

LAND PLOT IN YALTA FOR SALE

General information

Modern Crimea is the autonomous republic being the part of Ukraine.

Crimea Peninsula is surrounded by Black and Azov seas and is one of the biggest peninsulas in Europe.

Yalta is the most popular Crimean health resort which is called “the capital of Crimean Southern Coast”. It is a comparatively young center of international tourism situated in 86 km from Simferopol, in 40 km to the south-west from Alushta and in 80 km from Sevastopol in a vast territory facing the sea between capes Ai-Todor in the west and Montedor in the east. The town is the administrative center of resort region “The Large Yalta” which includes besides Yalta itself more than 30 villages such as Alupka, Gaspra, Gurzuf, Koreiz, Simeiz, Livadia, Massandra, Foros, etc. forming a continuous line of resorts having total length of more than 70 km along the coast of Black Sea from Gurzuf to Foros.

The area of The Large Yalta is the biggest is the biggest resort and recreational region of Crimea. Having only 1.1% of total square of the peninsula, it concentrates up to 20% of total capacity of all Black Sea resorts of Ukraine, up to 15% of total capacity of all Ukrainian resorts and 5% of hotels capacity.

Yalta is rather small town with population of approximately 90 000 people, but it annually meets around 2 millions of tourists. There are about 170 health resorts and 20 hotels in Yalta. Substantial number of entertainment establishments is able to satisfy any preferences.

The offered land plot is located in the higher part of Yalta at Mizko-Khalturin Street to the south from Sevastopol-Simferopol highway. Its total square is near 7 hectares, including 1 hectare of forest. It consists from two land plots having square of 1,9998 hectares and 4,7467 hectares respectively. The land plots are rented till 2025.

Purpose of land usage – for construction and maintenance of multiprofile resort complex

The land plot offers picturesque views of the Black Sea in the south and Crimean Mountains (Darsan and Ai Petri mountains) in the west and east. The height of the plot is between 140-200 m above the sea level.

Yalta nature reserve begins in 1 km from the land plot.

The soil consists of stones and clay, no landslips on the plot.

There are four approaches to the land plot. Two of them are located in the northern part and lead directly to Sevastopol-Simferopol highway, the third approach – in the north-western part and the last one – in the southern part of complex.

There is the underground water tank on the land plot with daily capacity up to 500 m³ filled from the underground spring of Darsan mountain. It enables to have own water reserve and be independent from city water supply facilities. There are also a tank of the city water pipe as well as gas pipeline and high-voltage electricity line near the land plot.





It takes 15 min. to get to the land plot from the town centre by route bus.

Competitive advantages of the land plot

- favorable climate and natural environment;
- popularity of Yalta region of the Crimean Southern Coast as a prestigious location for rest of well-off people from Ukraine , Russia and other nearby countries;
- location near the central part of the town at short distance from a variety of entertainment and shopping places;
- location is not far from the seashore;
- large distance from industrial objects;
- good transport connections which enable to get fast to railway stations, ports and airports;
- developed service and leisure infrastructure as well as a lot of historical and natural places attracting tourists in this region.

