



Industrial / Logistics Land for Sale | Near Plovdiv, on Main Road E-80



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:	EUR 597,564

Location

Country:	Bulgaria
State/Region/Province:	Plovdiv
Posted:	Sep 11, 2026
Description:	

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IBG Real Estates offers for sale a large land plot with an ongoing procedure for change of land status and preparation of a Detailed Development Plan (PUP), located on the main road E-80 (Tsarigradsko Shose), in the area of Kemera, about 6–7 km east of Plovdiv.

The total land area is 49,797 sq.m., with approximately 250 meters frontage to a first-class main road, which makes the property extremely suitable for logistics, warehouses, production facilities, or a photovoltaic park.

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A development project has already been prepared for warehouses for e-commerce, logistics and/or production facilities, with a possible total built-up area between 20,000 and 30,000 sq.m., depending on the needs, building height, and project parameters.

The property also offers the possibility to build a photovoltaic installation on the roofs of the buildings and around them, or alternatively the land could be used entirely for a photovoltaic park after the urbanization procedure is completed.

The project is intentionally left flexible so the future owner can adjust the purpose, building volume, and



required electrical capacity before the final approval of the Detailed Development Plan by the Sadovo Municipality.

Key advantages:

49,797 sq.m. land plot

250 m frontage on main road E-80

Ongoing procedure for change of land status (PUP)

Approved road connection by the Road Infrastructure Agency

Suitable for warehouses, logistics base, production or photovoltaic park

Possible built-up area: 20,000 – 30,000 sq.m.

Electricity substation of EVN nearby

Optical internet available on site (Vivacom)

Water drilling in the property

Flexible project layout (can be redesigned)

Estimated about 3 months to finalize the planning procedure

Price: €12 / sq.m.

There are currently no buildings constructed on the property. All visual materials are illustrative and show potential development options.

This property represents an excellent investment opportunity for logistics, industrial development, or renewable energy projects in one of the fastest growing industrial areas near Plovdiv.

Contact IBG Real Estates for full documentation, project details, and to arrange a meeting or site visit.

Common

Finished sq. ft.: 49797 sq m

Lot Size: 49797 sq m

Lease terms

Date Available:



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<https://www.imlix.com/>

Additional information

Website URL: http://www.arkadia.com/JPXN-T10537/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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