



Excellent Plot of land for sale in Dolna Bayna Bulgaria



Agent Info

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 Country: United Kingdom
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Listing details

Property for: Sale
 Price: USD 90,435.99

Location

Country: Bulgaria
 Posted: Jan 26, 2026
 Description:
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Esales Property ID: es5554930

22006.133.40, Sofia region,

Dolna Banyia municipality, Dolna Banyia town

Price in UK Pounds £69,000

Located in the heart of the Kostenets-Dolna Banyia Valley at the foot of the Rila Mountains, this 3,037 square meter plot offers a premier development opportunity in one of Bulgaria's most promising investment corridors. As of early 2026, the region has seen a surge in interest due to its unique combination of hot thermal springs, mountain air, and proximity to major urban centers. The land's generous size and strategic location make it a versatile asset for investors looking to capitalize on Bulgaria's growing tourism and residential sectors.

One of the most viable options for this site is the construction of a modern apartment block. With the expansion of the nearby Borovets ski resort and the increasing number of professionals working remotely from the Sofia outskirts, there is a sustained demand for high-quality residential units. A plot of over 3,000 square meters allows for a multi-story building with generous common areas, underground parking, and landscaped gardens. Such a project would appeal to both local buyers seeking a holiday home and international investors looking for a property with high rental yield potential in a year-round destination.



Alternatively, the land is perfectly suited for a high-end boutique hotel. Dolna Banya is world-renowned for its mineral waters, which reach temperatures of up to 67 degrees Celsius. A developer could create an intimate, luxury spa hotel that focuses on wellness and thermal therapy. This niche market is particularly resilient, drawing visitors throughout the week rather than just on weekends. By integrating a private spa center, a gourmet restaurant, and views of the Rila peaks, a boutique hotel here would stand out as a premier destination for health-conscious travelers and corporate retreats.

For those focused on the ultra-luxury segment, the site provides ample space for a complex of luxury villas. This development could feature 6 to 8 detached houses, each with its own private yard and potentially a private pool fed by local mineral water. A gated community of this nature caters to the highest tier of the market—families and individuals seeking privacy, security, and a direct connection to nature without sacrificing modern comforts. These villas would benefit significantly from the proximity to the local golf course and the private airfield, positioning them as some of the most desirable secondary residences in the country.

Logistically, the plot is exceptionally well-placed. The nearest major international gateway is Sofia Airport, located approximately 75 kilometers away. This allows for a convenient one-hour commute, making the location easily accessible for international tourists and business travelers. Whether developed as an apartment block, a boutique hotel, or a set of luxury villas, this 3,037 square meter plot sits at the intersection of natural beauty and economic growth, offering a robust foundation for a successful real estate venture.

About the Area

Dolna Banya is a charming municipality and town in southwestern Bulgaria, located in the Sofia Province. Nestled in the picturesque Kostenets-Dolna Banya Valley at the foot of the Rila Mountains, the town sits at an elevation of approximately 640 meters. It is strategically positioned about 75 kilometers from both the capital city of Sofia and the cultural hub of Plovdiv, making it a popular weekend getaway for city dwellers and a quiet retreat for international travelers.

The municipality is most famous for its abundance of natural thermal mineral springs, which have been utilized since ancient times. These waters reach temperatures of up to 67°C and are renowned for their healing properties, particularly for treating respiratory and skin conditions. This has led to the development of a robust spa and wellness industry, featuring numerous hotels, swimming pools, and sanatoriums that offer year-round relaxation amidst the mountain air.

Beyond its thermal waters, Dolna Banya serves as a gateway to outdoor adventure. It is located just 18 kilometers from Borovets, Bulgaria's oldest and most famous ski resort, providing easy access to winter sports. During the summer, the region is a haven for hikers and nature lovers, with trails leading into the Rila National Park. The town also features a unique blend of tradition and modern leisure, boasting a historic Orthodox church with vibrant murals alongside newer developments like a professional golf course and a small private airport used for light aviation.

For international travelers, the nearest major airport is Sofia Airport (SOF), located approximately 75



kilometers (about a 1-hour drive) to the northwest. While Plovdiv Airport is also relatively close, Sofia Airport offers more frequent international connections and better transport links, including bus and train services that connect through the nearby town of Kostenets.

Main Features

- * 3037 m2 of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

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Common

Finished sq. ft.: 3037 sq m
Lot Size: 3037 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UAJM-T3234/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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