



SOFIA PARK VILLAS





Sofia Park Villas is a managed residential complex situated in one of the most successfully developed parts of the capital, including Residential Park Sofia, Business Park Sofia and the undergoing developments of Sofia Park.

Sofia Park Villas is the first residential project in Central and Eastern Europe to choose BREEAM Communities certification for social, environmental and economic sustainability.

BREEAM[®]





Sofia Park Villas is located in an area with direct access to/from the Ring road, Alexander Malinov blvd. and Bistrishko Shosse, which provides quick and convenient access to various parts of the city and Vitosha park. Convenient public transportation is organized adjacent to Sofia Park Villas and includes bus service and from 2015 a metro station next to Business Park Sofia.

Concept and location

Sofia Park Villas offers a new type of housing that builds on the general concept of the area. The complex consist of 35 family houses of 3 types, surrounded by rich green park areas. The highlights of the complex include:

- location in the foot of Vitosha mountain;
- proximity to main traffic arteries
- 24-hour manned security;
- functionality and comfort of houses, modern architecture and design;
- low-rise construction creating the feeling of spaciousness;
- abundant green areas;
- professional property management and facilities maintenance.



Additional services in the neighborhood:

- sports center ■ kindergarten ■ retail
- offices and a 5-star hotel ■ cafes, restaurants and recreational areas





Houses in Sofia Park Villas

Sofia Park Villas offers 3 types of houses with private yards of 450 to 900 m²:

House type A

Houses with approximate usable area of 250 m² available with 3 and 4 bedrooms.

House type B

Houses with approximate usable area of 300 m² with 4 bedrooms.

House type B+

Houses with approximate usable area of 350 m² with 4 bedrooms and a basement.

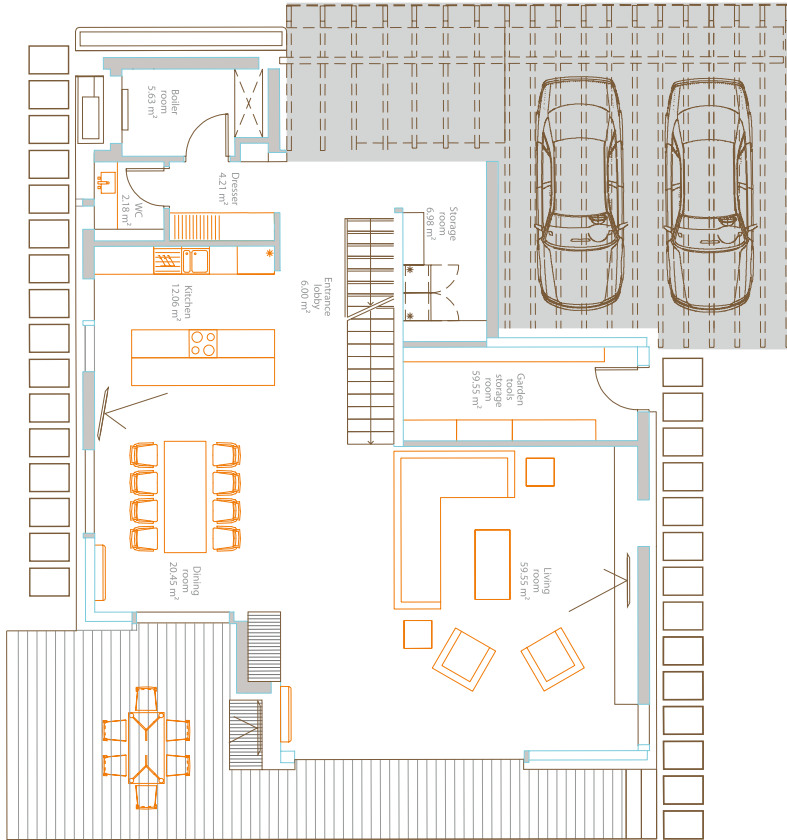




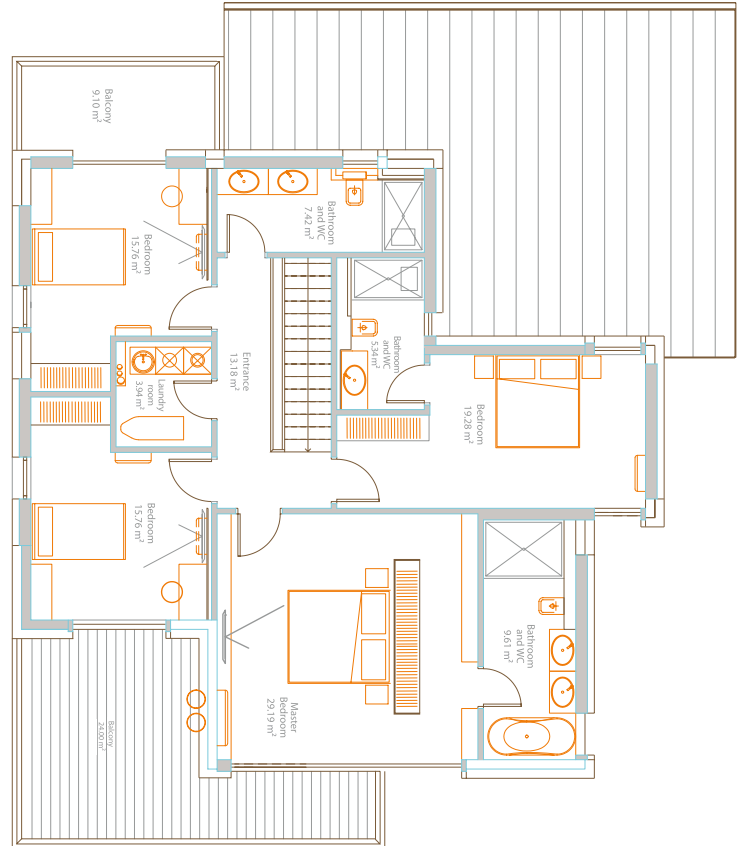
Typical House Layout

Type B

First floor



Second floor





Common Areas

Sofia Park Villas has richly planted common areas, including:

- walkways and recreational areas;
- playgrounds;
- sports field;
- access control.



Professional Property Management:

- 24-hour manned security and CCTV;
- cleaning, garbage removal and maintenance of common areas, alleys and streets;
- maintenance and irrigation of green areas;
- warranty maintenance of the buildings and the systems inside them.

Additional services:

Facilities management for the houses and their adjoining systems.



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