



## 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 6,345,084.99

#### 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



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\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UJUU-T6763/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 33784128

