

## Ciolpani

## Land for Sale

### CARACTERISTICS

- **AREA:** Ciolpani
- **End-use:** Rezidential



### DESCRIPTION

This exceptional 8.5 ha land parcel in Ciolpani, offers a unique investment opportunity with its strategic location, ample road frontage, natural, surroundings and versatile development potential.

The exceptional land parcel has 180 linear meters of frontage on DN1 in Ciolpani commune which features a crossing under the bridge and direct access to the A0 connection and A3 highway, enhancing the logistical advantages for transportation and accessibility. This strategic location offers outstanding development potential near Bucharest.

#### Location Advantages;

Airport Proximity- Just 18 km from Henri Coanda International Airport;

Road Access - Direct access to national road DN1;

Highway Connections - Close to A0, A3 and A7 highways;

Natural Setting - Surrounded by scenic forest landscapes;

#### Utility Infrastructure

Water Supply - Fully water system nearby

Natural Gas - Gas lines nearby for residential or commercial needs

Electricity - Power infrastructure nearby

Sewage System - Complete sewage connectivity nearby

Local Educational

#### Surrounding Amenities

Equestrian Clubs - Multiple riding facilities nearby for horse enthusiasts

Event Venues - Sophisticated event spaces for social gatherings

Woodland Environment - Surrounded by pristine forests and natural beauty

#### Facilities

Kindergarten - Early education facility available in Ciolpani

Elementary School - Local elementary school within the commune

Gymnasium - Middle school education in Ciolpani

High Schools - 20-minute access to high schools in Otopeni and Buftea

20 EUR sqm

0.01 ETHEREUM sqm