

## Luxury Hotel Resort in North Bucharest Ilfov Area



### Information de l'agent

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

### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 27,591,300

### Location

Pays: Roumanie  
État/Région/Province: Bucarest  
Soumis: 12/01/2026  
Description:  
Located in Snagov.

**Excellence Through Experience!**

### Acquisition Proposal – Premium Residential Waterfront Community with Hospitality Potential

We propose the acquisition of an exclusive waterfront residential community, conceived as a fully integrated **premium lifestyle project**, with **strong potential for conversion and operation as a luxury hotel or boutique resort**, located in the **northern area of the capital**.

The development is designed as a **low-density, high-end community**, addressing a sophisticated clientele that values privacy, contemporary architecture, direct water access, and top-tier services.

### Project Structure

The complex comprises:

- **21 individual villas**
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- **153 rooms**
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- **122 bedrooms**, organized into multiple unit typologies
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- Additional **attic spaces**, suitable for storage or technical functions
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- **24 private boat berths**, located at the complex's exclusive marina

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The current configuration allows for **private residential use**, as well as **unitary operation in a luxury hotel or aparthotel format**.

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## Architecture and Living Concept

The project stands out through a **coherent contemporary architectural concept**, defined by clean lines and well-balanced volumes. The villas are positioned to maximize:

- **Waterfront views**
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- **Privacy for each unit**
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- **Easy access to promenades, pontoons, and shared amenities**

Terraces, balconies, and private gardens create a natural transition between indoor and outdoor spaces,

offering a living or hospitality experience focused on **relaxation and exclusivity**.

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## Finishes and Construction Quality

The buildings are executed with a strong emphasis on **durability, comfort, and premium aesthetics**, including:

- Solid **reinforced concrete structure** and high-performance masonry
- Efficient **thermal insulation systems**
- High-quality **joinery and expansive glazed surfaces**
- **Premium interior finishes**, adaptable to both residential and hospitality standards

The materials and construction solutions ensure **efficient maintenance and long-term operational sustainability**.

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## Amenities, Sustainability, and Technology

The complex integrates modern systems that support both residential comfort and efficient hospitality operations:

- **Underfloor heating** and advanced climate control systems
- **Energy-efficient solutions**, including photovoltaic panels
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**Security systems, access control, and video intercom**

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Infrastructure prepared for **centralized utilities and property management**

These features align the project with the requirements of a **luxury hotel or exclusive resort**.

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## **Private Marina and Waterfront Facilities**

A key differentiating feature is the **private marina**, which includes:

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**A dedicated pontoon exclusively for the complex**

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**24 private docking spaces for boats**

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Direct water access for recreational activities, nautical tourism, or premium guest services

This component significantly enhances the value of both the residential offering and the hospitality operation scenario.

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## **Hospitality Operation Potential – Luxury Hotel / Boutique Resort**

Given its layout, location, and amenities, the property presents a strong opportunity for:

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**A luxury hotel** in the northern area of the capital

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**A waterfront boutique resort**

- **A mixed-use concept:** residential ownership combined with premium short- or medium-term rentals

The number of units and bedrooms, marina facilities, and natural setting allow for the creation of a **distinctive hospitality product**, targeting high-end leisure, corporate clientele, or private events.

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## Conclusion

This property represents a **rare acquisition opportunity**: a fully developed, architecturally unified complex with premium infrastructure and multiple usage scenarios—private residential, investment-driven, or hospitality-focused.

The unique combination of **waterfront location, exclusivity, accessibility, and operational flexibility** positions this project as a highly attractive asset for investors seeking **long-term value creation in premium real estate and hospitality**.

### Commun

Pied carré fini: 6109 m<sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MGPD-T16317/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T16317/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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