

The image shows a large, curved, multi-story building with a classical architectural style, featuring many windows and a prominent cornice. The building is surrounded by lush green trees and a paved road with a bus stop. The sky is overcast.

# STRABAG

## Property for Sale

Romania - Buzau



# Property details

Property type: Land

Zoning: Rural area, immediate vicinity of train station.

Land surface: 27,282 sqm

Buildings surface: 996 sqm

Fenced land: Partially

Current use: Storage

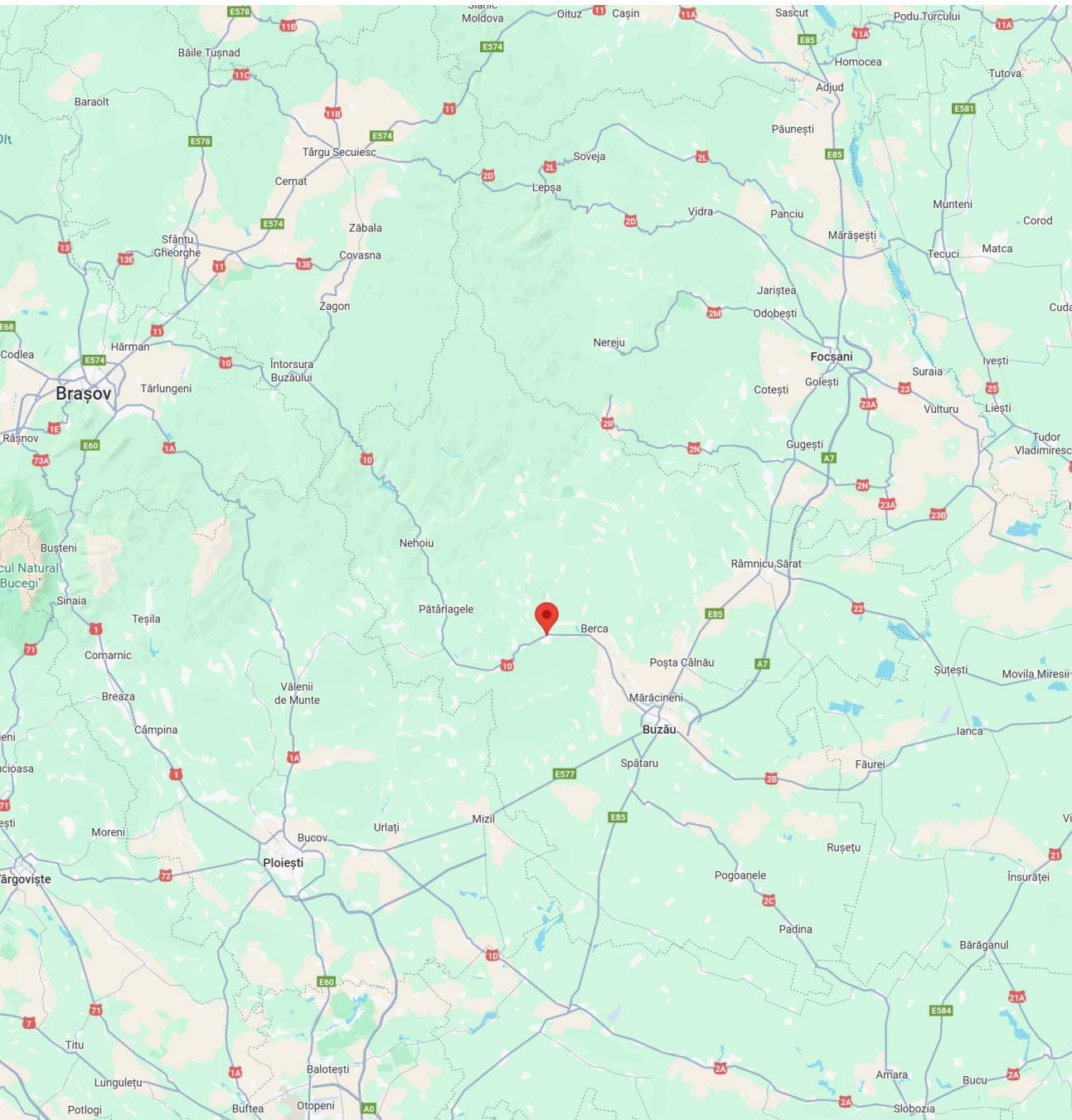
Access: indirect access from DN10 road and direct access from Magura train station.

Potential use: suitable for logistic use considering direct access to train station.

Observations: existing buildings need to be demolished.







**Adress:** Buzau County, Magura

- Buzau – 32 Km
- Ploiesti – 82 Km

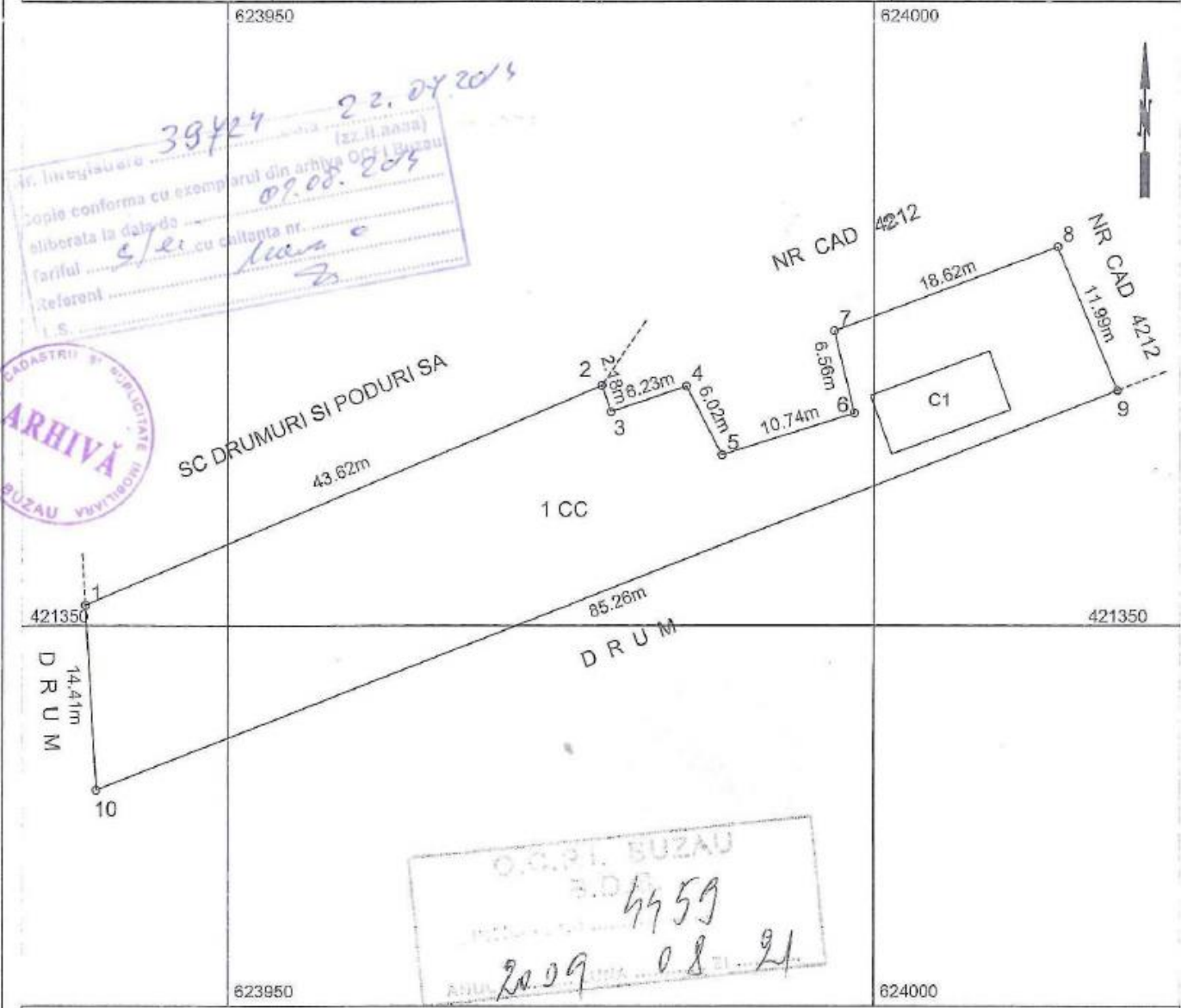
**General area:** the land plot is in the immediate vicinity of Magura train station, and right next to Buzau river. The general area is a rural residential area with small individual buildings. Commercially there are a lot of B&B locations in the vicinity and a few warehouses.

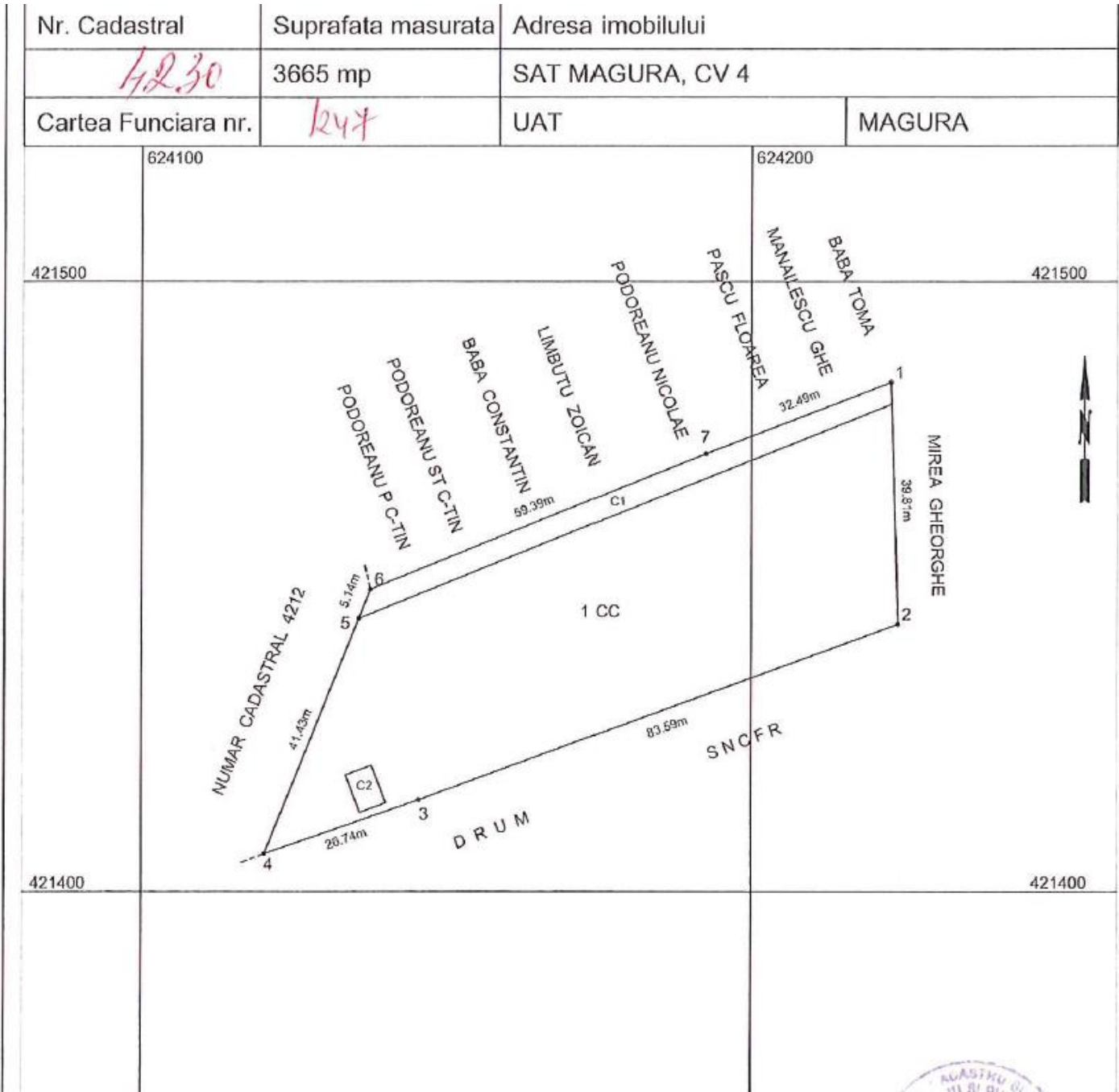




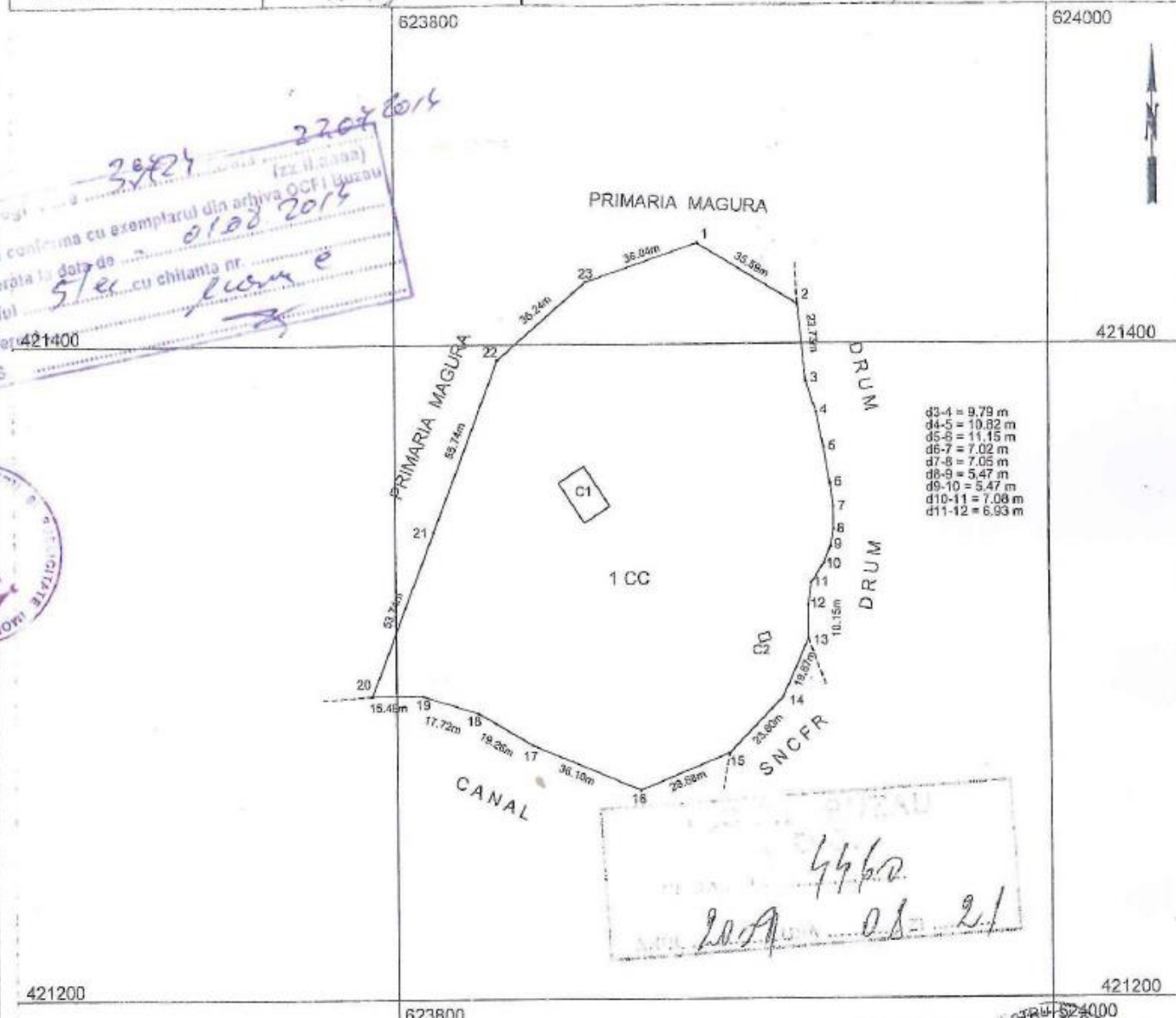


Nr. Cadastral	Suprafata masurata	Adresa imobilului	
4226	1041 mp	SAT MAGURA, CV 4, P 62/1	
Cartea Funciara nr.	1264	UAT	MAGURA





20424 220760  
Izz. H. 33002)  
Dupa confirmarea cu exemplarul din arhiva OCFI Buzau  
eliberata la data de 01.08.2015  
Sf. cu chilanta nr. 1204 e  
Refer. 421400  
L.S.





Nr. PARCELA	DESTINATIA CATEGORIA	SUPRAFATA [mp]				SUPRAFATA TOTALA [mp]
		Sc	St	St	St	
1	Spaltu verde				80.09	80.09
2	Grup social	2.10				2.10
3	Curtie				70.88	70.88
4	Fierarie	44.95				44.95
5	Sopron	32.54				32.54
6	Grupa de var	10.95				10.95
7	Bazin de apa	3.45				3.45
8	Grupa de apa	27.21				27.21
9	Spaltu verde				900.00	900.00
10	Alina			74.11		74.11
11	Spaltu verde				312.60	312.60
12	Branzi	111.90				111.90
13	Spaltu verde				42.07	42.07
14	Spaltu verde	0.88				0.88
15	Spaltu verde				91.55	91.55
16	Curtie				354.77	354.77
17	Spaltu verde				87.87	87.87
18	Magazin	270.87				270.87
TOTAL		583.55	0.00	74.11	6007.89	6755.55

DESTINATIA SUPRAFETELOR	SIMBOL	SUPRAFATA [mp]
Suprafata constructii	Sc	583.55
Suprafata terenului	St	0.00
Suprafata terenului de transport	St	74.11
Suprafata libera	St	6007.89
SUPRAFATA TOTALA	St	6755.55

POI=(Sc+St+St): St x 100=657.70 : 6755.55 x 100= 9.74 %  
CJT=SD : St x 100=383.55 : 6755.55= 0.00

SOCIETATEA COMERCIALA  
GETOCAD S.R.L.  
BUZAU

H.G.834/1991  
STABILIREA SI EVALUAREA TERENURILOR  
DETINUTE DE: S.C.DRUMURI SI PODURI S.A.

Nr. planului:

Actiune

Marime si Proportie

Scara

PLAN TOPOGRAFIC PENTRU INCINTA:





For more information please contact:

Delia Parvu

Tel: +40.724.501.046

Email: [delia.parvu@strabag.com](mailto:delia.parvu@strabag.com)

Strabag SRL

Bucuresti, Calea 13 Septembrie 90

District 5, 050726