



## Exclusive Investment Land for Sale Near the New Danube Bridge | Ruse, Bulgaria



### Informazioni sull'Agente

|                   |  |
|-------------------|--|
| Nome:             | ArKadia  |
| Nome della ditta: |  |
| Nazione:          | United Kingdom   |
| Telefono:         |  |
| Languages:        | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Dettagli dell'inserzione

|                |               |
|----------------|---------------|
| Proprietà per: | Saldi         |
| Prezzo:        | EUR 1,177,920 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | Bulgaria   |
| Stato / Regione / Provincia: | Ruse       |
| Città:                       | Rousse     |
| Publicato:                   | 05/07/2026 |

### Descrizione:

IBG Real Estates is pleased to present a unique investment opportunity – a large commercial development plot with exceptional strategic potential, located close to the planned new Danube Bridge connecting Bulgaria and Romania.

With a total area of **26,183 sq.m.**, this level and easily accessible parcel offers excellent visibility and direct access from the main road, making it suitable for a wide range of commercial, industrial, logistics, and business developments.

### Key Property Features:

Total land area: **26,183 sq.m.**

Regulated plot designated for **commercial development**

Suitable for construction of a commercial facility or business complex

Level terrain, ready for development

Approximately **110 meters frontage** on a main road



Excellent access for heavy vehicles and transport operations

Strategic location close to the future Danube Bridge project

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## **Outstanding Development Potential**

The property's location places it in one of the most promising investment zones in Northern Bulgaria. The future bridge connection between Bulgaria and Romania is expected to significantly increase traffic flow, trade, logistics activities, and business opportunities in the region.

The parcel is suitable for:

Logistics and distribution center

Warehouses and industrial facilities

Retail park or shopping center

Showrooms and commercial buildings

Hotel or roadside service complex

Fuel station and truck service area

Manufacturing facility

Business park or mixed-use commercial development

## **Strategic Location**

Situated on a major transport corridor, the property offers excellent connectivity to:

Bulgaria and Romania

International trade routes

Major regional cities

Future cross-border infrastructure developments

The combination of large size, commercial zoning, road frontage, and proximity to a major infrastructure project makes this property an exceptional long-term investment.



## Why Invest Here?

Prime commercial zoning

26,183 sq. m. of development land

110 meters road frontage

Level terrain

Easy access and visibility

Close to the future Danube Bridge

Suitable for multiple business sectors

Excellent potential for capital appreciation

This is a rare opportunity to secure a strategic commercial property in an area expected to become one of the key business and logistics hubs between Bulgaria and Romania.

Contact IBG Real Estates for further information, planning details, and to arrange a site visit.

## Comune

Finito piedi quadrati: 26183 mq

Dimensione del lotto: 26183 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/JPXN-T10793/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JPXN-T10793/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 356339



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