



## Luxury Hotel Resort in North Bucharest Ilfov Area



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 32,278,838.78

### Местоположение

Страна:	Румыния
Область:	Bucuresti
Добавлено:	12.01.2026
Описание:	Located in Snagov.

**Excellence Through Experience!**

## Acquisition Proposal – Premium Residential Waterfront Community with Hospitality Potential

We propose the acquisition of an exclusive waterfront residential community, conceived as a fully integrated **premium lifestyle project**, with **strong potential for conversion and operation as a luxury hotel or boutique resort**, located in the **northern area of the capital**.

The development is designed as a **low-density, high-end community**, addressing a sophisticated clientele that values privacy, contemporary architecture, direct water access, and top-tier services.

## Project Structure

The complex comprises:



- **21 individual villas**
- **153 rooms**
- **122 bedrooms**, organized into multiple unit typologies
- Additional **attic spaces**, suitable for storage or technical functions
- **24 private boat berths**, located at the complex's exclusive marina

The current configuration allows for **private residential use**, as well as **unitary operation in a luxury hotel or aparthotel format**.

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## Architecture and Living Concept

The project stands out through a **coherent contemporary architectural concept**, defined by clean lines and well-balanced volumes. The villas are positioned to maximize:

- **Waterfront views**
- **Privacy for each unit**
- **Easy access to promenades, pontoons, and shared amenities**

Terraces, balconies, and private gardens create a natural transition between indoor and outdoor spaces,



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offering a living or hospitality experience focused on **relaxation and exclusivity**.

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## Finishes and Construction Quality

The buildings are executed with a strong emphasis on **durability, comfort, and premium aesthetics**, including:

- **Solid reinforced concrete structure** and high-performance masonry
- **Efficient thermal insulation systems**
- **High-quality joinery and expansive glazed surfaces**
- **Premium interior finishes**, adaptable to both residential and hospitality standards

The materials and construction solutions ensure **efficient maintenance and long-term operational sustainability**.

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## Amenities, Sustainability, and Technology

The complex integrates modern systems that support both residential comfort and efficient hospitality operations:

- **Underfloor heating** and advanced climate control systems
- **Energy-efficient solutions**, including photovoltaic panels
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**Security systems**, access control, and video intercom

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Infrastructure prepared for **centralized utilities and property management**

These features align the project with the requirements of a **luxury hotel or exclusive resort**.

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## **Private Marina and Waterfront Facilities**

A key differentiating feature is the **private marina**, which includes:

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A **dedicated pontoon exclusively for the complex**

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**24 private docking spaces for boats**

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Direct water access for recreational activities, nautical tourism, or premium guest services

This component significantly enhances the value of both the residential offering and the hospitality operation scenario.

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## **Hospitality Operation Potential – Luxury Hotel / Boutique Resort**

Given its layout, location, and amenities, the property presents a strong opportunity for:

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A **luxury hotel** in the northern area of the capital

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A **waterfront boutique resort**



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A **mixed-use concept**: residential ownership combined with premium short- or medium-term rentals

The number of units and bedrooms, marina facilities, and natural setting allow for the creation of a **distinctive hospitality product**, targeting high-end leisure, corporate clientele, or private events.

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## Conclusion

This property represents a **rare acquisition opportunity**: a fully developed, architecturally unified complex with premium infrastructure and multiple usage scenarios—private residential, investment-driven, or hospitality-focused.

The unique combination of **waterfront location, exclusivity, accessibility, and operational flexibility** positions this project as a highly attractive asset for investors seeking **long-term value creation in premium real estate and hospitality**.

### Общие

Готовые кв.м.: 6109 кв м

### Lease terms

Date Available:

### Дополнительная информация

URL вебсайта: [http://www.arkadia.com/MGPD-T16317/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T16317/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 22045

