## Supply

New office development in Bucharest remains stagnant in 2025, with no major deliveries expected this year. Starting in 2026, development activity is expected to gradually resume, though the peak years of large-scale, speculative office deliveries appear to be behind us.

## Rents & vacancy

Lower demand for office space maintained the vacancy rate at 11.6% in the first half of the year, despite the lack of major project deliveries. Rents remained stable during this period, with prime rent holding at €22/sqm/month. However, starting with the third quarter, rising energy prices, increasing taxes, and accelerating inflation are expected to directly affect both rental levels and maintenance costs, placing additional pressure on an already moderate demand and further tempering companies' plans for expansion or relocation.



# ROMANIAN INDUSTRIAL MARKET

Total stock

**7.6 M sqm**

New deliveries

**200,500 sqm**

▼ -8% y-o-y

Total leases

**366,324 sqm**

▲ 16% y-o-y

Vacancy

**5%**



## OVERVIEW

Globally, the industrial and logistics sector is navigating a more selective growth cycle, with occupier demand increasingly shaped by geopolitical realignments, trade policy shifts, and the drive for supply chain resilience.

The impact of these factors was evident across **European** industrial and logistics markets in H1 2025, where demand declined in most countries. Overall, **the sector registered a 25% year-on-year drop in net take-up**, reflecting weaker occupier sentiment and delayed expansion strategies. Notable exceptions were Ireland (where leasing activity surged to nearly four times the levels seen in H1 2024) and Romania. With global trade uncertainty continuing to weigh on investment and occupier decisions, activity is expected to remain subdued for the remainder of the year.

In the first half of 2025, **Romania's industrial and logistics sector maintained a healthy growth trajectory**, with gross take-up rising 16% year-on-year and net demand up by 10%. Although the pace of new deliveries slowed compared to recent years, supply is expected to remain stable and broadly aligned with anticipated demand levels. This, along with the sector's performance in the last years, has drawn interest from **new market entrants**, who **are now exploring development opportunities** to establish a presence.

Still, **ongoing austerity measures are set to weigh on private consumption and retail spending**, potentially softening logistics demand linked to consumer goods. **Higher taxes and reduced incentives will also push up development and operating costs, impacting both owners and tenants.**



### SUMMARY

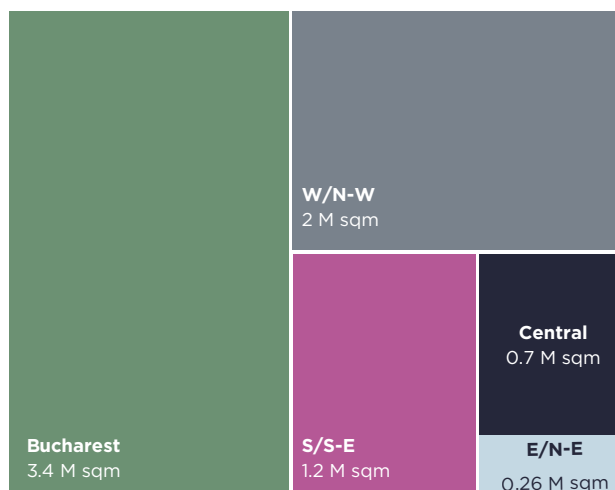
*Over the next six months, Romania's industrial market is expected to sustain solid demand, though investors and occupiers are likely to adopt a more cautious, selectively opportunistic approach amid geopolitical, economic and cost pressures.*



## Stock & supply

The modern industrial & logistics stock in Romania reached 7.6 million sqm at the end of H1 2025, with **over 200,000 sqm of new deliveries** in the first six months of the year. With an increasingly concentrated market due to continuous consolidation in recent years, there is both a clear need and a significant opportunity for greater diversity in ownership. Several **new players** have seized this opportunity, announcing their entry and securing land for future development over the next 12 to 24 months. This may initiate a period marked by speculative development in a market where such activity has been fairly uncommon.

## Stock distribution by area

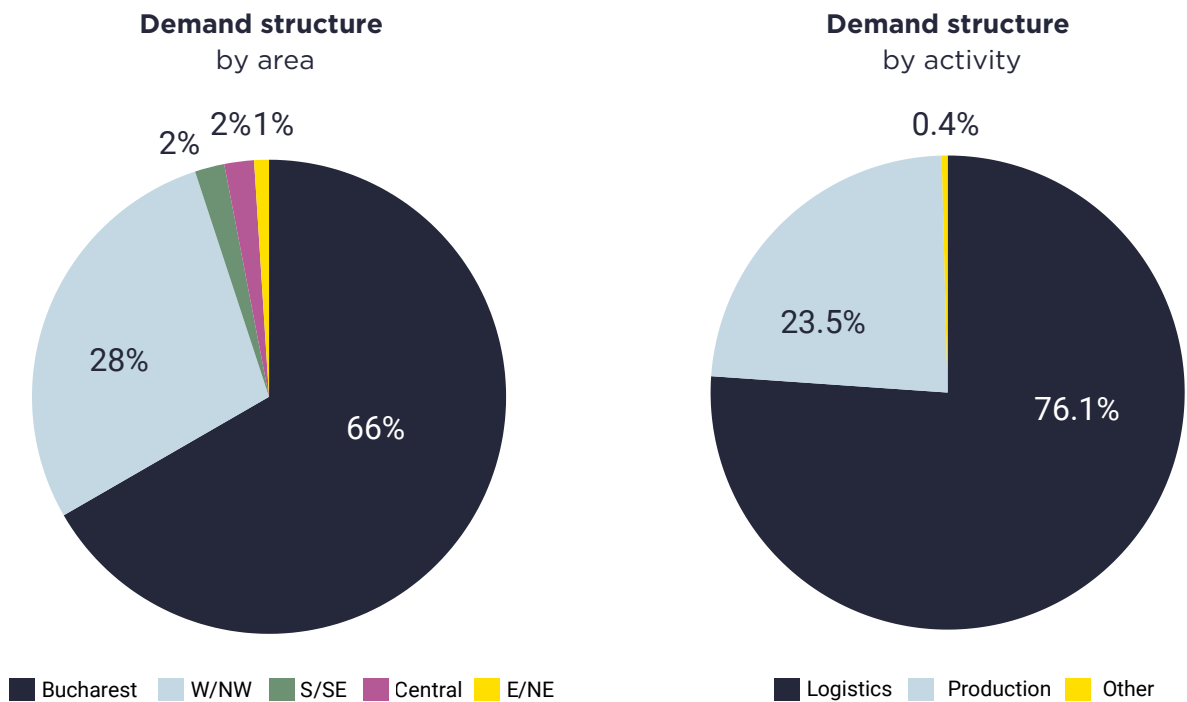


Source: Crosspoint research based on market information

## Demand

The **total take-up of industrial space surpassed 366,000 sqm** in H1 2025, marking a **16% increase** compared to the first half of 2024. **The net take-up, at close to 260,000 sqm, recorded a 10% year-on-year growth.** So far, Romania's industrial market continues to grow at a healthy pace, even as activity across many European markets has been more moderate.

Leasing activity was heavily concentrated in Romania's two main markets: **Bucharest, with 66% of total transactions, and the West/North-West, with 28%.** Together, the rest of the country accounted for only 4%.



Source: Crosspoint research based on market information



Although activity in 2024 pointed to stronger demand from production companies, bringing the split with logistics closer to balance than the usual 30/70 ratio, in H1 2025 demand reverted toward the historical distribution, suggesting that last year may have been a temporary shift rather than the start of a new trend.

**Still, geopolitical dynamics, including US tariffs and possible defense-related demand in Europe, might point to rising demand for production facilities in the coming period.**



TENANT	SURFACE RENTED (sqm)	SUBMARKET	TYPE OF TRANSACTION	INDUSTRY	ACTIVITY
JTI	54,000	Bucharest	Relocation, expansion	Consumer goods	Production
Aquila	47,000	Bucharest	New lease	Industry	Logistics
NRF	20,100	Bucharest	New lease	Industry	Logistics
Kyocera	16,053	W-NW	Renewal/Renegotiation	Retail	Production
RPW Logistics	15,747	W-NW	Renewal/Renegotiation	Automotive	Logistics
Logistic E Van Wijk	15,000	Bucharest	Renewal/Renegotiation	Tech	Logistics
Confidential	15,000	Bucharest	Sub-lease	Retail	Logistics
Sarantis	11,000	Bucharest	Renewal/Renegotiation	IT&C&Electronics	Logistics

*Top industrial leases (> 10,000 sqm), H1 2025*

*Source: Crosspoint research based on market information*

## Rents

**Prime rents recorded an uptick to €4.75/sqm** in Bucharest and the main regional industrial & logistics destinations, with higher development and operating costs likely to drive further increases in both rents and service charges in the near future.

## Vacancy

**Vacancy rates remained stable, at 5% nationally and 6% in Bucharest.** Should new entrants pursue speculative development, it could introduce additional supply to the market, potentially affecting the balance between supply and demand and leading to increasing vacancy rates in the coming years.



# BUCHAREST RESIDENTIAL MARKET



Apartment transactions, H1 2025\*

**25,696**

▼ -8 y-o-y

New dwellings, Q1 2025\*

**3,810**

▲ 21% y-o-y

Average price for new units, Bucharest

**€2,250**

▲ +14% y-o-y

Building permits, H1 2025\*

**1,856**

▲ +1% y-o-y

*\*Bucharest metropolitan area, including Ilfov county*

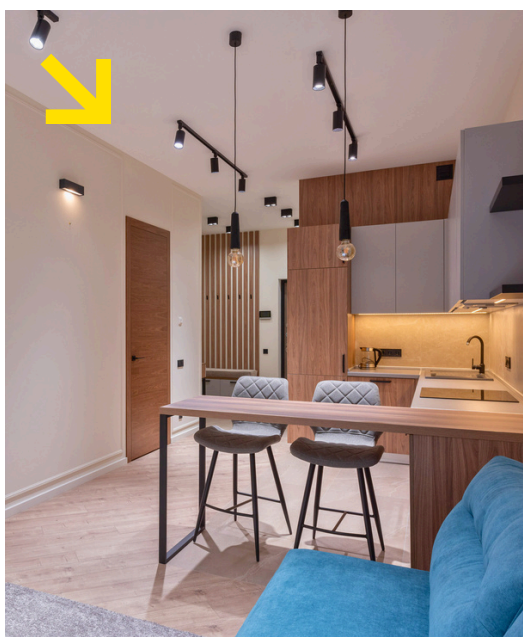
## OVERVIEW

During the first half of the year, Bucharest's residential market continued to face significant challenges. **Escalating inflation and rising construction costs maintained strong upward pressure on prices, while political developments influenced demand.** Following the May general elections, in the absence of a permanent General Mayor, uncertainty persisted regarding the continuity of previously initiated projects. As a result, the completion of **the General Urban Plan has been further delayed.** Nevertheless, given the broad consensus on its strategic importance, the completion of the plan is expected to remain a key objective within the city's urban development agenda, regardless of future administrative leadership.

Overall, the market remained characterized by heightened uncertainty, a sentiment which affected both demand and supply, with changes still unfolding.

Although buyer interest **declined slightly at the national level, with a 3.5% annual drop in transactions,** several key markets experienced more pronounced decreases, including the capital city (-10.2%) and counties such as Iași (-31.7%), Brașov (-9.7%), and Timiș (-5.5%). However, in absolute terms, **demand remained resilient,** and despite the challenges ahead, which are likely to drive further price increases, it is expected to remain solid in major urban areas, particularly in the Bucharest metropolitan area.

Starting August 1st, changes to VAT regulations affecting both residential transactions and construction costs, combined with a steep rise in inflation, are expected to drive a **significant acceleration in residential property prices in the period ahead.**



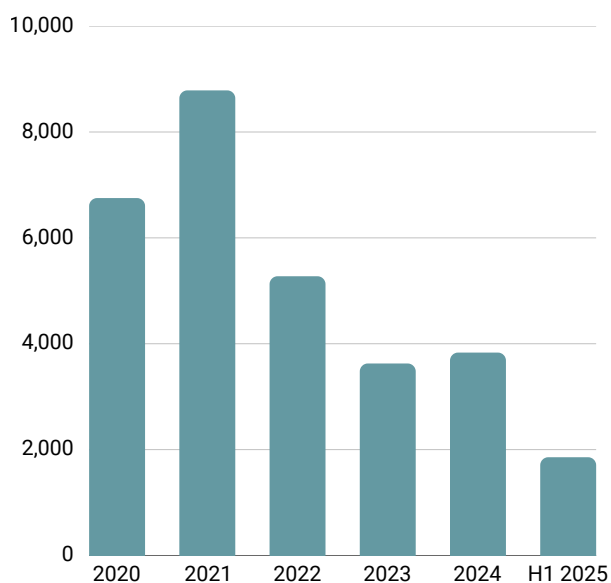
### SUMMARY

*The first half of the year showed a residential market under pressure, with decreasing demand and steadily rising prices. This period offered a glimpse into the months ahead, suggesting that while these trends may continue, the market is likely heading for stagnation rather than a dramatic downturn.*

## Supply

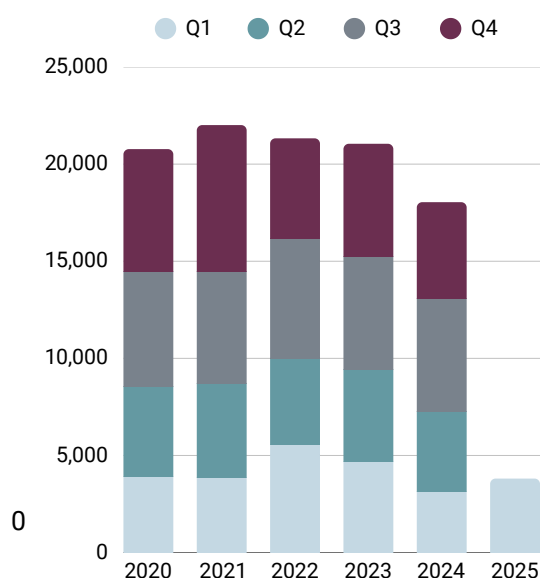
The number of **building permits in Bucharest and Ilfov remained steady in H1 2025** compared to the same period last year, totaling 1,856. Meanwhile, available data on **new unit deliveries indicate a 21% rise in the first quarter**, with ongoing projects expected to be completed faster due to the incentive that units priced under €120,000, acquired before August 1st 2025, will only benefit from a reduced 9% VAT if delivered by August 1st, 2026. Just like in the case of the VAT changes implemented two years ago, developers are expected to expedite project deliveries in order to meet this deadline.

**Building permits, Bucharest & Ilfov**  
2020- H1 2025



Source: INS

**New residential units, Bucharest & Ilfov**  
2020 - Q1 2025



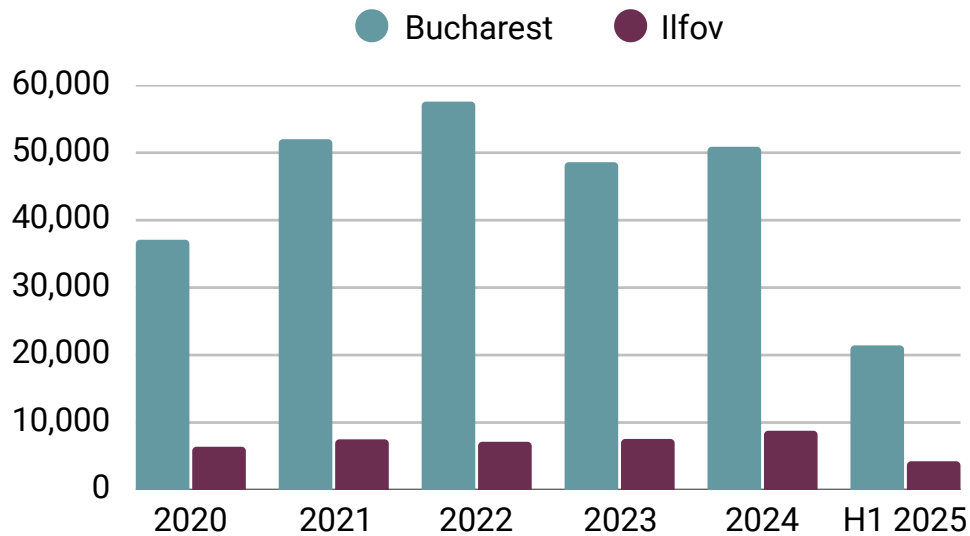
Source: INS

## Demand

In the first half of 2025, **21,437 apartments were sold in Bucharest**, a decrease of 10% compared to the January–June period of the previous year. **In Ilfov, demand increased by 5%, with 4,259 apartments sold** in H1 2025, meaning that the overall demand including the capital city's metropolitan area was down by 8% in the first six months of the year. Recently available data for July allows us to observe that the announced VAT increase on August 1st triggered a significant spike in demand, with a 12.7% increase in transactions in the Bucharest metropolitan area compared to July 2024. Although this heightened activity was not enough to push the overall market back into growth, the limited supply resulting from past urban blockages is expected to sustain **a steady level of demand going forward, even if below the levels seen in previous years.**



Apartment sales, Bucharest & Ilfov  
2020 - H1 2025

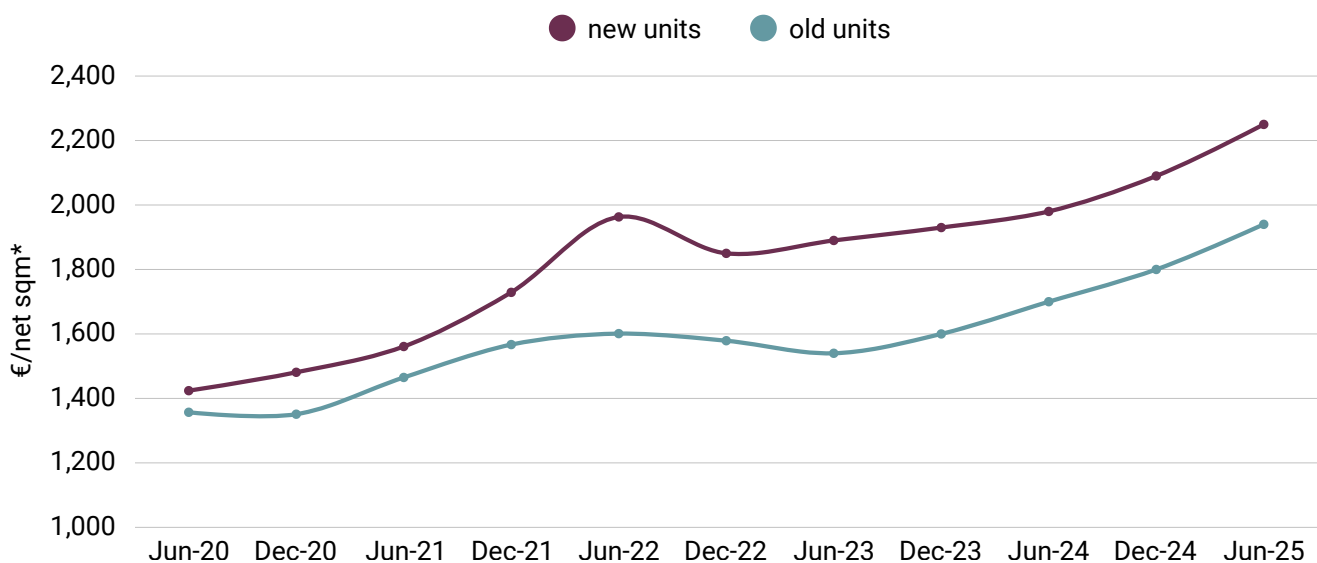


Source: ANCPPI

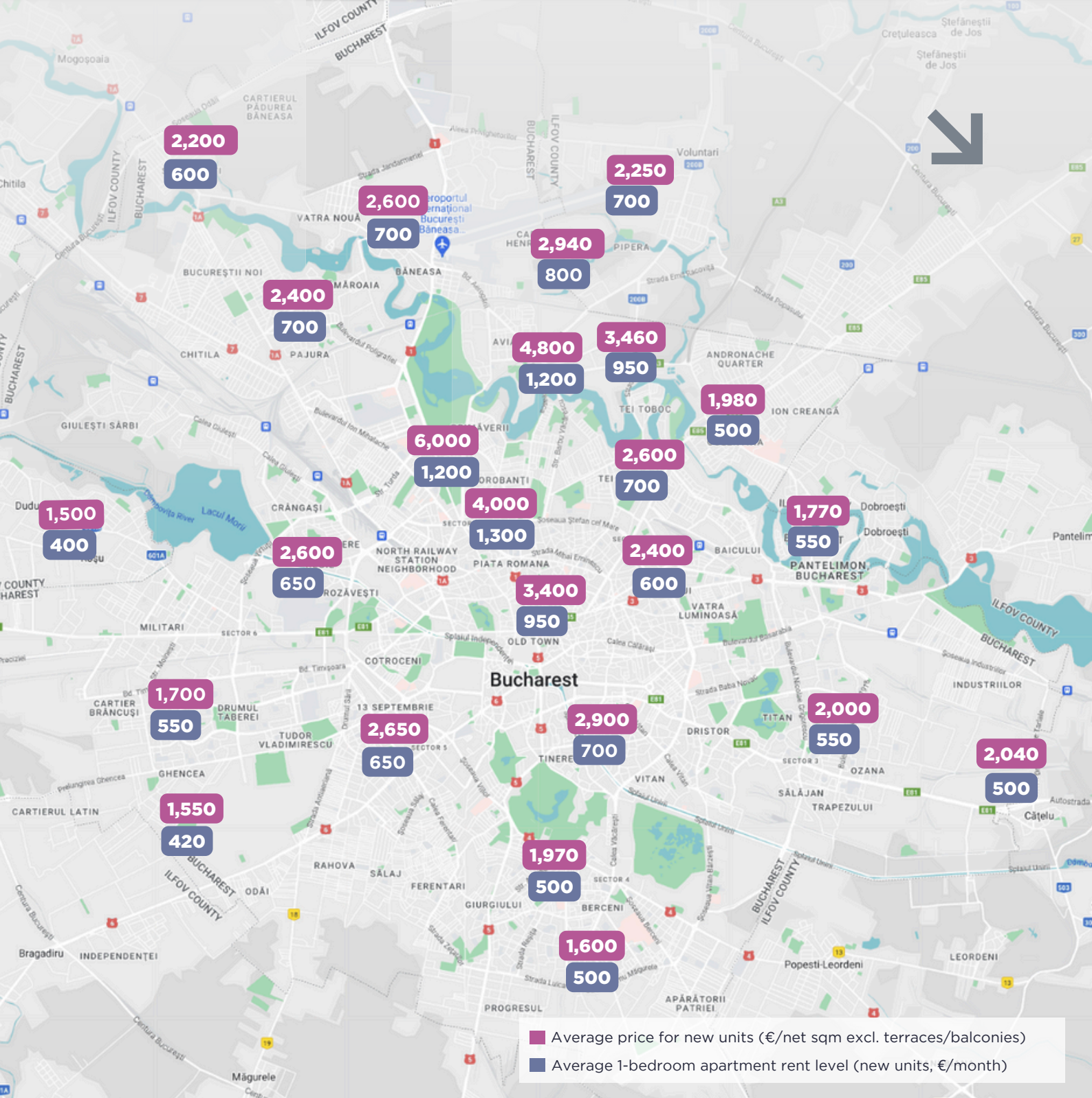
## Prices & rents

At the end of June, average prices reached **€2,250/sqm for new units and €1,940/sqm for old units**, both recording a **14% yearly increase** and an 8% advance compared to year-end 2024. Rising construction costs, along with the new VAT rate of 21% effective August 1st (up from 9% or 19%), are expected to drive **an accelerated increase in apartment prices in the second half of the year, extending into 2026**. Furthermore, limited land availability and higher land prices within the city will widen the price gap between Bucharest and residential projects in nearby Ilfov.

Apartment price evolution  
2020-2025



Source: Crosspoint research based on market information  
\*Average price/net sqm (excl. terraces/balconies)



**Source:** Crosspoint research based on market information, based on new residential projects available for sale at the time of writing this report

**Rents in Bucharest recorded an average annual rise of 18%**, a faster pace compared to 2024. As in previous years, rents in university centers are expected to rise until October, followed by a decline towards year-end. We estimate an average increase of 10%–15% through the end of the year, with a possible acceleration starting in 2026 as higher prices limit access to homeownership. Although slower than in Western Europe, the gradual decline in the home ownership rate and the rising share of renters in major cities are expected to drive the growth of the PRS sector over the medium to long term.

# BUCHAREST LAND MARKET



Land transactions, Bucharest

**13,116**

▼ -5.3% y-o-y

Land transactions, Ilfov

**11,841**

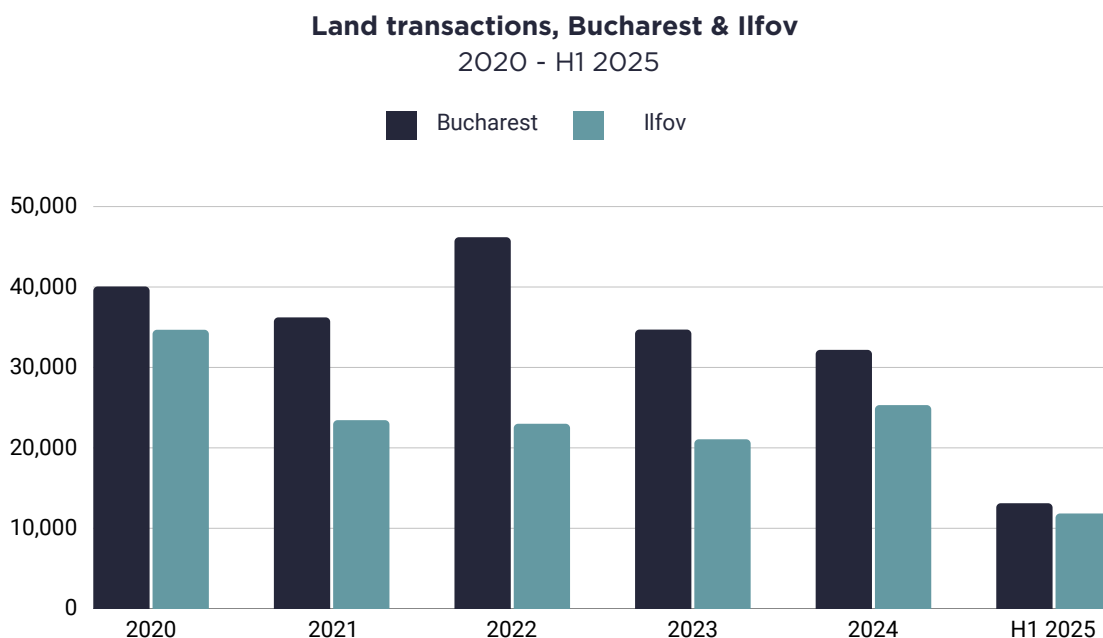
▼ -1% y-o-y

Largest transacted plot

**155,000 sqm**



**Land transactions for development in Bucharest and Ilfov** remained relatively stable in H1 2025 compared to the same period last year. Overall, the number of transactions reached nearly 25,000, reflecting a **3.3% year-on-year decline**.



Source: ANCP

SIZE (SQM)	SELLER	BUYER	DESTINATION	AREA
90,000	n/a	NewCold	Industrial & Logistics	Ilfov - Stefanestii de Jos
155,000	n/a	Lion's Head	Industrial & Logistics	Ilfov - Popesti Leordeni
4,000	Victoria Ventures	IDS	n/a	Floreasca
4,100	RA-PPS	Everland SA	n/a	Primaverii
16,000	Medicover	STC Partners	Residential	Pipera



Key land transactions in Bucharest/Ilfov, H1 2025

**New players in the industrial & logistics sector** have made land acquisitions around the capital city, securing land for future developments. At the same time, **smaller but highly valuable plots in premium inner-city locations** have been purchased as strategic investments, with the potential to be transformed into residential or mixed-use projects.

For the near future, rise in construction costs may lead some investors to focus on acquiring land and postponing actual development. In central and inner-city areas, this strategy allows them to secure prime locations in advance and wait for more favorable market conditions before moving forward with new projects.



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Founded in 2005, Crosspoint Real Estate offers transactional advice and real estate consultancy, as well as financial solutions needed by international investors for all types of office, retail, industrial, land, hospitality, residential and mixed-use properties.

Crosspoint Real Estate is the international associate of Savills in Romania, one of the world's largest real estate advisory companies, established in 1855, with over GBP 2.40 billion in revenues in 2024.

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