



## Excellent Plot of land for sale with planning for 24 luxury properties in Dolna Banya Bulgaria.



### Agent Info

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Name:          | Niall Madden                                                                  |
| Company        | Esales Property Limited                                                       |
| Name:          |                                                                               |
| Country:       | United Kingdom                                                                |
| Experience     | 2002                                                                          |
| since:         |                                                                               |
| Service Type:  | Selling a Property                                                            |
| Specialties:   |                                                                               |
| Property Type: | Apartments                                                                    |
| Phone:         |                                                                               |
| Languages:     | English                                                                       |
| Website:       | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Listing details

|               |                  |
|---------------|------------------|
| Property for: | Sale             |
| Price:        | USD 2,496,526.51 |

### Location

|          |              |
|----------|--------------|
| Country: | Bulgaria     |
| Posted:  | Sep 08, 2026 |

### Description:

Excellent Plot of land for sale with planning for 24 luxury properties in Dolna Banya Bulgaria.

Esales Property ID: es5553327

Land with planning for 24 luxury properties plus mineral water

Dolna Banya

Kostenets

Sofia Province

Bulgaria

Here we present an excellent plot of land in one of Bulgaria,s most sought after areas for development right now.

14,700 sq mtrs of land with changed use for building and planning permission for 24 luxury properties spa centre and license for mineral water supply.

The developer can continue the build of the attached plans or re apply to build a hotel or commercial space.



Only 2 km from the town of Kostenets, in the northern foothills of the Eastern Rila Mountains, is nestled the pleasant balneological resort of Kostenets. The mineral water is with a temperature, varying from 46 to 73 degrees Celsius. There are 3 mineral springs having a total outflow of 300 liters per minute. There is a wonderful spa centre with an outdoor mineral water swimming pool, an artificial lake, a tennis court, holiday houses and villas.

Pchelinski Bani is situated 8 km from Kostenets and is also a balneological resort of national importance. The mineral water has a temperature of 73 degrees Celsius and is suitable for the treatment of many ailments.

## About the Area

Dolna Banya is a picturesque town in the south western part of Bulgaria which is also a popular spa resort. The region is one of the ecologically purest areas in Bulgaria.

Dolna Banya is 70 km away from Sofia and 17 km away from the famous ski resort Borovets. It is situated on the north - eastern mountainside of Rila Mountain. The climate is mild continental, typical for the sub mountain layer. The surrounding forest reduces the rapid temperature fluctuations. In winter the temperatures are higher than those in the open fields and valleys while in summer the temperatures are lower. The flora is characterized by broad leaves and coniferous forests, meadows, rich habitats of herbs and mushrooms. The relief is semi-mountainous with an altitude of 650 meters. The town boasts crystal clear air, high negative ionization and no sharp temperature fluctuations.

The Dolna Banya spas offer abundance of mineral water and stunning scenery. There are geothermal mineral springs with water coming directly from the source with temperatures up to 67.8 C°. The water is used for curing a number of diseases, but only externally. The recreation campus is 5 km to the south, with many recreation facilities and children camps. There is a tourist challet called Gerginitza (80 beds). Marked hiking tracks start from the recreation campus and cross Eastern Rila. There are beautiful rivers (namely Maritsa and Ibar) plus countless lakes making it a popular destination with fishermen.

## Main Features

- 14,700 m2 of land for development
- Excellent location close to many amenities
- Stunning views.
- Planning Permission Passed for 24 Luxury Dwellings

Contact us today to buy or sell your property in Bulgaria fast online.

Tenanted: Yes

## Common

Finished sq. ft.: 14700 sq m

Lot Size: 14700 sq m

## Lease terms



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Date Available:

**Contact information**

IMLIX ID:

IX8.945.414

