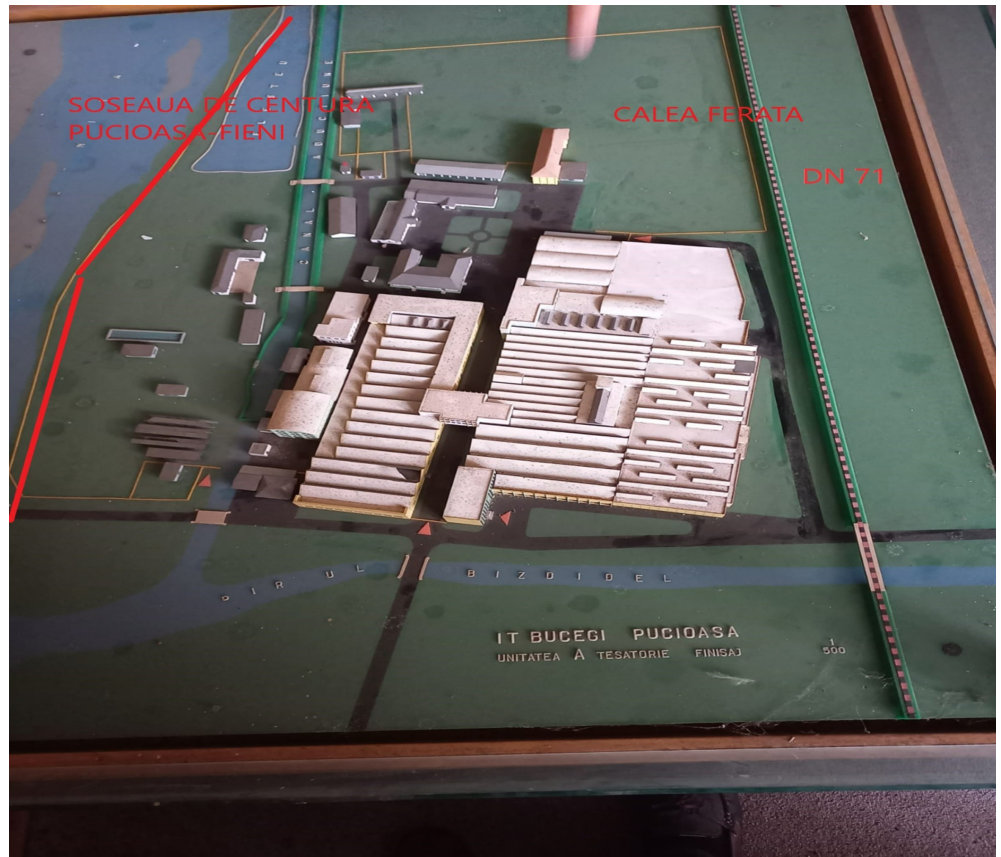


Pucioasa

Land for Sale

### CARACTERISTICS

- ▶ **AREA:** Pucioasa
- ▶ **Usable surface:** 80250 sqm
- ▶ **End-use:** Rezidential



### DESCRIPTION

The building is located in Pucioasa, Dambovita 21 km from Targoviste, with access to DN71.

Located between the new Pucioasa—Fieni belt and the railway, with a generous surface, the location allows the development of a logistic or production center.

A plus is the utilities existing on the field (own gas station 6000mc/h, 3 transformers, 2 of 1600 kva and 1 of 600 kva, water, sewerage) that gives an advantage both cost and utility to the future developer.

There is a 4-band expansion project for DN 71, completed in 2027, between Tartasesti and Targoviste.

Land area: 80,250 sqm

Construction area: 21,000 sqm (rooms: 5,085 sqm, 6,631 sqm, 2,562 sqm, 1,389 sqm and administrative buildings)

h-4.5 sqm

Utilities:

Gases: own gas station 6000mc/h

Electric current: 3 transformers 2 of 1600 kva and 1 of 600 kva

Current water, sewage, 4 water wells.

4,000,000 EUR + VAT

62.12 BITCOIN + VAT

2,031.68 ETHEREUM + VAT