

614. EXCEPTIONAL INTRAVILAN LAND & BUILDINGS ROMANIA NEAR FORD CRAIOVA AT NATIONAL ROAD



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Region

The entire area is flat, a plain with the Danube on the South forming a wide valley, and crossed by the Jiu River in the middle. Agriculture is the county's main industry. The county has a land that is ideal for growing cereals, vegetables and wines. All other industries are mainly located in the city of Craiova, the largest city in southwestern Romania.

The county's main industries: Automotive industry - Ford has a factory close to the land.

| | |
|-----------------------|---|
| Infrastructure | <input type="checkbox"/> Railway network (221 Km) <input type="checkbox"/> Local, national and European road network (2200 Km); <input type="checkbox"/> Road density: 29,7 Km per 100 sq.Km <input type="checkbox"/> Access to European Road E79 to Bulgaria <input type="checkbox"/> Access to Calafat Port |
|-----------------------|---|

| | |
|------------------|--|
| Education | <input type="checkbox"/> 4 Universities with 28 specialization fields of study <input type="checkbox"/> 48 colleges and high schools <input type="checkbox"/> 380 elementary schools |
|------------------|--|

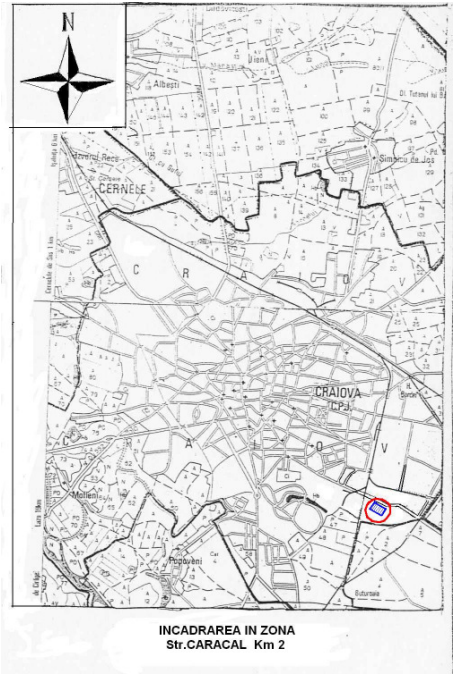
More info: frjacobs@telenet.be or <http://www.pbsworldwide.com>

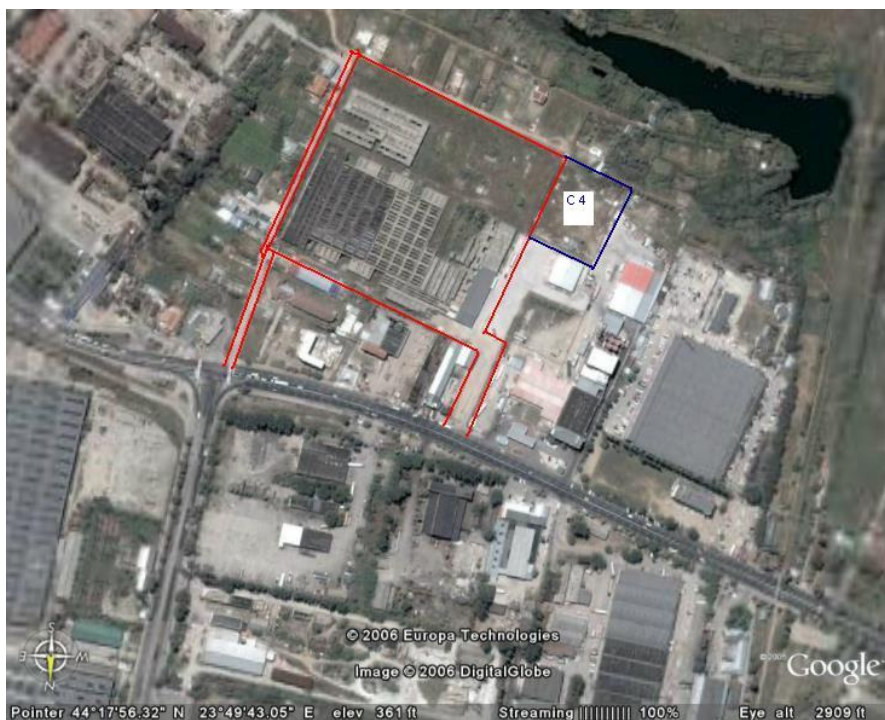
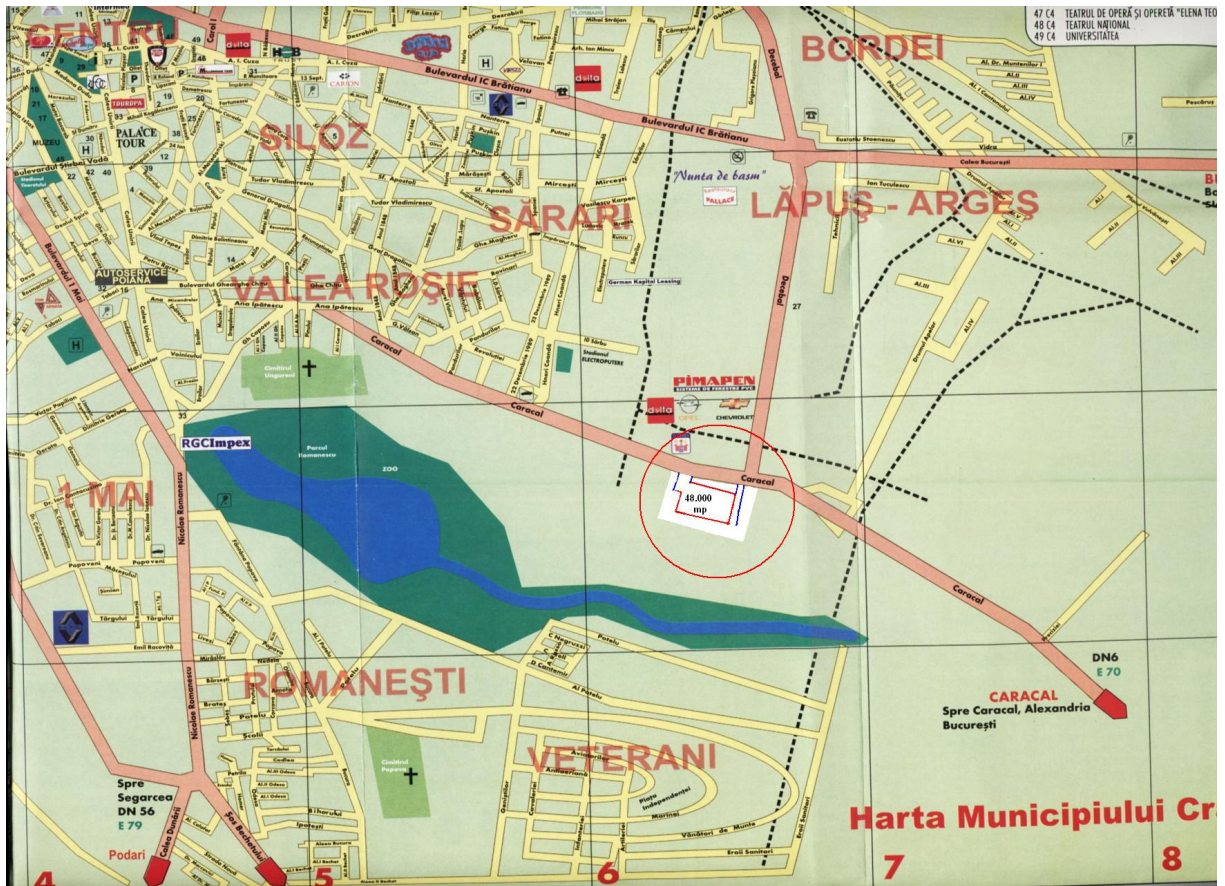
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| Industries: | <input type="checkbox"/> Automotive industry <input type="checkbox"/> Heavy electrical and transport equipments <input type="checkbox"/> Aeronautics industry <input type="checkbox"/> Chemical industry <input type="checkbox"/> Food and beverages industry <input type="checkbox"/> Textile industry <input type="checkbox"/> Mechanical components industry |
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| | |
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| Main Foreign Companies | <input type="checkbox"/> Ford <input type="checkbox"/> Topway Industries S.A <input type="checkbox"/> Mat Magrit S.A <input type="checkbox"/> Steilmann <input type="checkbox"/> Max Mara <input type="checkbox"/> Orkla Foods Romania S.A |
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The offer intravilan land & buildings 48470 sqm





Post trafo - C1

Destinatia incaperilor precum si suprafetele utile sunt prezentate in tabelele urmatoare:

| Nr. incapere | Denumire Incapere | Suprafata Utila [mp] |
|------------------------|-------------------|-----------------------|
| 1 | Camera | 14.82 |
| 2 | Camera | 31.32 |
| 3 | Camera | 11.50 |
| 4 | Camera | 51.58 |
| 5 | Camera | 20.95 |
| Total suprafata utila: | | 130.17 |

Suprafata ocupata la sol = 159 mp, suprafata utila=130.17 mp

Constructie - C2 - are suprafata construita=57 mp si suprafata utila=47.74 mp

| Nr. incapere | Denumire Incapere | Suprafata Utila [mp] |
|------------------------|-------------------|-----------------------|
| 1 | Camera | 23.65 |
| 2 | Camera | 24.09 |
| Total suprafata utila: | | 47.74 |

Constructie - C3 - are suprafata construita= 54 mp si suprafata utila=45.80 mp

| Nr. incapere | Denumire Incapere | Suprafata Utila [mp] |
|--------------|-------------------|-----------------------|
|--------------|-------------------|-----------------------|

| | | |
|------------------------|--------|-------|
| 1 | Camera | 21.53 |
| 2 | Camera | 24.27 |
| Total suprafata utila: | | 45.80 |

Constructie - C4 - are suprafata construita= 52 mp si suprafata utila=44.86 mp

| Nr. incapere | Denumire Incapere | Suprafata Utila [mp] |
|------------------------|-------------------|-----------------------|
| 1 | Camera | 22.43 |
| 2 | Camera | 22.43 |
| Total suprafata utila: | | 44.86 |

Constructie - C5 - are suprafata construita=54 mp si suprafata utila=46.24 mp

| Nr. incapere | Denumire Incapere | Suprafata Utila [mp] |
|------------------------|-------------------|-----------------------|
| 1 | Camera | 23.29 |
| 2 | Camera | 22.95 |
| Total suprafata utila: | | 46.24 |

Constructie - C6 - are suprafata construita=79 mp si suprafata utila=72.47 mp

| Nr. incapere | Denumire Incapere | Suprafata Utila [mp] |
|------------------------|-------------------|-----------------------|
| 1 | Camera | 24.29 |
| 2 | Camera | 24.82 |
| 3 | Camera | 23.36 |
| Total suprafata utila: | | 72.47 |

Hala razboaii- C7 - are suprafata construita=1073 mp si suprafata utila=1016.20 mp

| Nr. incapere | Denumire Incapere | Suprafata Utila [mp] |
|------------------------|-------------------|-----------------------|
| 1 | Camera | 1009.11 |
| 2 | Camera | 7.09 |
| Total suprafata utila: | | 1016.20 |

- Constructie - C8 - are suprafata construita=1762 mp
- Constructie - C9 - are suprafata construita=2338 mp
- Constructie - C10 - are suprafata construita=554 mp
- Constructie - C11 - are suprafata construita=1868 mp
- Constructie - C12 - are suprafata construita=4291 mp
- Constructie - C13 - are suprafata construita=1207 mp
- Constructie - C14 - are suprafata construita=4992 mp
- Constructie - C15 - are suprafata construita=459 mp
- Constructie - C16 - are suprafata construita=943 mp
- Constructie - C17 - are suprafata construita=9253 mp

C8, C9, C10, C11, C12, C13, C14, C15, C16, C17 au fundatie , nu sunt compartimentate, nu au pereti exteriori , avind doar structura de rezistenta.

Pe planul de incadrare si delimitare s-au reprezentat cu linie punctata , conturul acestor constructii fiind determinat de pilonii de rezistenta .

Datorita faptului ca investitia nu a fost finalizata nu s-au atribuit numere de inventar.

The value of the deal

The land is sold at 135 Euro/sqm. So the deal value is 6.543.450 Euro.

The land in the area is around 150 Euro /sqm.

The land is near ford and at a national road with a wide opening