

COMMERCIAL DEVELOPMENT

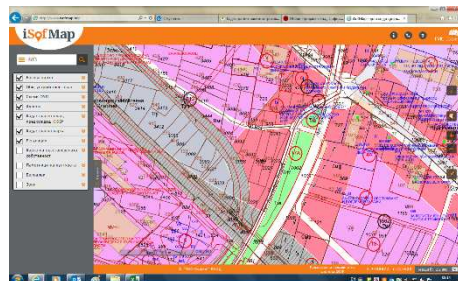
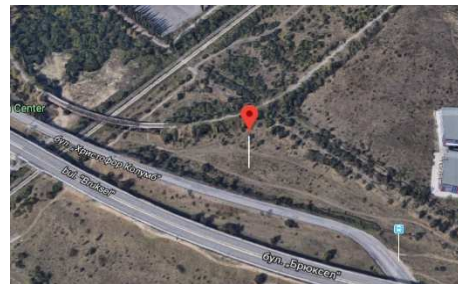
LOCATION

- ✓ **Coordinates** - Latitude 42.67599
Longitude 23.39654
- ✓ **Cadastral ID (Land)** - 68134.712.3022,
68134.712.3024, 68134.712.3025
- ✓ The properties are located at Christopher Columbus blvd., near the intersection with Iztochna tangenta street.
- ✓ Just above with an overpass passes Brussels blvd, leading directly to the airport.
- ✓ Near the South-Western side of the property passes a railway leading to industrial zone Slatina Bulgarplot.
- ✓ Surroundings of the properties include other undeveloped land plots.
- ✓ Distance to Sofia Airport is 2.5 km and to the city center is 9 km.

Macro Location



Micro Location



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PROPERTY DETAILS

- ✓ Land plot 5 712 sq. m.
- ✓ The property represents three adjacent agricultural land plots, cat. 4.
- ✓ They have the following details: ID 68134.712.3022 (745 sqm), ID 68134.712.3024 (2,500 sqm) and ID 68134.712.3025 (2,469 sqm).
- ✓ The first plot has a triangle shape and the other two regular rectangular shape.
- ✓ According to the General Master Plan of Sofia, all three land plots are zoned for multifunctional development (Смф) with the following construction parameters:
 - ✓ max. density 60%,
 - ✓ intensity 3.5, min.
 - ✓ greenery 40%.



PRICE

EUR 700 000

NOTE

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