



Excellent Plot of Commercial Land for sale in Danube Delta



Informazioni sull'Agente

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|-------------------|---|
| Nome: | Niall Madden |
| Nome della ditta: | Esales Property Limited |
| Nazione: | United Kingdom |
| Experience since: | 2002 |
| Tipo di servizio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments |
| Telefono: | |
| Languages: | English |
| Sito web: | https://esalesinternational.com |

Dettagli dell'inserzione

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|----------------|---------------|
| Proprietà per: | Saldi |
| Prezzo: | EUR 6,450,000 |

Posizione

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|------------------------------|--|
| Nazione: | Romania |
| Stato / Regione / Provincia: | Tulcea |
| Città: | Tulcea |
| Indirizzo: | DN Cartier E3 |
| Cap: | 820185 |
| Pubblicato: | 22/01/2025 |
| Descrizione: | Excellent Plot of Commercial Land for sale in Danube Delta Romania |

Esales Property ID: es5553839

Commercial Land in Danube Delta
Str. Babadag
Tulcea
Romania

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

There is an excellent opportunity for a mixed-use development near Danube Delta, in Tulcea City, Romania, suitable for ground-floor retail / commercial and residential towers. We offer 43000 sqm of



commercial land with 360 linear meters opening to the main road, Babadag Street. It is located at the main entry of Tulcea city with easy links to the wider context: 12km/10min drive from Tulcea Airport(Internal Flights), and 150km/1.5h drive from Constanta and Mihail Kogalniceanu International Airport, while 282km/3.5h drive from Bucharest, the capital of Romania.

It is dominated by a picturesque hillside landscape with a growing multicultural population and niche tourist attraction due to its proximity to the Daube Delta. The highest elevation in the city is situated within this plot, which gives a great opportunity for a high rise to have scenic views overlooking the Danube River and the city of Tulcea.

The plot has obtained planning permission (PUZ) since 2019 and all utilities are available on-site(water, sewer, electricity, internet). The maximum buildable surface area is 75% of the plot size and the maximum height is 45m. The commercial land sits within a larger development with residential, education, and leisure uses that would all function as a brand-new neighborhood and activity hub within the city of Tulcea.

Commercial land with collective housing and educational uses: 43000sqm for 6.450 000 euros

Entire development commercial, collective, individual housing uses : 135000 sqm for 14 850 000 euros

About the Area

Tulcea city is a touristic city located in the Northern Dobrogea region, Eastern Romania. It is the administrative center of Tulcea County, and had a population of 65,624 as of 2021. It is a city port with a rich history and multicultural population and sits within a unique landscape. The city is situated on the banks of the Danube river and is considered the gateway to the Danube Delta, which is a UNESCO biosphere reserve and one of the largest wetlands in the world.

Tulcea is a popular destination for those looking to explore the natural beauty of the Danube Delta, with many boat tours available to explore the area's flora and fauna. The city itself has a rich history and culture, with many museums, churches, and traditional Romanian restaurants for visitors to enjoy.

Main Features

- 43000 m2 of land for development
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.

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Comune

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|------------------------|----------|
| Finito piedi quadrati: | 43000 mq |
| Dimensione del lotto: | 43000 mq |



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Date Available:

Contact information

IMLIX ID:

IX6.617.831

