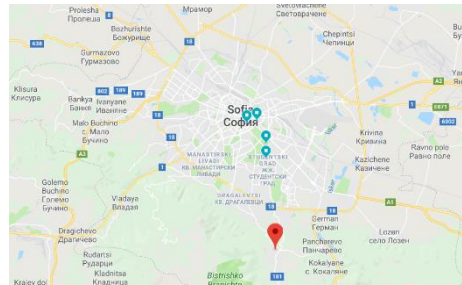


RESIDENTIAL DEVELOPMENT

LOCATION

- ✓ **Coordinates** - Latitude 42.5897 Longitude 23.35915
- ✓ **Cadastral ID (Land)** - 04234.6966.***
- ✓ The property is development land tract with unfinished construction of single family houses in Bistritsa village, a suburb in the south of Sofia.
- ✓ This is an emerging upmarket area characterized by low construction densities.
- ✓ The location is within commuter distance with typical drive times of 15-30 minutes to the main office clusters.
- ✓ It is also conveniently connected to the southern arch of the ring road which provides easy access to Business Park Sofia, Sofia Ring Mall and the Bulgaria Blvd. office submarket.

Macro Location



Micro Location



RESIDENTIAL DEVELOPMENT

PROPERTY DETAILS

- ✓ Level of completion of the construction – 80%
- ✓ TBA 12 363 sq. m. (partially constructed and potential to be developed)
- ✓ Land plot – 19 686 sq. m. of which
 - ✓ With constructions – 8 703 sq. m.
 - ✓ Without construction – 4 853 sq. m.
 - ✓ With right for construction – 6 130 sq. m.
- ✓ The property represents a total of 41 separate land plots, 39 of which are designated for single-family detached houses and the other two for power transformers.
- ✓ The average size of the residential lot is 500 sqm.
- ✓ The plot is characterized by displacement.
- ✓ The valued units are in various stage of completion.
- ✓ Excellent investment opportunity – good potential due to the location near other residential buildings



PRICE

EUR 5 000 000

NOTE

- Prices are net of VAT/if applicable/
- Currently the property is owned by the seller