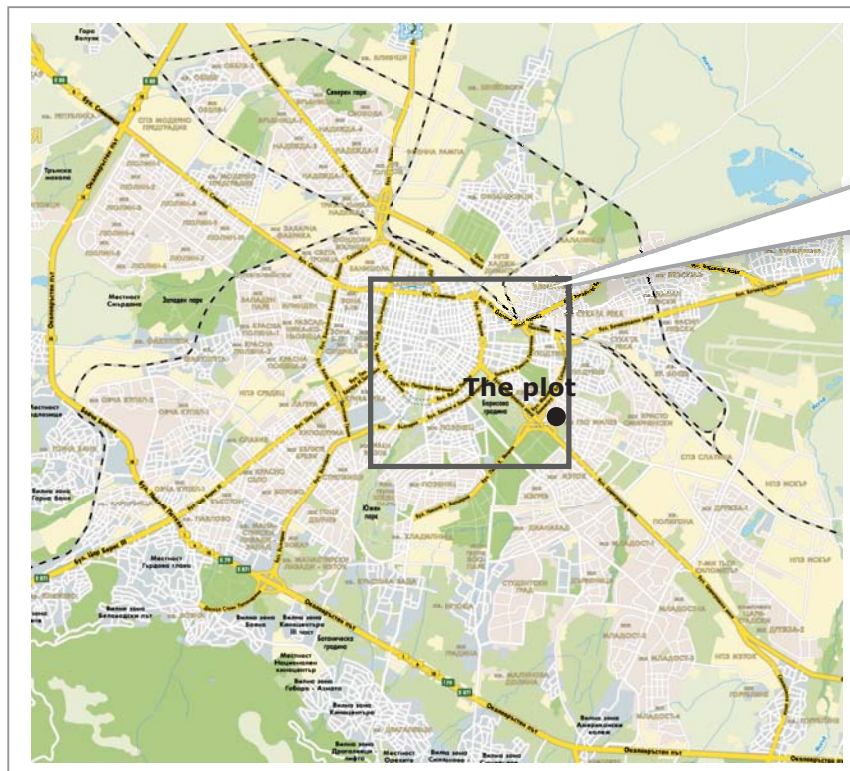


sofia 1250 m2 open plot in a densely populated residential distr.

(geo milev blvd./ iv.dimitrov st.)



sofia map

i.location



ii.description

The juncture of Ivan Dimitrov Kuklata St and Geo Milev Blvd, where the plot is situated, is the **focus point for this part of Sofia**, with traffic exceeding 20 000 cars per day.

The surrounding area is considered to be one of the best in the city, with a lot of new development in the last years, both commercial and residential.

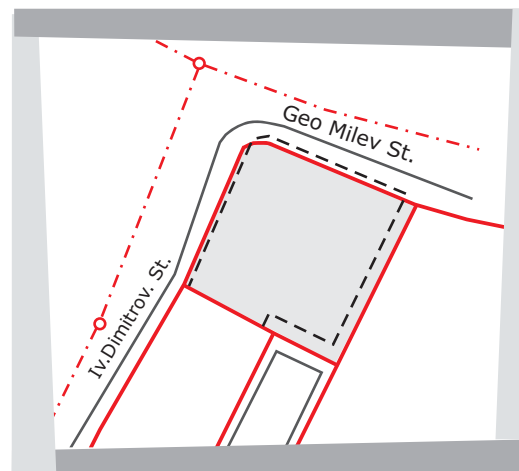
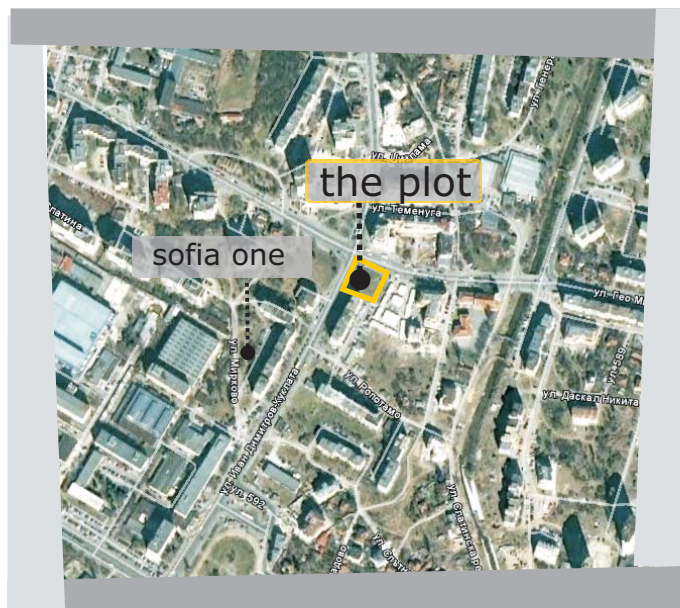
In direct vicinity of the plot there are Sky city Mall, Serdika Mall (soon to be opened, developed by ECE), Hermes Park (soon to be opened, developed by Greek Assos Capital), Mega Park (office buildings) and Sofia One Business Park (36 000 GBA offices and residential, developed by B.S.R.Sofia).



sofia one business park

iii.characteristics

Location	Geo Milev Blvd.crossing Iv.Dimitrov St.
Size	1 250 m ²
Town planing status	Residential zone for complex building
Density	40%
Intensity coefficient	3
Max height	32 m
Min greenery	20%
Footprint	up to 59 m ²
Underground build up area	1 250 m ²
Total build up area	3 500 m ²
Leasable area	2 800 m ²




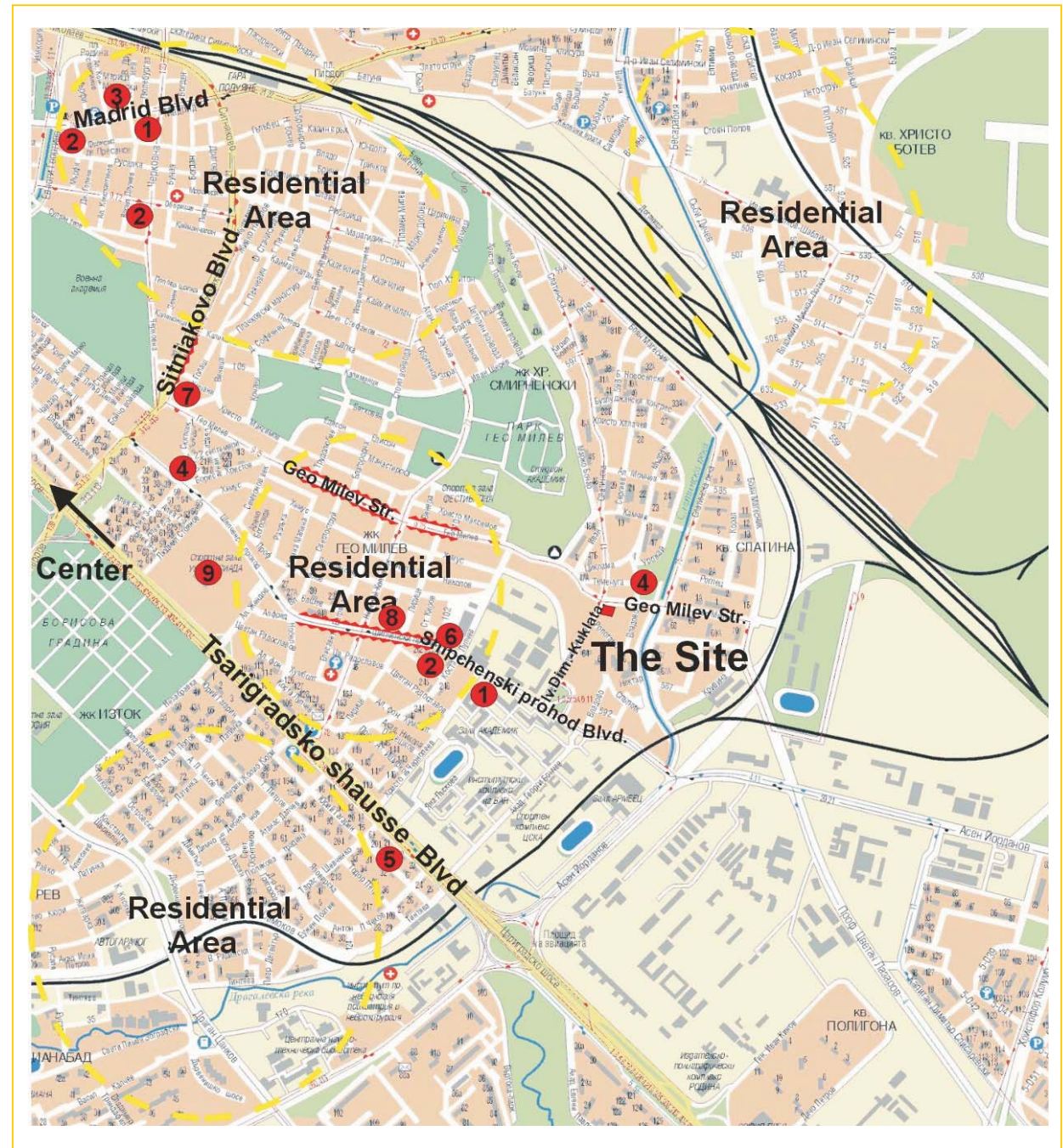
iv. pictures and research



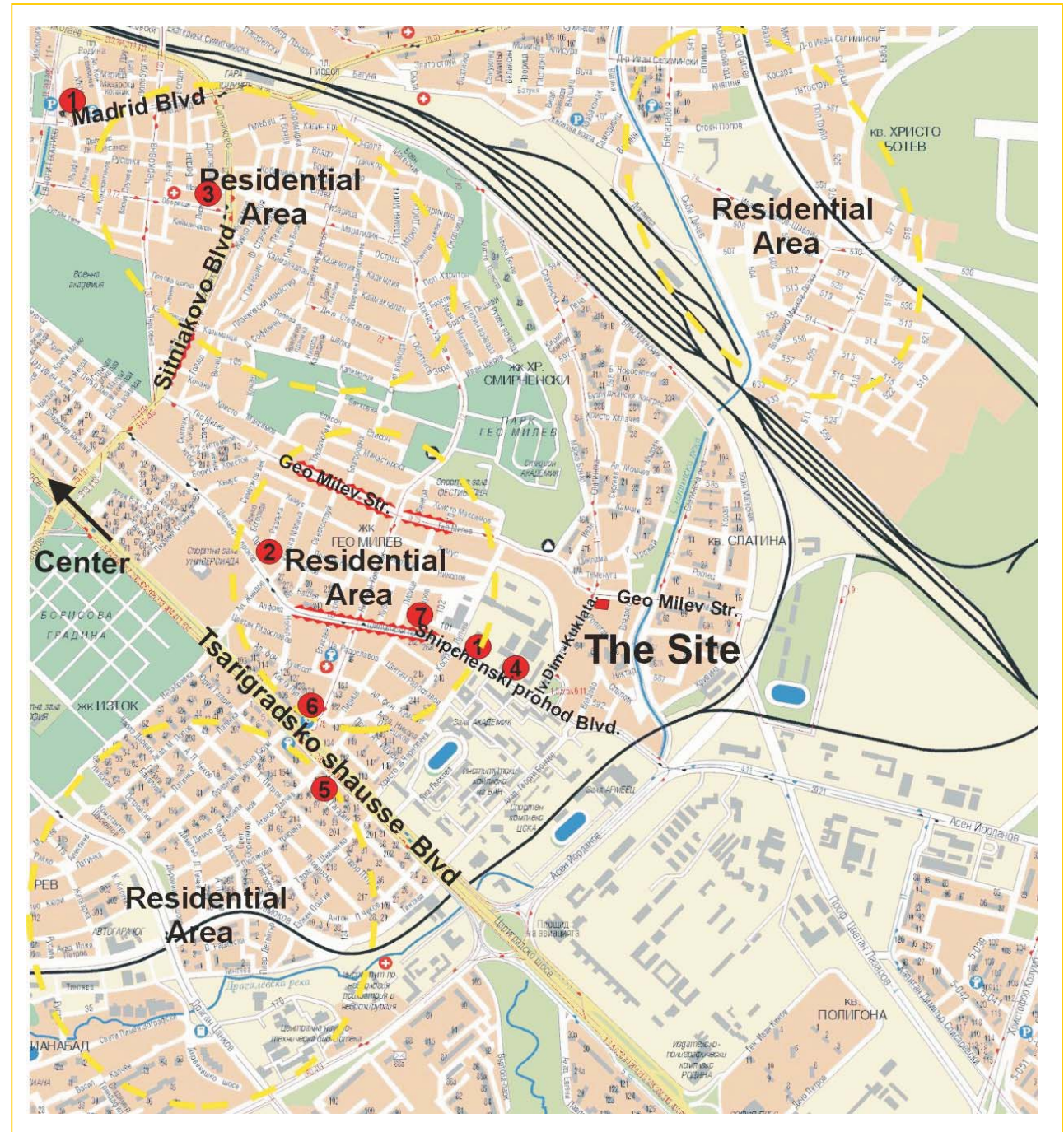
Traffic competitors /shops/:

- | | |
|---------------------------|-------------------------------|
| 1. Office 1 Superstore | 6. Mikron Furniture |
| 2. Fantastiko Supermarket | 7. Flooring Store |
| 3. Zora Appliance Store | 8. Office Furniture Store |
| 4. Open-air Market | 9. Universiada Shopping Strip |
| 5. Aron Furniture | |

Small shops: 



iv. pictures and research



Traffic competitors \banks/

- | | |
|-------------------------|--------------------------|
| 1. Biohim Bank | 6. Bulgarian Postal Bank |
| 2. Bulgaria Invest Bank | 7. Euro Bank |
| 3. Bulgarian Union Bank | |
| 4. Obshtinska Bank | |
| 5. Union Bank | |

Small shops: