REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41965
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Cornu

CARACTERISTICS

- **AREA**: Cornu
- **Land Surface**: 114504 sqm









DESCRIPTION

Discover a Rare Premium Investment Opportunity in the Heart of Muntenia, Romania
Discover a rare premium investment opportunity in the heart of Muntenia: a 114,504 sqm estate located in the village of Cornu de Jos, Cornu Commune, strategically positioned between Bucharest (95 km) and Poiana Bra?ov (75 km). The area is renowned for its natural saltwater spring, exceptionally clean air, and high number of sunny days throughout the year, making it particularly beneficial for respiratory, cardiovascular, and rheumatic conditions. The property offers a healthy, peaceful, and relaxing natural environment.
The land is situated among meadows and coniferous forests at an altitude of 550–600 meters, benefiting from spectacular landscapes and a mild climate. Its strategic location between major urban centers and renowned mountain resorts makes it ideal for the development of tourism complexes, holiday residences, and premium leisure projects.

Property Overview

The estate consists of four distinct plots:
Total Land Area: 114,504 sqm
Plot A – Total Area: 4,211 sqm
Building land: 2,635 sqm
Meadow: 1,576 sqm
Plot B – Total Area: 1,774 sqm
Building land including:
Main house (600 sqm gross built area)
1 annex
2 gazebos
Plot C – Total Area: 104,403 sqm

Building land: 1,823 sqm
Meadow: 96,590 sqm
Plot R – Total Area: 4,116 sqm
Meadow and pasture
Existing Buildings
Plot C
Total Gross Built Area: 1,967 sqm
Main House / Club Building: 724 sqm
Building V1: 360 sqm
Building V2: 182 sqm
Building V3: 617 sqm
Annex: 55 sqm
Gazebo: 23 sqm
Plot A
Total Gross Built Area: 1,017 sqm
Workshop: 49 sqm
Main House: 740 sqm
Cottage: 228 sqm
Plot B
Total Gross Built Area: 666 sqm
Main House: 600 sqm
Annex: 48 sqm
Two gazebos of 9 sqm each
Existing Facilities and Amenities
Plot A
Land Area: 4,211 sqm
Total Gross Built Area: 1,017 sqm
Two residential buildings (Ground Floor + 2 Floors and Ground Floor + 1 Floor)
Workshop
1, 2,3 -bedroom apartments
Features
Solar panels
Photovoltaic panels
Two gas heating systems
Two wood-fired heating systems
Fully furnished and equipped apartments
Fireplaces
Plot B
Land Area: 1,774 sqm
Total Gross Built Area: 666 sqm
One building (Ground Floor + 2 Floors)
Billiards venue with basement and restroom facilities
1, 2 -bedroom apartments
Features
Fitness room with equipment
Sauna and shower facilities
Solar panels
Photovoltaic panels
Three gas heating systems
Two fireplaces
Massage room
Billiards and table tennis room
Swimming pool with gazebo and outdoor bar
Outdoor Jacuzzi
Solar-heated outdoor showers
Fully operational kitchen
Outdoor barbecue area
Children's playgrounds
Plot C
Land Area: 104,403 sqm
Total Gross Built Area: 1,967 sqm
Club Building (Ground Floor + 2 Floors)
Six furnished and decorated apartments with one, two, and three bedrooms
Lounges
Outdoor terrace with gazebo
Solar panels
Games room
Dining hall
Five functional fireplaces

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Bars
Building V1 (Ground Floor + 2 Floors)
Four studio apartments
Private bathrooms
Balconies
Building V2 (Ground Floor + 2 Floors)
Three furnished and decorated apartments
One- and two-bedroom layouts
Private bathrooms
Balconies
Building V3 (Ground Floor + 2 Floors)
Eight apartments plus two external accommodation units
Lounges
Dining areas
Functional fireplace
Additional Features
Fish pond
Wood-fired heating system
Gas heating system
Professionally landscaped grounds
Unique Location Advantages
Spectacular scenery and protected natural surroundings, ideal for tourism and relaxation
Clean air, natural saltwater spring, and mild climate, perfect for wellness tourism
Excellent accessibility via DN1/E60 national road and county roads
Close proximity to Breaza railway station
Large estate with premium buildings ready for immediate operation
Expansion and development potential according to the approved Urban Zoning Plan (PUZ)
High-potential area for luxury tourism and residential developments
Approved Development Potential
The property benefits from an approved Urban Zoning Plan (PUZ No. U379/2025) for the development of a tourism complex comprising 36 units intended for:
Tourism activities
Holiday residences
Recreation and leisure
Commercial activities
The project was designed by a leading Romanian company with more than 30 years of experience in premium and international developments.
Urban Planning Indicators
Maximum Site Coverage Ratio (POT): 30%
Maximum Floor Area Ratio (CUT): 0.70 sqm GBA/sqm land
Building Height Regime: Ground Floor + 2 Floors
Maximum Height:
6 m at the eaves
11 m at the ridge
The approved PUZ eliminates preliminary development stages, allowing immediate commencement of the project, including building permit applications and construction works.

Building Specifications

Fully furnished and equipped apartments
Private bathrooms featuring Jacuzzi tubs and jet showers
Balconies and natural stone fireplaces
Gas and wood-fired heating systems
Solar and photovoltaic panels
Fully equipped kitchens
Dining halls, bars, and spacious terraces
Property ready for immediate operation
Premium Amenities
Swimming pool
Solar-heated outdoor showers
Gazebos and relaxation areas
Outdoor bars
Covered terraces for dining and leisure activities
Fitness center
Massage area
Saunas
Billiards room
Table tennis facilities
Fully equipped children's playgrounds

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This extensive infrastructure allows immediate operation as a tourism destination or private resort, without the need for significant additional investment.

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