



## Excellent Plot of land for sale in Craiova



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 6,956,886.56

#### Location

Pays:	Roumanie
Adresse:	Bulevardul Dacia, nr 5B
Indicatif régional:	200588
Soumis:	12/11/2024
Description:	
Excellent Plot of land for sale in Craiova Romania	

Esales Property ID: es5553923

#### Property Location

Bulevardul Dacia, nr 5B  
Craiova  
Oltenia  
200588  
Romania

#### Property Details

Here we present an excellent plot of land in one of the most sought-after areas for development right now in Romania



The land is located in the city of Craiova, Romania. It is an urban land plot with a total area of 62,725 square meters. The land is situated approximately 5 kilometres from the city centre, in a residential neighbourhood.

Additionally, the land is located near a railway, allowing for transportation access via both road and rail, depending on the buyer's intended use. On this land, there is an asphalt plant, specifically an automated asphalt mixing plant of the TELTOMAT 160 EXPERT type, serial number 836008/2007, series 1367/2007, equipped with a 13.9 MW burner, with a capacity of 160 tons per hour, using only natural gas (1300 Nmc/h) and producing a thermal power of 12 MW/t.

Also on this land is a concrete batching plant, SUPERMATIC type, produced by OCMER – Italy, with a production capacity of 90 m<sup>3</sup> per hour, designed for producing various types of concrete. The land can be sold with both plants if there is interest. Access to this land is from the main street.

It is worth mentioning that Craiova is strategically located, with the presence of the Ford factory and being approximately 60 kilometres from the NATO missile defence shield in Deveselu. Many American military personnel are accommodated near this land. Additionally, the land is very close to a mega-complex, including the largest mall in Romania, as well as other commercial centres adjacent to the mall.

The land can be used for various purposes, such as an industrial complex, logistics centre, commercial space, etc. The buyer will decide its specific use.

Comparing with market prices, our company values this land at 180-200 euros per square meter.

Therefore, the price we are asking for this land is 9,000,000 euros. Please note that the asphalt plant and concrete batching plant are sold separately from the land. The price we request for both the asphalt plant and concrete batching plant together is 10,300,000 euros.

So, if we were to sell the 62,725 square meter land along with the two asphalt and concrete plants, the total price we are seeking is approximately 13,800,000 euros.

## About the Area

Craiova, is the largest city to the south west of Romania and capital of Dolj County, situated near the east bank of the river Jiu in central Oltenia. It is a longstanding political center, and is located at approximately equal distances from the Southern Carpathians and the River Danube.

Craiova is a city of creative and generous people, with amazing old buildings and green spaces, good vide and fascinating traditions and gastronomy, ready to be revealed. Is the place where local artists give color to each urban space – pedestrian alleys, parks, walls, benches and gardens transforming them into genuine micro cultural centers.

Craiova is a city where you can relax in the shade of trees while enjoying the fragrance of artistically placed flowers. With over 800 hectares of green areas, Craiova is home to the largest natural park in central and eastern Europe – Nicolae Romanescu Park. Spread over 100 hectares and designed by the French architect Édouard Redont, the park received the gold medal at the Universal Exhibition in Paris in



1900. Is an amazing landscape jewelry with a charming middle age castle, lakes, waterfalls, a suspended bridge, a hippodrome, a velodrom for bikers lovers and zoo, all enclosed in the frenzied abundance of vegetation. Various cultural events are hosted here all summer long, at the Summer Theater – the largest open-air showroom in Craiova with a unique dome and perfect acoustics.

Craiova is the city where you can walk in the most beautiful historic center in Romania, renovated in 'La belle Epoque' style. In Craiova you can be surrounded on the streets, in every 24th of June, by the explosion of colorful traditional blouses from 100 years ago, worn by most beautiful girls or you can meet with Shakespeare's characters played by famous theater companies from Australia, Japan or Great Britain, every 2 years, in april-may, as part of one of the most important Shakespeare's Festival of the world.

## Main Features

- 62725 m2 of land for development
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Romania fast online.

## Commun

Chambres: 62725

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/EyCt0LkY11Y>

## Contact information

IMLIX ID: IX6.385.116

