



## Intravilan land for sale 2123 sqm/ Investment opportunity/ All utilities / Bragadiru Area



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 380,231.36

### Ubicación

País:	Rumanía
Estado/Región/Provincia:	Giurgiu
Publicado:	04/06/2026
Descripción:	Located in Bragadiru.

### Excellence through experience!

Investment opportunity in Bragadiru – intravilan land plot of 2,125 sqm located in the Ghidiceni Park area, including a house built in 2013. The area is continuously developing, with easy access to transportation networks and top-tier infrastructure.

### Main Features:

- Generous 2,125 sqm land plot, offering ample space for commercial, residential, or mixed-use development projects.
- 16.40 m frontage to the main street, ensuring excellent visibility and quick access for clients and future tenants.
- Existing P+M house (Ground Floor + Attic), suitable for office use, storage space, or demolition and redevelopment according to the investor's vision.
- Opportunity for infrastructure improvements (pavement, public lighting, utilities) to maximize property value.
- Strong development potential due to the strategic location and land dimensions – ideal for a residential complex with commercial spaces, retail area, office building, or small-to-medium



industrial projects.

- Nearby amenities:
  - Lidl supermarket – 300m
  - STB public transport – 800m
  - School – 400m

## **Investor Benefits:**

- Rapid value appreciation – the area is under continuous expansion, offering excellent short and medium-term investment potential.
- Flexible development options – the available land allows multiple usage concepts with minimal zoning restrictions.
- High profitability – possibility to rent commercial/residential spaces or generate revenue through unit sales.
- Strategic investment – excellent street positioning and easy access make this property highly attractive for developers and investors seeking competitive advantages.

## **House Details:**

The house was built in 2013 with a Ground Floor + Attic structure, with the possibility of vertical extension according to the original project. The attic can be fully converted into living space and currently offers 27.5 sqm usable area.

Ground floor includes:

- Living room of approximately 23 sqm
- Closed kitchen of 11.3 sqm with serving window access to the living room
- Bathroom with shower – 2.4 sqm
- Spacious covered terrace of 31 sqm located behind the house

Total built areas:

- Ground floor: 78 sqm
- Attic: 28.8 sqm

We provide permanent legal and financial consultancy.

Exclusive listing by **CHESTERTONS ROMANIA**

**Internal ID: TET0022364**

## **Lease terms**

Date Available:

## **Información adicional**



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**Contact information**

IMLIX ID:

22364

