

# Excellent Plot of Commercial Land for sale in Danube Delta



## Информация об агенте

Название: Niall Madden  
Название компании: Esales Property Limited  
Страна: Великобритания  
Experience since: 2002  
Тип услуг: Selling a Property  
Specialties: Property Type: Apartments  
Телефон:  
Languages: English  
Веб-сайт: <https://esalesinternational.com>

## Детали объявления

Недвижимость: На продажу  
Цена: USD 7,678,301.5

## Местоположение

Страна: Румыния  
Область: Tulcea  
Город: Тулча  
Адрес: DNCartier E3  
Почтовый индекс: 820185  
Добавлено: 22.01.2025  
Описание:

Excellent Plot of Commercial Land for sale in Danube Delta Romania

Esales Property ID: es5553839

Commercial Land in Danube Delta  
Str. Babadag  
Tulcea  
Romania

Here we present an excellent plot of land in one of the most sought-after areas for development right now in Romania.

There is an excellent opportunity for a mixed-use development near Danube Delta, in Tulcea City, Romania, suitable for ground-floor retail / commercial and residential towers. We offer 43000 sqm of commercial land with 360 linear meters opening to the main road, Babadag Street. It is located at the

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main entry of Tulcea city with easy links to the wider context: 12km/10min drive from Tulcea Airport(Internal Flights), and 150km/1.5h drive from Constanta and Mihail Kogalniceanu International Airport, while 282km/3.5h drive from Bucharest, the capital of Romania.

It is dominated by a picturesque hillside landscape with a growing multicultural population and niche tourist attraction due to its proximity to the Danube Delta. The highest elevation in the city is situated within this plot, which gives a great opportunity for a high rise to have scenic views overlooking the Danube River and the city of Tulcea.

The plot has obtained planning permission (PUZ) since 2019 and all utilities are available on-site(water, sewer, electricity, internet). The maximum buildable surface area is 75% of the plot size and the maximum height is 45m. The commercial land sits within a larger development with residential, education, and leisure uses that would all function as a brand-new neighborhood and activity hub within the city of Tulcea.

Commercial land with collective housing and educational uses: 43000sqm for 6.450 000 euros

Entire development commercial, collective, individual housing uses : 135000 sqm for 14 850 000 euros

#### About the Area

Tulcea city is a touristic city located in the Northern Dobrogea region, Eastern Romania. It is the administrative center of Tulcea County, and had a population of 65,624 as of 2021. It is a city port with a rich history and multicultural population and sits within a unique landscape. The city is situated on the banks of the Danube river and is considered the gateway to the Danube Delta, which is a UNESCO biosphere reserve and one of the largest wetlands in the world.

Tulcea is a popular destination for those looking to explore the natural beauty of the Danube Delta, with many boat tours available to explore the area's flora and fauna. The city itself has a rich history and culture, with many museums, churches, and traditional Romanian restaurants for visitors to enjoy.

#### Main Features

- 43000 m<sup>2</sup> of land for development
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.

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

#### **Общие**

Готовые кв.м.:	43000 кв м
Площадь участка:	43000 кв м

#### **Lease terms**

Date Available:

### Contact information

IMLIX ID: IX6.617.831

