



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 6,436,619.02

#### Location

Pays:	Bulgarie
État/Région/Province:	Ruse
Soumis:	08/11/2025

Description:

ID 33784128

Total area: 54,482 sq.m

Price: €5,500,000

Payment terms:

Deposit — negotiable

100% payment upon signing the notarial deed of ownership transfer

A unique investment opportunity offering a combination of energy efficiency, well-developed infrastructure, and excellent potential for residential or resort development.

A 5 MW photovoltaic power plant (4999 kWp) located just 3 km from the city of Ruse, in a peaceful and green setting ideal for both investment and comfortable living.

The land consists of two regulated plots (UPI) with residential building rights. The fenced and landscaped site already includes a restaurant, swimming pool, hotel facilities, utility building, sports areas, and a security apartment. All utilities — electricity, water, and security — are connected.

Technical specifications:

28 Siemens inverters

28 Siemens combiner boxes with short-circuit protection



8400 high-class solar panels with a 30-year extended service life

2 transformer stations (BCTP), registered in the cadastre

Main distribution board prepared for a 10 MW energy storage and trading system

Siemens remote control system

4 active and 1000 passive lightning rods

Free space for additional 500–800 kWp under East–West mounting system (legally allowed 20% capacity expansion after commissioning)

Main cabling installed for the full projected capacity

Dedicated connection points for future installations

2 protective sheds for inverters

Site fenced with 3 mm mesh, 2 m high, with gated access

800 meters of ligustrum hedge planted along the fence to reduce dust

Flat, stone-free terrain with no shadowing

Video surveillance system with 8 MP cameras and perimeter detection

Alarm system (SOT) with max. 10-minute reaction time and central monitoring

The location offers a rare combination of green energy investment with the opportunity to build a residential complex, spa hotel, or private estate.

Additional documents and technical details are available upon request.

Please contact us for further information and viewings.

Année: 2020

## Commun

Chambres: 4  
Pied carré fini: 54500 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 5



## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/UJUU-T6763/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UJUU-T6763/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 33784128

