

High potential land for sale in Predeal

The land is situated in a special area, between most important Romanian mountain resort: **Predeal** and **Paraul Rece** resort, near the Steaua Football Club Chalet (Forban), on the way that leads to the **Diham** chalet and to the Military Diham chalet.

It is 3km away from the entrance in Predeal, being surrounded by forest.

Bran castle Museum is very close (at 8km)

http://brancastlemuseum.ro/indexfrm_en.htm

The scenery is absolutely fascinating, from the ground point you can see the following mountain massifs: **Bucegi, Piatra Craiului, Postavarul, Piatra Mare and Baiului**; a 360 degree scenery visible from almost any point of the land.

The access to the land is easy to be done. It is at 1.5 km from the national road DN73A, on a macadam road that can be driven on during all the seasons of the year.

The land is situated within the built-up area and there are all the necessary approvals for the building of touristic objectives or for holiday houses. There is a detailed urban plan (DUP) and a zone area plan (ZAP), the gas net and the electric power net are near the land, water is provided by collecting a stream and the sewerage problem is to be solved with the help of a scrubbing plant that has the approval to discharge the treated water in a nearby stream. The natural slope of the land is small and it allows the land to be used at its best. The land inclination allows the buildings to be fronted/oriented to the east, east-north/east and west-north/west.

The land belongs to the Rasnov area, which is an advantage because here the taxes are lower than in Predeal.

Other types of services (for example: the sanitation service, guard and security service, internet, cable television, etc) can be provided by specialized companies from Predeal, companies that had already made offers to the entitled owners in the area.

The land owners from the area had made requests related to the modernization of the road. Such a modern road could have a positive impact upon the local investments but it is not the most important thing. Currently there is a macadam road which can be driven on during all the seasons of the year and which continues for about 6km towards the Diham chalet (touristic chalet) and a chalet of the army, and from there on this road forks to the Poiana Izvoarelor chalet and , on the right side it descends to Rasnov town. The road is maintained even during the winter time by the military units from the area and by the local authorities.

The price is of 80 euro+VAT /for one square meter of land and within reasonable limits it can be negotiated.

For this price the seller obliges himself to ensure the land with the following utilities: water, gas, electric power, sewer. As a safety measure for the buyer, 10% of the transaction value could be transferred in an escrow account to which the seller shall have access only after s/he had finished the access to the utilities.

A second alternative would be for the new owner to make the investments necessary for the access to utilities. In this case the selling price of the land can be diminished with the equivalent of the investments done by the buyer.

The land can be visited any time, any moment of the day; the seller has there a person who can show you the land and who can give you all the necessary explanations, on the spot.

If certain potential buyers may ask, then the seller can provide, the transport and the area accommodation of the persons interested to see the land.