



## Land for Sale in Albina – Rare Opportunity Near Timișoara

mixed-use ground / purchase

### General information

#### General

Property nr:	M87
Address:	RO-307286 Mosnita Noua Timis Romania
Region:	Banat

#### prices

purchase price:	159,000.00 EUR
price is negotiable:	slightly
agent fee required:	yes

#### measures

plot area:	1,200 m <sup>2</sup>
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#### condition

development:	undeveloped
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#### surroundings

zone:	suburbs
distance to city centre:	8,000 m

#### administration

type of use:	commercial, habitation, investment, leisure, miscellaneous
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#### detailed description

Address: Strada Hodoș 7, Albina, Romania

Size: 1,200 m<sup>2</sup>

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#### Key Features of the Land:

- Strategic Location: Just 10 km from Timișoara, the European Capital of Culture 2023, Romania's third-largest city, experiencing rapid economic and demographic growth.



- Direct proximity to the DJ592 departmental road, located less than 20 meters from the land, offering exceptional visibility and direct access for all types of projects.

- Dual potential:

Residential: Possibility to build up to 3 villas with pools in a peaceful and green environment.

Commercial: Ideal location for business or service activities (private clinic, offices, tourist residence, etc.) thanks to the visibility and foot traffic from the departmental road.

- Flat land, ready for construction, with utilities nearby (water, electricity, gas, fiber optic internet).

- Quiet and residential environment, with rapid access to urban amenities.

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Timișoara – A City Looking Toward the Future:

- University, technological, and dynamic city with a thriving ecosystem for innovation and investment.

- Nearby construction of the new Arena Eroii Timișoarei stadium, a modern 10,000-seat UEFA-standard facility – a project that will significantly boost the area.

- Increasing number of mixed-use projects (residential, commercial, leisure) in the southeastern outskirts, confirming the strong attractiveness of the area.

- Growing demand for housing, services, and well-located land – a high-potential investment.

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Available immediately – Visits by appointment only

Contact us today for more details or to schedule a viewing!

Presentation video available upon request

Agency fees: paid by the seller

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Sales Agent:

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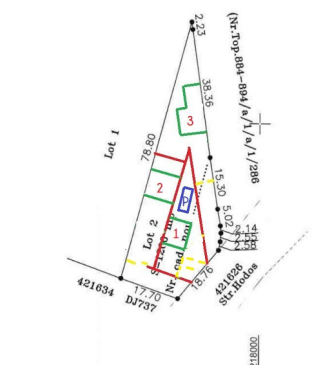
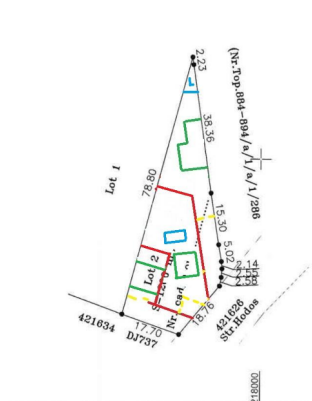
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⚠ NON-HOLDING OF FUNDS - NO FINANCIAL GUARANTEE

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Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
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