



## Investment Opportunity | Intravilan land and House Shell for sale | Central Location/ Domnesti Area / Ilfov



### 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 299,331.07

### Location

Country: Romania  
State/Region/Province: Giurgiu  
Posted: Jun 04, 2026  
Description:  
Located in Domnesti.

## Investment Opportunity | 1,643 sqm Land + 476 sqm House Shell | Central Domnesti Location

An outstanding opportunity for investors seeking a property with excellent street visibility, generous land size, and multiple development possibilities. Strategically located in the center of Domnesti, with quick access to Bucharest, this property combines full infrastructure, premium positioning, and exceptional flexibility of use — a rare asset on today's market.

### Strong Investment Highlights

- **1,643 sqm land plot** in a central location – ideal for expansion, residential development, commercial projects, or mixed-use concepts
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Spacious villa with a **total built area of 476 sqm** and **324 sqm usable area**

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Flexible layout suitable for both business activities and premium residential use

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Excellent street exposure, asphalt road access, and public lighting – perfect for commercial visibility

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High-quality solid construction:

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Ytong BCA structure

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2.8 m deep foundation

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1.5 m foundation walls

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Two reinforced concrete slabs

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Lindab roofing system

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Salamander triple-glazed windows

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Electric heating system

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Possibility of turnkey completion depending on the investor's concept and requirements

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Installment payment options / property exchange accepted

## **Ideal For:**

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Kindergarten / after-school center

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Medical or dental clinic

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Company headquarters or office space

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Educational center / indoor playground

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Premium residence for a large family

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Boutique hospitality or wellness concept

## **House shell Layout**

### **Ground Floor**

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Two large living areas

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Spacious kitchen



- Bathroom
- Technical room
- Enclosed terrace

## **First Floor**

- 60 sqm lounge area
- Three bedrooms (one with en-suite bathroom)
- Additional bathroom
- Spectacular 77 sqm panoramic terrace

## **Competitive Advantages**

- Prime central area with continuously increasing demand
- Fast access to Bucharest
- Large interior and exterior spaces ideal for business operations



- Complete flexibility in design and functionality
- Excellent long-term appreciation and return potential

The entire property price: **€259,000**  
Internal ID: TET0022602

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/MGPD-T18131/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T18131/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 22602

