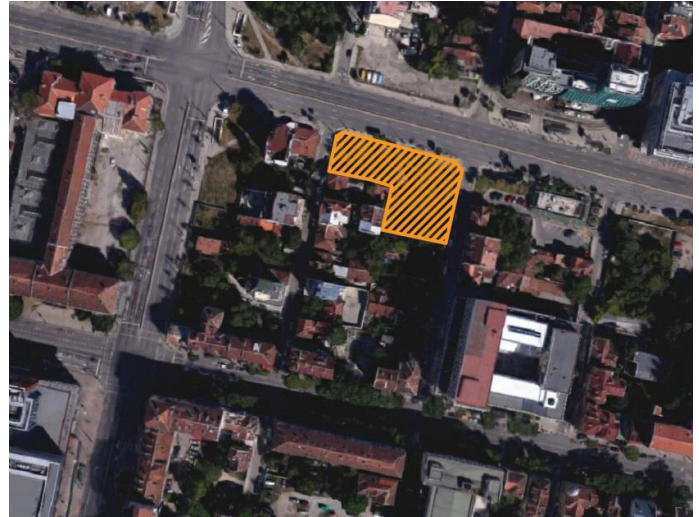


OFFICE DEVELOPMENT

coordinates 42°41'57.63"C 23°18'41.81"И

Location

- ✓ The plot is located on boul. T.Alexandrov and in immediate proximity to the crossroad of two main boulevards - Todor Alexandrov & Opalchenska
- ✓ Unique combination of easy access to west, north and central living and bussines areas of Sofia
- ✓ Distance to CBD - 0,3 km
- ✓ Direct access to transport infrastructure:
 - underground station
 - tram and bus stops



Advantages, general and zoning data

- ✓ **Visible location**
- ✓ **Demanded area** – The plot is situated in the development zone of the new business center (Ц1) and the area has a limited supply of consolidated properties
- ✓ **Excellent car and public transport access** - including direct access from both CBD and Lulin district
- ✓ **Form of plot** – suitable shape to construct well-lit, tailor-made building
- ✓ **Design of a building** – rectangular floorplate
- ✓ **Size of the plots** – 2 043 sq.m.
- ✓ **Status** – urbanized plots of land
- ✓ **Zoning** – density - 81,2 %p intensity - 15,17, landscaping – 15%, designation - for Business Center
- ✓ **Infrastructure** – in place
- ✓ **Size of the development** – approx. 30`995 sq.m.



Price

- ✓ **Option 1** – purchase of the receivable for EUR 5 500 000
- ✓ **Option 2** – purchase of the property for EUR 6 500 000

Note

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

