

# targovishte **over 90 000 m2 open plot**

on the busiest highway in Bulgaria

(A2/E70 Sofia-Varna highway)



Bulgaria map

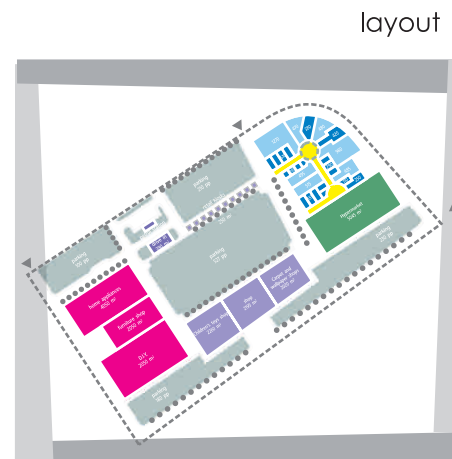
## i.location



## ii.description

The plot is located in the town of Targovishte, one of the municipal and regional centers in Bulgaria with over 150 000 inhabitants. Its proximity to the two exit points of the country- Varna (130 km from Targovishte) and Rouse (100 km from Targovishte), makes the territory of the city and municipality a strategic juncture on those directions. The main road I-4 Sofia-Veliko Tarnovo- Varna passes along the town.

The large area of the plot with such excellent characteristics, its proximity to the city center and its direct access to/from Sofia-Varna main road makes him a **strategically location for retail projects.**



## iii.characteristics

<b>Location</b>	Sofia- Varna highway
<b>Size</b>	92 814 m <sup>2</sup>
<b>Town planing status</b>	Retail complex with logistics and petrol station
<b>Density</b>	40- 80%
<b>Intensity coefficient</b>	1- 2.5
<b>Max height</b>	none
<b>Min greenery</b>	20- 40%
<b>Footprint (project)</b>	35 000 m <sup>2</sup>
<b>Total build up area (project)</b>	40 000 m <sup>2</sup>
<b>Leasable area (project)</b>	32 000 m <sup>2</sup>

## iv. preliminary design

### **targovishte park** retail complex

footprint: 35 000 m<sup>2</sup>

GBA: 40 000 m<sup>2</sup>



The project "Targovishte Park" is designed to cover more than 90 000 sq.m including shopping center, hypermarket, set of big-box stores for home appliances, furniture, DIY, building materials, petrol station etc.

The gross build-up area of the project is 40 000 sq.m, including 28 600 sq.m retail area and more than 1200 parking places.

**This is the first retail project in north-eastern Bulgaria with such dimensions.**