



**Isfahan Doekhie**

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## Land plot 4,249 sqm with residential and tourism potential

**239,000 EUR**  
**56 EUR / m<sup>2</sup>**

Web Reference  
**#906252**

📍 Lacul Corbu, Comuna Corbu, Judetul Constanta, Romania



<https://blissimobiliare.ro/index.php/en/land-for-sale-litoral-black-sea-coast-romania-comuna-corbu-judetul-constant-romania-906252> (<https://blissimobiliare.ro/index.php/en/land-for-sale-litoral-black-sea-coast-romania-comuna-corbu-judetul-constant-romania-906252>)

### Description

A generously sized intravilan land plot with strong development flexibility, situated in Corbu — one of the most dynamic growth areas on the Romanian Black Sea Coast. Adjacent to Lake Corbu and minutes from the sea, this property offers a compelling foundation for residential development, boutique tourism, or hospitality concepts. The rare natural setting and increasing investor interest in the area position this as a long-term opportunity with a solid appreciation trajectory.

## Corbu, Constanța — adjacent to Lake Corbu and the Black Sea Coast

### \*\*Property Details\*\*

- Total area: 4,249 sqm
- Status: Intravilan (partial arable — deregistration from agricultural circuit required)
- Height regime: Ground floor + 2 floors (P+2)
- Maximum site coverage (POT): 30% residential / 70% tourism and commercial
- Maximum floor area ratio (CUT): 0.9 residential / 1.4 tourism and commercial
- Road type: Gravel road
- Urban Planning Certificate issued: 29.01.2026

## **\*\*Development Use & Configuration\*\***

According to the Urban Planning Certificate, the land permits residential villas, small residential complexes, guesthouses, boutique resorts, and mixed residential-tourism concepts. The plot can be subdivided into smaller parcels, offering flexibility for phased development or individual sale. The existing building and annex can be renovated, converted, or demolished depending on the chosen strategy.

## **\*\*Infrastructure & Utilities\*\***

- Electricity available
- Sewerage
- Telecommunications
- Active Urban Planning Certificate with confirmed parameters

## **\*\*Location\*\***

Corbu, Constanța County, has emerged as one of the most sought-after destinations on the Romanian Black Sea Coast — valued for its natural character, accessibility, and limited availability of large intravilan plots. Proximity to Lake Corbu and the Black Sea gives this property a location advantage that is increasingly rare in the region. The area is attracting growing attention from investors focused on tourism, hospitality, and holiday residential projects.

A property with strong fundamentals for a long-term development strategy in one of Romania's most naturally preserved coastal areas.

At BLISS Imobiliare, we ensure a seamless experience through professionalism and market expertise. Trust BLISS Imobiliare to guide you to the perfect property with clarity and care.

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## **\*\*FREQUENTLY ASKED QUESTIONS\*\***

### **\*\*1. What can be built on this land?\*\***

The Urban Planning Certificate (January 2026) permits residential villas, small residential complexes, guesthouses, boutique resorts, and mixed residential-tourism projects.

### **\*\*2. Is the land immediately buildable?\*\***

The land is intravilan, but a portion is classified as arable and requires formal deregistration from the agricultural circuit before construction can begin.

### **\*\*3. Can the land be subdivided?\*\***

Yes. The size and configuration allow subdivision into smaller parcels, providing flexibility for phased development or individual lot sales.

### **\*\*4. What are the key urban planning parameters?\*\***

Height regime: P+2 (ground + 2 floors). Maximum site coverage: 30% residential, 70% tourism/commercial. Maximum floor area ratio: 0.9 and 1.4 respectively.

### **\*\*5. What steps are required before construction?\*\***

Deregistration of the arable portion from the agricultural circuit, standard permits and approvals (utilities, environmental, infrastructure), and — depending on project scope — a Zonal Urban Plan (PUZ) may be required.

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## **\*\*CONTACT BLISS IMOBILIARE\*\***



## Land details

<b>Land type</b>	Constructible land
<b>Size</b>	4,249 m <sup>2</sup>
<b>Land usage coefficient</b>	1.4
<b>Percentage of occupation</b>	70%
<b>Config</b>	P+2
<b>Road type</b>	Gravel
<b>Protected area</b>	No

## Utilities

 Electricity

 Water

 Sewage

 Telecom

## Location





## Photos

