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## Excellent land investment opportunity near the Forest

📍 Snagov, Bucharest / Ilfov

**350,000 EUR +VAT**  
**35 EUR / m<sup>2</sup>**Web Reference  
**#900792**<https://blissimobiliare.ro/en/land-for-sale-snagov-bucharest-ilfov-900792><https://blissimobiliare.ro/en/land-for-sale-snagov-bucharest-ilfov-900792>

### Description

#### Prime Investment Land Near Snagov Forest - Ideal for Residential Development

## Superb land plot for development of housing project

### Overview

- This 10,107 sqm land is a rare investment opportunity located in the prestigious Snagov area, close to the serene Snagov Forest. With a generous 60-meter frontage on Strada Salcamilor (a well-maintained gravel road), this property is perfect for residential development, offering a blend of exclusivity, accessibility, and natural beauty.

### Property Details

The property is composed of two land plots:

- Main Plot: 10,573 sqm
- Shared Plot: 50% ownership of a 229 sqm plot in a joint quota
- Total Gross Area: 10,688 sqm
- Net Usable Area: 10,107 sqm (accounting for 581 sqm overlap on the public domain)

The land boasts a regular shape, making it highly adaptable for residential or other development projects. The topography is level, and the site is currently covered with spontaneous vegetation, which is easy to clear for construction.

## **Location and Surroundings**

Prime Positioning:

- Located near the Snagov Forest, the property offers direct access to nature and a tranquil environment.
- Situated on Strada Salcamlor, a well-maintained gravel road that provides direct access to the property.
- High-End Neighborhood:
- To the north, the area is characterized by luxury villas and high-density residential properties with picturesque lake views.
- To the south and near Șoseaua Snagov, the neighborhood transitions to smaller homes and large, undeveloped plots, offering potential for future urbanization.

## **Accessibility:**

- Close proximity to main roads ensures easy access to urban amenities while maintaining a secluded, peaceful atmosphere.
- Convenient access to public utilities (electricity and gas), available in the immediate vicinity.

## **Development Potential**

This property is a blank canvas for visionary developers or investors:

- **Luxury Residential Housing:** Capitalize on the demand for premium homes in this exclusive area.
- **Boutique Residential Projects:** Ideal for creating a gated community or a collection of custom villas.
- **Mixed-Use Opportunities:** Leverage the generous space for diverse development options.

## **Current Condition and Utility Access**

Land Condition:

- Historically used for agriculture, the land is now covered by natural vegetation, making it ready for preparation and development.

## **Utility Access:**

- Public utility networks for electricity and gas are already established in the neighboring area, simplifying the connection process for future projects.

## **Seismic Stability:**

- The location falls within a low seismic risk zone (value of 81 under Romanian Normative SR 11100/1-93), ensuring stability for long-term developments.

## **Key Highlights**

- Generous 60-meter frontage, enhancing the property's value and accessibility.
- Surrounded by luxurious villas and natural beauty, making it a premium location for high-end developments.
- Strategically positioned near Snagov Lake and Forest, offering a balance of nature and modern living.
- Proximity to Bucharest, increasing its appeal for commuters and those seeking a secondary home.

## **Conclusion**

This 10,107 sqm land near Snagov Forest offers an unparalleled investment opportunity. Its ideal location, proximity to utilities, and potential for upscale residential projects make it a standout property in one of Romania's most sought-after regions. Whether you're a developer, investor, or visionary entrepreneur, this land is primed for exceptional returns.

For further details or to arrange a viewing, please don't hesitate to contact us.





Land details

Land type	Constructible land
Size	10,107 m²
Land usage coefficient	0.8
Percentage of occupation	20%
Street openings	60 m
Road type	Gravel
Protected area	No

Utilities

-  Electricity
-  Natural gas

Location





## Photos

