

RESIDENTIAL DEVELOPMENT

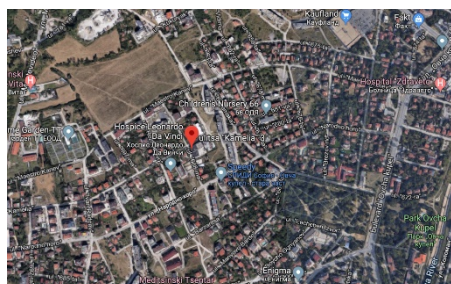
LOCATION

- ✓ **Coordinates** - Latitude 42,824469 Longitude 23,484871
- ✓ **Cadastral ID (Land)** - 68134.4337.723
- ✓ **Cadastral ID (Building)** - 68134.4337.723.1
- ✓ The Residential development along with the adjacent plot are located in a south-western middle class residential district Ovcha Kupel
- ✓ Immediate proximity to New Bulgarian University (less than 800 m. away)
- ✓ Demanded residential area – competitive prices, schools, shops
- ✓ Accessibility and Transportation connections to the property are good and there is a planned metro station not far away from the site
- ✓ Low density construction area
- ✓ In the area there are elements of local engineering, technical and road infrastructure existing.

Macro Location



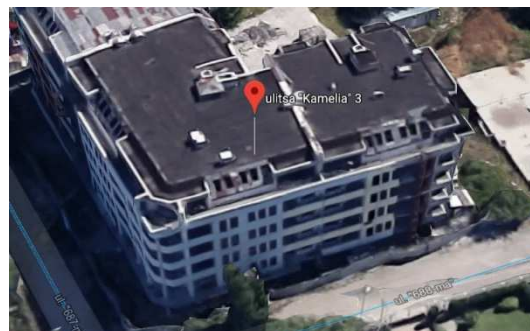
Micro Location



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PROPERTY DETAILS

- ✓ Level of completion of the construction – 40-50%
- ✓ TBA 4 248 sq. m. of the sellable part
- ✓ Good size and functionally shaped units
- ✓ Buildings have rough construction level reached
- ✓ Number of units – 81 /incl. 8 garages and 14 parking spots, together with 22 basements/
- ✓ Number of apartments – 19 (1,732 sq. m.), average size of apart – 91 sq. m.
- ✓ Number of ateliers/studios – 12 (1,127 sq. m.), average size of atelier – 94 sq. m.
- ✓ Number of shops – 6 (897 sq. m.), average size of shop – 150 sq. m.
- ✓ Excellent investment opportunity – good rental potential due to the proximity to NBU



PRICE

EUR 1 350 000

NOTE

- Prices are net of VAT/if applicable/
- Currently the property is mortgaged in favor of the seller