



## Excellent Plot of land for sale in Pamporovo



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: USD 198,118.34

### Location

Country: Bulgaria  
Address: Pamporovo  
ZIP code: 4703  
Posted: Feb 16, 2024  
Description:  
Excellent Plot of land for sale in Pamporovo Bulgaria

Esales Property ID: es5554038

### Property Location

Pamporovo Resort, Google Map Location 41°38'09.9"N 24°41'58.7"E

State/Province : Smolyan

4703

Bulgaria

### Property Details

Own Your Piece of Paradise: Prime Development Land in Pamporovo Resort, Bulgaria



Nestled amidst the breathtaking Rhodope Mountains, a unique opportunity awaits you in the heart of Pamporovo Resort, Bulgaria. This exceptional private land, boasting 1,901 square meters, presents an ideal canvas for crafting your dream investment while immersing yourself in stunning natural beauty and year-round recreational activities.

#### Location Perfection:

Imagine being just 500 meters from the exhilarating ski slopes and enjoying convenient access to all the winter fun Pamporovo offers. Yet, retreat to a tranquil haven, untouched by the bustle, just steps away. This land effortlessly balances proximity to action with serene seclusion, offering the best of both worlds.

#### Breathtaking Views & Easy Access:

Wake up to the awe-inspiring sight of snow-capped peaks or lush greenery, depending on the season. The iconic Tower Snezhanka, with its panoramic mountain views, stands just 1 km away, promising unforgettable moments. Smolyan, the vibrant regional center, is a mere 10 km drive, offering essential amenities and cultural experiences. Plovdiv International Airport, accessible within 80 km (1.5 hours), ensures seamless travel connections.

#### Investment Potential & Serene Setting:

Pamporovo is a thriving resort, consistently growing in popularity and size. This presents an exceptional opportunity to capitalize on the region's rising demand for quality accommodations and unique experiences. While surrounded by other hotels, the land enjoys a secluded and peaceful location, perfect for creating a haven of tranquility amidst the resort's energy.

#### Year-Round Appeal & Endless Activities:

Beyond winter sports enthusiasts, Pamporovo delights visitors year-round. Hiking and walking trails weave through pristine nature reserves, offering breathtaking vistas and diverse flora and fauna. Explore hidden waterfalls, discover charming villages, and immerse yourself in the region's rich history and culture.

#### Ready to Build Your Vision:

The most exciting aspect? The right to build on this land has already been obtained, with all documentation current as of 2024. This eliminates potential delays and allows you to focus on bringing your vision to life, whether it's a luxurious chalet, charming cabins, or a unique wellness retreat.

#### Embrace Endless Possibilities:

This exceptional land in Pamporovo Resort presents a captivating blend of location, investment potential, serene beauty, and diverse recreational options. Whether you envision creating a thriving rental property, your own personal mountain escape, or a combination of both, the possibilities are endless.



Contact us today to schedule a viewing and unlock the potential of this remarkable opportunity. Own your piece of paradise in the heart of Pamporovo and transform your dreams into reality.

## About the Area

Pamporovo is a popular ski resort in Smolyan Province, southern Bulgaria, one of the best-known in Southeastern Europe. It is set amongst Norway spruce forests and is primarily visited during the winter for skiing and snowboarding. It is also a popular tourist place in summer. The hub of Pamporovo comprises a number of hotels and bars. It is also one of the southernmost skiing resorts in Europe. It is a family-friendly resort and suited for complete beginners and intermediates.

The resort is set in the southern Rhodope Mountains at an altitude of 1620 meters above sea level. The highest peak in the area, Snezhanka Peak at 1928 m, is several hundred meters above the resort and hosts Snezhanka Tower. Pamporovo is around 260 km away from Sofia, 85 km south of Plovdiv, 15 km north of Smolyan, and 10 km south of Chepelare.

The resort has 55 km of ski-runs and 38 km of cross-country skiing tracks served by 18 lifts with a total capacity of 13,000 persons per hour. Seven snow-levelling machines and 90% covered with snow cannons guarantee skiers comfortable and enjoyable downhill rides. More than 100 highly qualified ski instructors, fluent in various languages, are available to aid both beginners and intermediate skiers as well as snowboarders. Some new runs have been created and there is now another chairlift in operation servicing the new Stoykite ski runs and a T-bar replaced with a fixed grip 4 Man chairlift.

The winters in Pamporovo tend to be mild, but have around 150 days of snowfall each year. This combination allows for a long skiing season at the resort. Pamporovo is renowned for its large number of sunny days during the winter, often topping 120 days from December to May. The average January temperature is 3 degrees Celsius (or 26.6 F).

Much of the older development of the Pamporovo resort lies to the northeast of Snezhanka. Now, to the south there is an up-market residential development called the Pine Lodge, adjacent to the Smolyan Lakes ski lift. There are plans afoot to build two golf courses and to extend the whole skiing area to the Perelik mountain. The Pine Lodge faces the south towards the land of Spartacus, within neighbouring Greece; and a new EU-funded highway will make the Greek coast accessible by car.

In January 2010 an additional border crossing point was opened between Bulgaria and Greece which is just half an hour drive from Pamporovo by car. This brought considerable attention by tourists and media to the resort as being the only one in Europe to allow for such a short time to switch from skiing to swimming.

## Main Features

- \* 1901 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.



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\* Huge Potential in the rental market if developed on.

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

## **Common**

Lot Size: 1901 sq m

## **Lease terms**

Date Available:

## **Additional information**

Virtual tour URL: [https://www.youtube.com/embed/kinLTnXtq\\_8?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/kinLTnXtq_8?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## **Contact information**

IMLIX ID: IX5.493.700

