



## Excellent Plot of Land For Sale In Ciocanari Romania



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 58,674.4

### Localização

Country:	Romênia
CEP:	137331
Adicionado:	07/11/2025

Informação adicional:

Excellent Plot of Land For Sale In Ciocanari Romania

Esales Property ID: es5554856

Ciocanari  
Niculesti  
137331  
Romania

A Premier Development Opportunity: 4,148 sqm Land in Ciocănari, Romania – The Gateway to the Bucharest Metropolitan Oasis

An exceptional investment and development prospect is available in the tranquil yet rapidly appreciating locale of Ciocănari, part of the Niculești commune in Romania's Dâmbovița County. This excellent plot of development land, spanning 4,148 square meters (sqm), is a rarity, perfectly balancing the serenity of the countryside with unparalleled connectivity to Bucharest and a host of luxury lifestyle amenities. Its strategic location makes it an ideal spot for constructing a premium residential retreat or a small-scale



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commercial venture, capitalizing on the demand for high-quality living near Romania's capital.

### Unbeatable Location and Connectivity

The property's greatest asset is its supreme geographical position. It sits approximately 35 kilometers away from Bucharest, placing the vibrant capital city, with its economic power and cultural institutions, within a comfortable commuting distance. This vital proximity ensures that future residents can enjoy a peaceful, secluded lifestyle without sacrificing urban access. The convenience is further highlighted by the short travel time to Henri Coandă International Airport (OTP), a mere 45-minute drive away. This quick link to Romania's primary air hub is a significant selling point, appealing to international investors, business travelers, or those who value swift global connectivity.

This plot is not just about proximity to the city; it is about access to a luxurious, high-end lifestyle on its doorstep. Crucially, the land is only a 5-minute drive to the National Golf & Country Club, one of Romania's most prestigious and recently developed championship golf courses and lifestyle resorts. This world-class amenity—featuring an 18-hole course, premium residential villas, and extensive leisure facilities—dramatically elevates the value and desirability of the surrounding area, making this plot an integral part of a burgeoning premium leisure zone.

### A Natural and Recreational Haven

Beyond golf, the land offers superb access to a variety of natural and recreational amenities, appealing to a wide range of lifestyle preferences. For lovers of nature, fishing, and equestrian sports, the location is a dream. The picturesque Fishing Lake Periș is just a 10-minute drive away, offering a peaceful retreat and recreational fishing opportunities. Furthermore, the extensive Scrovistea Forest, known for its historical significance and tranquil natural environment, is also only a 10-minute drive away and hosts a dedicated horse riding school. This combination of golf, nature reserves, and sporting facilities creates an exceptional, well-rounded living environment far superior to typical suburban offerings.

The land itself is described as a 'green area', suggesting a pristine and untouched natural setting. It offers a rare sense of peace and privacy, as it is thoughtfully distanced from neighboring houses, allowing a new owner to design a secluded and bespoke property free from the constraints of dense development. The potential for a generous yard, garden, or even a small private amenity area on the expansive 4,148 sqm parcel is vast, promising a genuine country atmosphere.

### Ready for Development: Legal and Infrastructure Advantages

A significant advantage of this property is the groundwork already laid for construction. The plot benefits from having the 1st Urban Planning Certificate already issued, a crucial document that outlines the allowed construction parameters, height regimes, and permissible use of the land. While this certificate needs to be renewed—a standard administrative procedure—its initial issuance provides a high degree of certainty and significantly reduces the typical early-stage risks associated with raw development land. This pre-approval smooths the path towards obtaining the necessary building permits.

The infrastructural readiness is also a major benefit. The plot is described as 'easily connectable to



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electricity,' confirming the proximity of utility infrastructure, a key factor in reducing development costs and timelines. Access is robust, with direct access to a country road and being easily accessible by car from the main road. This combination of clear, immediate road access and proximity to main thoroughfares ensures efficient construction logistics and seamless day-to-day use for the future occupants.

## An Investment in Romania's Growth Corridor

Investing in this land is a forward-looking decision that aligns with the premium growth trajectory of the Bucharest metropolitan area's northern corridor. The development of the National Golf & Country Club in Niculești marks the area as a destination for high-net-worth individuals and quality real estate development. A 4,148 sqm plot with existing development certification and excellent connectivity represents a prime asset that will likely appreciate as the surrounding luxury and recreational amenities—like the forest activities and the golf resort—continue to mature and attract a discerning demographic. This parcel offers an investor or a private buyer a chance to acquire a significant piece of land in a rapidly emerging lifestyle hotspot.

## ABOUT THE AREA

Ciocănari is a tranquil village situated in the southern Romanian county of Dâmbovița, part of the larger administrative commune of Niculești, in the historical region of Muntenia. While not a major tourist destination, the village embodies the characteristic rural simplicity and agricultural rhythms of the Romanian countryside, offering a contrast to the bustling urban centers. The landscape is typical of the Wallachian Plain, featuring gentle terrain, fertile fields, and an environment conducive to traditional farming practices. As a constituent village of Niculești, it shares local administration and community resources, maintaining a small population that sustains a quiet, traditional way of life.

The economy and life in Ciocănari are deeply rooted in agriculture and local commerce. Being located in a county known for its agricultural output, the residents are largely involved in farming activities, cultivating various crops and raising livestock. In recent years, the Niculești commune, including Ciocănari, has also seen attention from external investment, particularly in the growing energy sector. For instance, the area has been noted for land allocation and development plans for large-scale photovoltaic (solar) parks, suggesting a slow, contemporary shift toward renewable energy infrastructure alongside its traditional economic base.

Ciocănari's strategic location in Dâmbovița County is particularly noteworthy due to its close proximity to the nation's capital, Bucharest. This positioning places the village within the greater economic and commuter orbit of the metropolitan area, making it a viable residential option for those who work in the city but prefer a quiet, rural setting. While it retains its village identity, its connection via road networks allows residents relatively easy access to the extensive services, cultural amenities, and employment opportunities available in Bucharest, bridging the gap between deep country life and urban access.

Accessibility to Ciocănari, especially for international travel, is highly convenient due to its closeness to Romania's capital region. The nearest major airport is Henri Coandă International Airport (OTP), which is the country's primary and busiest hub and is located just a short distance away—approximately 17



kilometers from Ciocănari. A second, smaller airport nearby is Bucharest Băneasa International Airport (BBU), located about 24 kilometers away. This proximity to major international air transport facilities significantly enhances the village's connectivity for both residents and any visitors seeking to experience the authentic rural life near Bucharest.

## MAiN FEATURES:

- \* 4148m2 plot
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Romania
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com if developed on.

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### **Comum**

Quartos de dormir: 4148  
Tamanho do lote: 4148 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.820.816

