



Luxury Hotel Resort in North Bucharest Ilfov Area



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 32,278,838.78

Location

Country: Romania
 State/Region/Province: Bucuresti
 Posted: Jan 12, 2026
 Description:
 Located in Snagov.

Excellence Through Experience!

Acquisition Proposal – Premium Residential Waterfront Community with Hospitality Potential

We propose the acquisition of an exclusive waterfront residential community, conceived as a fully integrated **premium lifestyle project**, with **strong potential for conversion and operation as a luxury hotel or boutique resort**, located in the **northern area of the capital**.

The development is designed as a **low-density, high-end community**, addressing a sophisticated clientele that values privacy, contemporary architecture, direct water access, and top-tier services.

Project Structure

The complex comprises:



- **21 individual villas**
- **153 rooms**
- **122 bedrooms**, organized into multiple unit typologies
- Additional **attic spaces**, suitable for storage or technical functions
- **24 private boat berths**, located at the complex's exclusive marina

The current configuration allows for **private residential use**, as well as **unitary operation in a luxury hotel or aparthotel format**.

Architecture and Living Concept

The project stands out through a **coherent contemporary architectural concept**, defined by clean lines and well-balanced volumes. The villas are positioned to maximize:

- **Waterfront views**
- **Privacy for each unit**
- **Easy access to promenades, pontoons, and shared amenities**

Terraces, balconies, and private gardens create a natural transition between indoor and outdoor spaces,



offering a living or hospitality experience focused on **relaxation and exclusivity**.

Finishes and Construction Quality

The buildings are executed with a strong emphasis on **durability, comfort, and premium aesthetics**, including:

- Solid **reinforced concrete structure** and high-performance masonry
- Efficient **thermal insulation systems**
- High-quality **joinery and expansive glazed surfaces**
- **Premium interior finishes**, adaptable to both residential and hospitality standards

The materials and construction solutions ensure **efficient maintenance and long-term operational sustainability**.

Amenities, Sustainability, and Technology

The complex integrates modern systems that support both residential comfort and efficient hospitality operations:

- **Underfloor heating** and advanced climate control systems
- **Energy-efficient solutions**, including photovoltaic panels
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Security systems, access control, and video intercom

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Infrastructure prepared for **centralized utilities and property management**

These features align the project with the requirements of a **luxury hotel or exclusive resort**.

Private Marina and Waterfront Facilities

A key differentiating feature is the **private marina**, which includes:

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A **dedicated pontoon exclusively for the complex**

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24 private docking spaces for boats

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Direct water access for recreational activities, nautical tourism, or premium guest services

This component significantly enhances the value of both the residential offering and the hospitality operation scenario.

Hospitality Operation Potential – Luxury Hotel / Boutique Resort

Given its layout, location, and amenities, the property presents a strong opportunity for:

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A **luxury hotel** in the northern area of the capital

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A **waterfront boutique resort**



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A **mixed-use concept**: residential ownership combined with premium short- or medium-term rentals

The number of units and bedrooms, marina facilities, and natural setting allow for the creation of a **distinctive hospitality product**, targeting high-end leisure, corporate clientele, or private events.

Conclusion

This property represents a **rare acquisition opportunity**: a fully developed, architecturally unified complex with premium infrastructure and multiple usage scenarios—private residential, investment-driven, or hospitality-focused.

The unique combination of **waterfront location, exclusivity, accessibility, and operational flexibility** positions this project as a highly attractive asset for investors seeking **long-term value creation in premium real estate and hospitality**.

Common

Finished sq. ft.: 6109 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MGPD-T16317/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 22045

