



**Lozenetz House**  

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**Casa Real Presentaion**



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We guarantee qualified and competent service, security in financing and completing the transaction. Our highly qualified brokers acquire the needed professional information for making the best decisions for the clients. Casa Real is a new stage in the process of supply of realty.

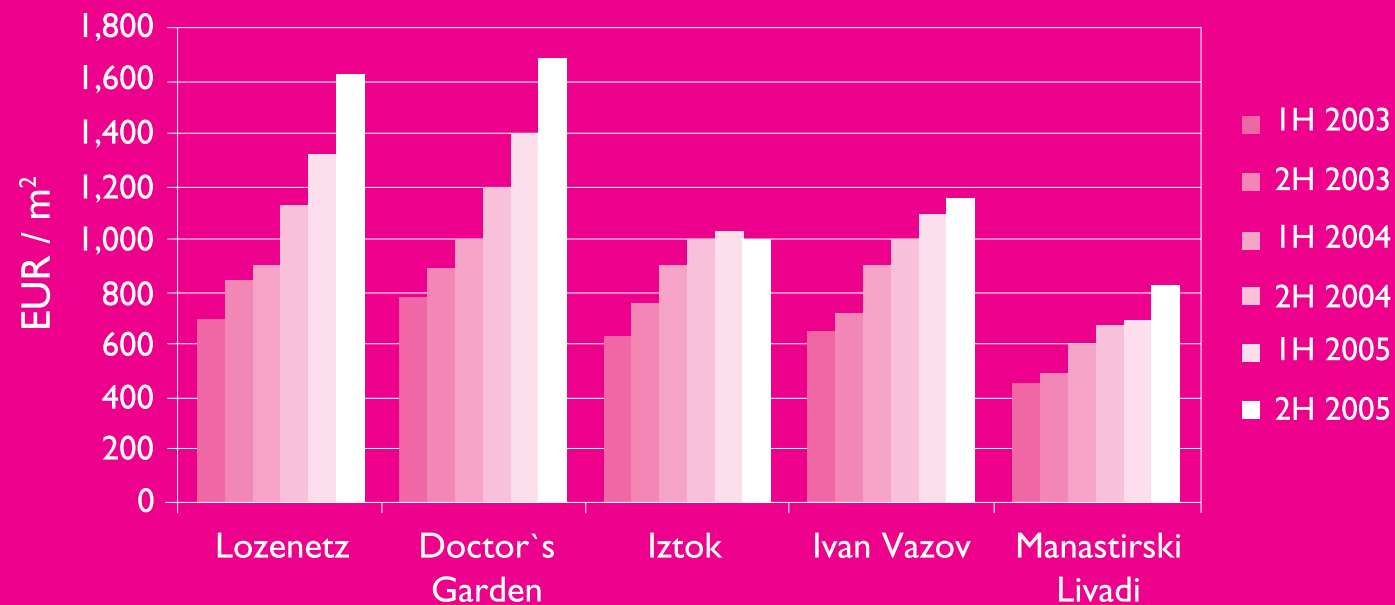
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# Sofia overview

Sofia is the biggest city and the capitol of Bulgaria. The population oscillates between 1.2 million and 2.2 million people. The city is the administrative industrial and financial centre of Bulgaria. It is the concentration point for all state institutions, embassies and foreign offices of international corporations. In the city are located the headquarters of the Bulgarian National Bank, the World Trade Center and the Sofia Stock Exchange. As a trendy European capital, the city offers first class hotels from many international chains: Sheraton, Hilton, Kempinski, Holliday Inn and others.

The real estate market in Sofia can be summarized in three sectors - residential, administrative and commercial. Over the past few years the residential market has been the most dynamic, due to the fact that this segment doesn't have requirements for the location and type of plots to be used for construction. The average sales price for residential properties in Sofia is 607 euro per sq. m. Depending on the project and its location asking prices for residential properties can reach and even exceed 2000 euro per sq. m. The most prestigious districts of Sofia are, Lozenets, Doctor's Garden, Ivan Vazov, Izgrev and Iztok.



## Location

Lozenetz House is situated in one of the most prestigious residential areas in Sofia – Lozenets, and it is just next to Kempinski Hotel Zografski. The convenient quick access to the city center and the quite privacy of a side street make the project very desirable for residence. The area offers a lot of entertainment opportunities – shopping, swimming pools, fitness, coffee shops, restaurants and many others within walking distance. The elevation plot ensures magnificent view in all directions.

# The project

Lozenetz house is a modern 8-storey development, constructed using a high quality materials in accordance with the international standards with 2 underground parking levels.

On the underground levels there are 95 parking places, storages and technical premises. On the ground floor there will be 2 restaurants, shops and offices. The 46 fully finished apartments with fully equipped built-in kitchens range in size from 66 sq.m. to 444 sq.m. and from one to three bedrooms with terraces. All you have to do in order to create your private place is to select the materials with our interior designers, who will give the apartment unique touch, corresponding to your personality.

The access to them will be trough 2 entrances with round-the-clock security and luxury hydraulic lifts. The architectural project envisages overall facade heat insulation of the building, German PVC windows, and mineral stuccowork. The building facade will be coated with granite as well as all common parts. All apartments will be with all amenities („key-ready“ construction stage), according to individual designer's projects, with armoured front doors, art ceilings with built in electric lighting, fireplaces, jacuzzi and other non-standard architectural solutions.





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