#### **IMLIX Real Estate Marketplace**



https://www.imlix.com/

## listing



## Agent Info

Name: ArKadia

Company Name:

Country: United Kingdom

Phone:

Languages: Dutch, English, French,

German, Italian, Polish, Portuguese, Romanian,

Russian, Spanish,

Swedish

## Listing details

Property for: Sale

Price: USD 6,378,535.31

## Location

Country: Bulgaria State/Region/Province: Ruse

Posted: Nov 08, 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

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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.

Built: 2020

Common

Bedrooms: 4

Finished sq. ft.: 54500 sq m

Floor Number: 1

**Room details** 

Total rooms: 5

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**Building details** 

Number of Floors: 2

Lease terms

Date Available:

**Additional information** 

Website URL: http://www.arkadia.com/UJUU-T6763/?utm\_campa

ign=multicast&utm\_medium=web&utm\_source=I

MLIX.COM

**Contact information** 

IMLIX ID: 33784128

