



Updated on 1 Martie 2023

## 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>

### Description

Excellent land investment opportunity near the Snagov forest. Suitable for residential housing project. Surface of 10,107sqm with 60ml opening at Strada Salcamului. The property has a regular shape, Public utility networks such as electricity and gas are located in the neighboring area.

## Superb land plot for development of housing project

The property is formed by 2 land plots:

- 10,573 sqm plot
- 50% out of 229 sqm plot owned in a joined quota
- Total surface is 10.688 sqm
- Overlapping public domain 581 sqm
- Net surface 10.107 sqm

The area north to the subject properties is characterized by a high density of residential dwellings and luxurious villas facing the lake, while the area closing Soseaua Snagov is concentrating small houses and generous size plots of undeveloped land.

The property is of regular shape, not associable to any geometric figure, with frontage of about 60 m onto Snagov Forest (more specifically to a gravel road – known as Salcamilor Street) and a distance of about 145 m at the most distant point in respect to the road, being neighbored to the North by several residential properties. The area is of generally leveled topography, with no significant slope, occupied by spontaneous vegetation.

#### Current condition

The area where the properties are located resulted in being used for agriculture; however, the subject site is occupied by spontaneous vegetation.

#### Utilities

Public networks of utilities such as electricity and gas are in the neighboring area.

From a seismic point of view, according to the Romanian Normative SR 11100/1-93, the territory of the location ranges in the seismic area for a value of 81 (where "1" means an interval of 50 years for the return).

Land details	
Land type	Constructible land
Size	10,107 m <sup>2</sup>
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

