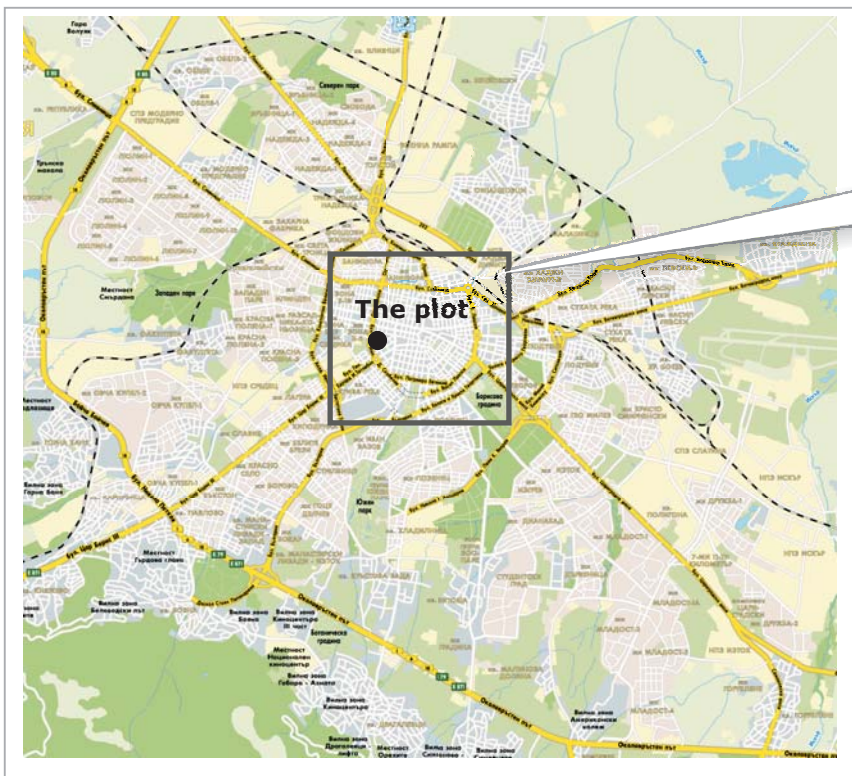


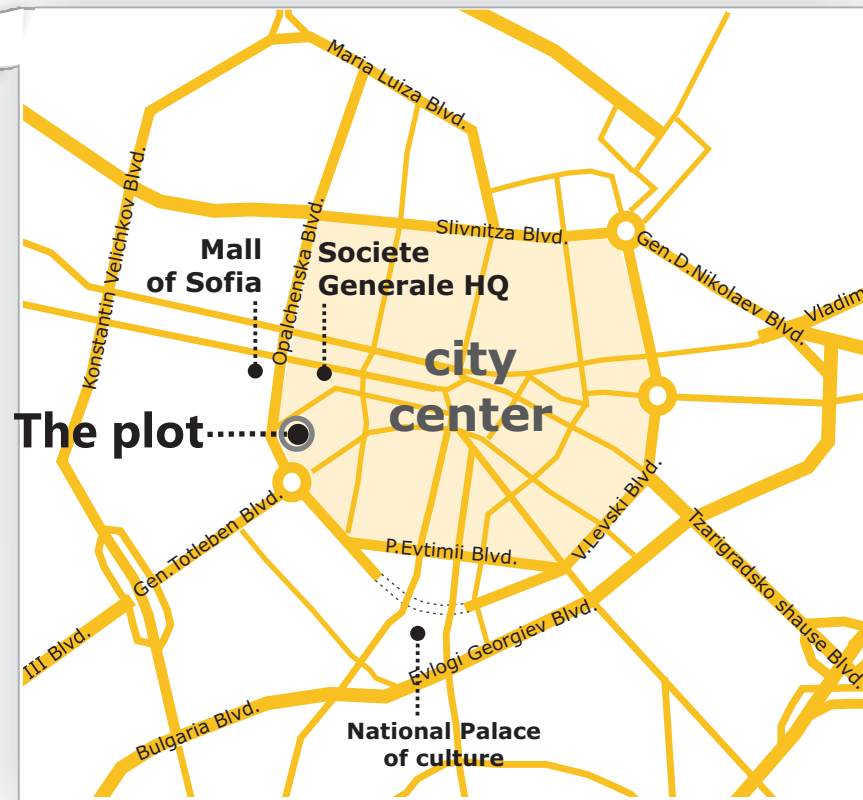
# sofia 6652 m2 open plot in the heart of Sofia

(gen.skobelev blvd./ p.nisavskii st.)



sofia map

## i.location



## ii.description

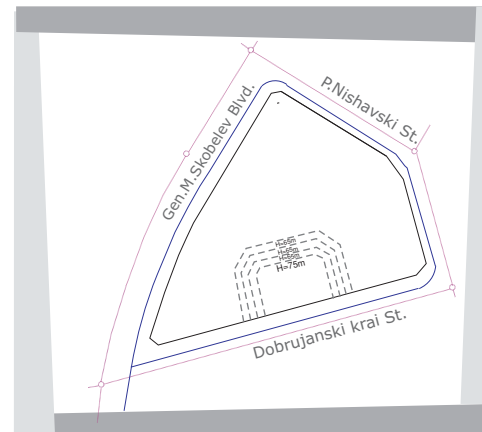
The plot is situated on the inner ring of Sofia that surrounds the historical and the administrative centre of the city.

**Skobelev Blvd** is one of the most trafficked roads of Sofia, connecting the center with all important points in the city, including the airport. At the same time the pedestrian shopping area and the most important state institutions are in only 5 min. walking distance.

The neighborhood of the plot includes Mall of Sofia and Sofia Tower office centre, other office buildings, Societe Generale HQs, metro station and residential buildings.

## iii.characteristics

Location	M.Skobelev Blvd. (inner Sofia ring)
Size	6 652 m <sup>2</sup>
Town planning status	Mixed multifunctional use
Density	100%
Intensity coefficient	5
Max height	74 m (25 floors)
Min greenery	20%
Footprint	up to 6 652 m <sup>2</sup>
Underground build up area	18 000 m <sup>2</sup>
Total build up area	51 260 m <sup>2</sup>
Leasable area	26 600 m <sup>2</sup>

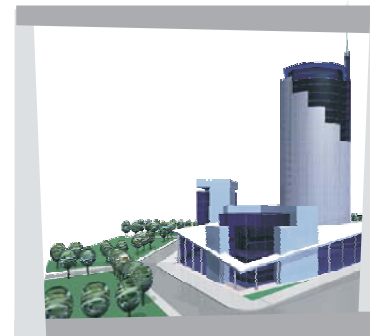


## iv. preliminary design

### multi functional office building

footprint: 6552 m<sup>2</sup>

GBA: 50 758 m<sup>2</sup>



According to the master plan, the adjoining street of Dobrudzhanski kraj will be extended into new boulevard with the same parameters as Skobelev Blvd. The site thus will occupy the most prominent location in the whole area.

On the other side of Skobelev Blvd the municipality of Sofia announced construction of the headquarters of the Sofia Court surrounded by 10 ha park.

The 74 m maximum height of the future building permitted by the local authorities could make this investment not only a **very profitable one but one of the architectural symbols of Sofia.**