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Subdividable intravilan plot for residential and tourism use

Laculul Corbu, Comuna Corbu, Judetul Constanta, Romania

Price on demand
37 EUR / m²

Web Reference
#906252





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Description

Intravilan land plot in Corbu, Constanta County, adjacent to Corbu Lake and minutes from the Black Sea. A place for those who want life near the sea, as a second home or as a first home for working from home or a quiet retirement, away from the noise and pollution of a large city. The generous plot size and the functions admitted by the urban planning regulation also open directions for tourism and small-scale development.

Beside Corbu Lake: second home or small-scale development

Property Details

- Plot size: 4,249 sqm land area
- Land use categories: 1,363 sqm land area yard and buildings, and 2,887 sqm land area arable
- Status: intravilan
- Fenced in the yard and buildings area, with mesh fencing and iron gates
- Existing buildings: single-storey house in autoclaved aerated concrete, built in 2003, 156 sqm built area, and an annex (storage building) of 62 sqm built area, which can be regularised or demolished
- Land register entry with no registered encumbrances

- Dominant function under the urban planning regulation: residential, tourism
- Height regime: ground floor + 2 floors (P+2E)
- Maximum POT: 30% for housing lots; 70% for buildings of exclusively commercial, storage, activity and service use located in the residential zone
- Maximum CUT: 0.9 for housing lots; 1.4 for buildings of exclusively commercial, storage, activity and service use located in the residential zone
- Subdivision: minimum 200 sqm land area for detached or semi-detached buildings and minimum 150 sqm land area for terraced buildings, with a minimum street front of 12 m and 8 m respectively
- Access from a public road
- Urban planning parameters per the urbanism certificate dated 29.01.2026, issued for information purposes

Uses and Configuration

The approved urban planning regulation sets residential and tourism as the dominant functions. Complementary functions are admitted, such as facilities and services typical of residential areas, commerce, green spaces and spaces with tourism functions (permanent or seasonal accommodation, food service, leisure, entertainment). Concepts such as compact housing, bioclimatic architecture or camping are assessed against these functions and confirmed through urban planning documentation and the applicable approvals.

Utilities and Amenities

- Electricity network in the area
- Telecommunications in the area
- Water supply, sewerage and natural gas nearby
- Land register entry with no registered encumbrances

Location and Lifestyle

Corbu, in Constanta County, is one of the emerging destinations on the Romanian Black Sea coast, valued for its natural setting. Proximity to Corbu Lake and the Black Sea gives the plot a location advantage that is difficult to replicate.

For living, the area offers a calm natural setting suited to those looking for a home by the sea, a base for working from home or a comfortable retreat, without the crowding of a large city.

For development, growing demand for this area is drawing increasing attention from those interested in tourism, hospitality and holiday homes, and subdivision allows small-scale projects delivered in phases.

A property with solid foundations for a long-term living or development strategy, in a natural area of the Romanian Black Sea coast.

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.

FAQ

1. What functions does the urban planning regulation allow on this land?

The dominant functions are residential and tourism. Complementary functions are admitted, such as facilities and services typical of residential areas, commerce, green spaces and spaces with tourism functions (permanent or seasonal accommodation, food service, leisure, entertainment). The height regime is P+2E.

2. Is the land ready to build on immediately?

The land is intravilan, but 2,887 sqm land area is classified as arable. Removal from the agricultural circuit takes place through the building permit. The urbanism certificate dated 29.01.2026 was issued for information purposes, has a validity of 6 months and does not replace a building permit; a new urbanism certificate is requested for authorisation.

3. Is it suitable as a second home or for working from home?

Residential use is a dominant function under the urban planning regulation, and the plot sits beside Corbu Lake and minutes from the Black Sea. The area has electricity and telecommunications networks, and water supply, sewerage and natural gas are nearby. Construction remains subject to the urban planning steps described below.

4. Can compact, bioclimatic housing or a camping area be developed?

The regulation admits residential use and tourism functions such as permanent or seasonal accommodation, food service and leisure. Concepts such as compact housing, bioclimatic architecture or camping are assessed against these functions and confirmed through urban planning documentation and the applicable approvals.

5. What steps are required before construction?

Obtaining a new urbanism certificate, the environmental agreement from the Constanta Environmental Protection Agency and the approvals set by the certificate, preparing the technical documentation and obtaining the building permit, through which the arable portion is removed from the agricultural circuit. If the project modifies the approved urban planning provisions, authorisation may be conditional on a Zonal Urban Plan (PUZ).

Land details	
Land type	Constructible land
Size	4,249 m²
Land usage coefficient	1.4
Percentage of occupation	70%
Config	P+2
Street openings	
Road type	Gravel
Protected area	No

Utilities

Electricity

Water

Sewage

Telecom

Location



Photos













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