

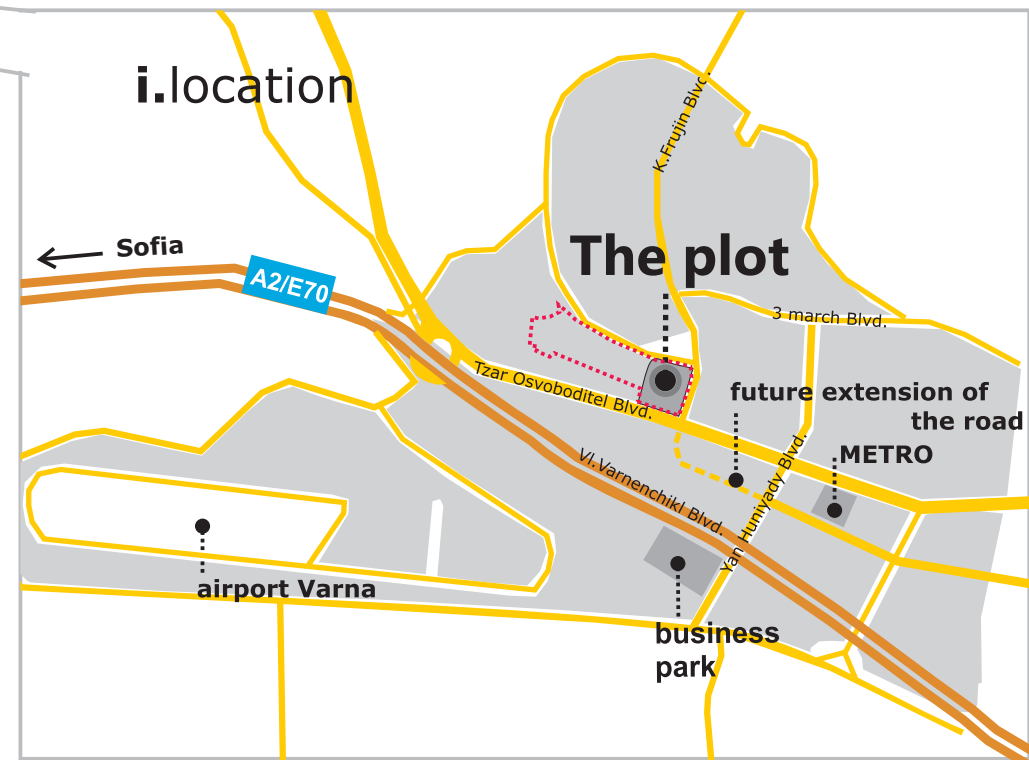
varna 31 000 m2 open plot with possibility to enlarge

between two central city boulevards

(tzar osvoboditel blvd./ k.frujin st.)



Varna map



ii.description

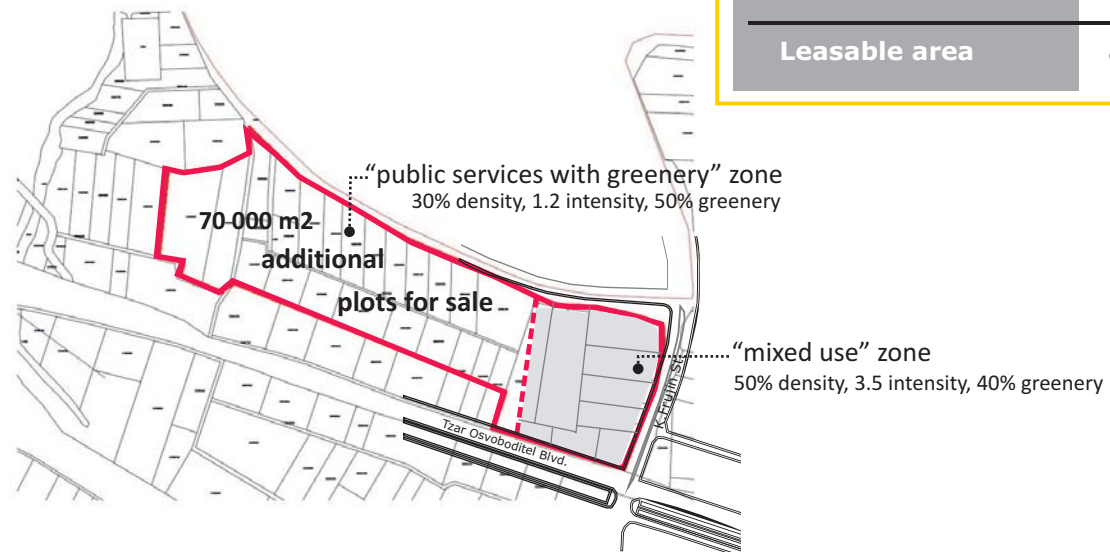
Varna, though only 3rd city in Bulgaria by population, is widely considered to be the **richest one**. The city attracted substantial portion of all development in Bulgaria, including some premium residential, office developments including second in the country Business Park, lots of retail including 3 malls already operating, and further 3 under construction.

Still, the city, due to its locations on the sea, **has deficit of good locations**, especially bigger ones. The site we offer is thus very unique.

The location of the plot - the junction of K.Frujin St. and Tzar Osvoboditel Blvd, connecting city center with Hemus highway (exit to Sofia) is one of the busiest points in Varna with more than 30 000 cars traffic per day in both directions. Additional road connecting Tzar Osvoboditel Blvd with the South part of the city is expected to be built next year

iii.characteristics

Location	Tzar Osvoboditel Blvd.crossing K.Frujin St.
Size	31 352 m2
Town planing status (undregooing)	Mixed use zone
Density	50%
Intensity coefficient	3.5
Max height	none
Min greenery	40%
Footprint	up to 16 000 m2
Total build up area	about 100 000 m2
Leasable area	about 80 000 m2





iv. preliminary design

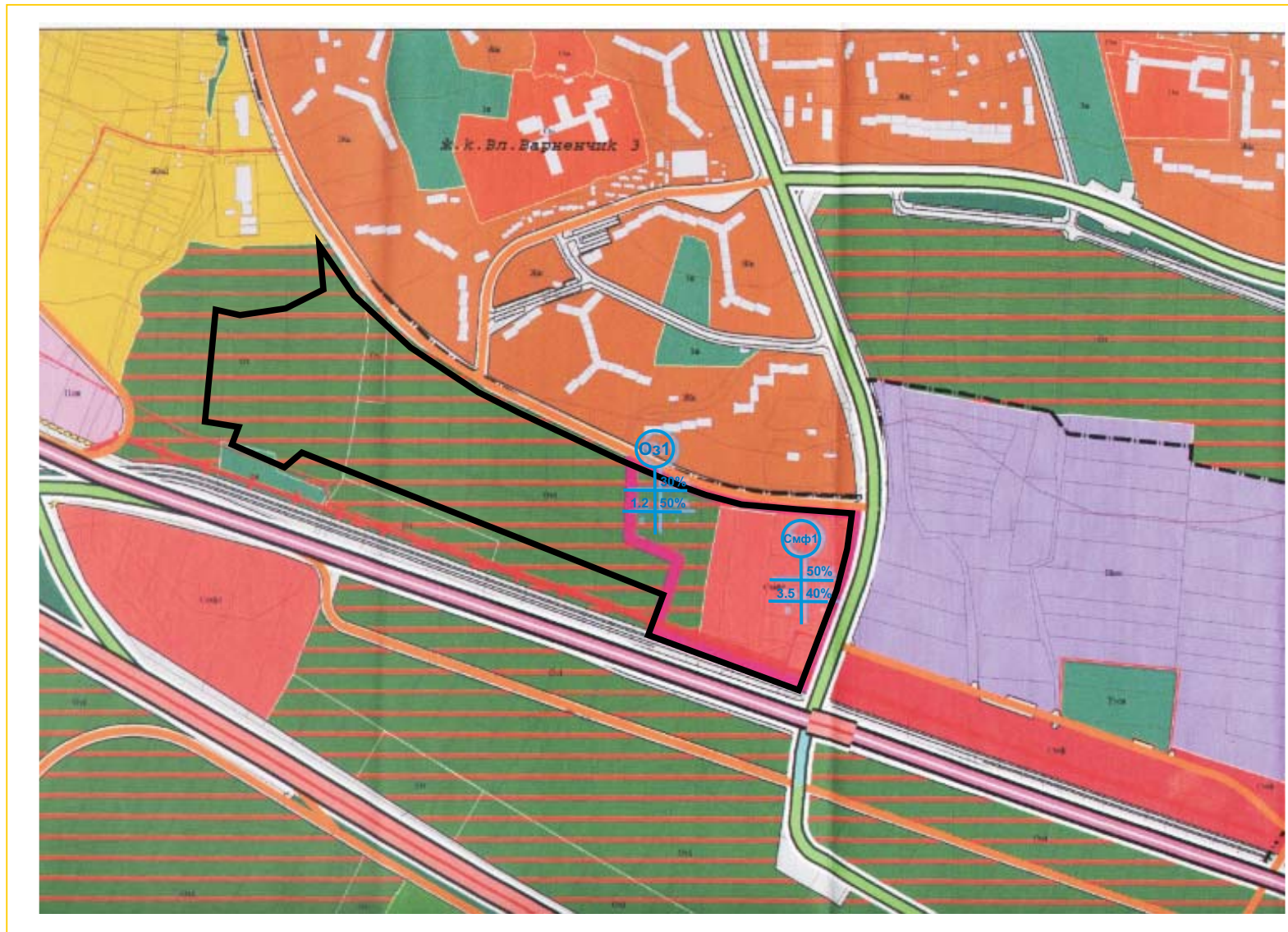


The surrounding area of the plot was developed very fast in the past few years with a large scale construction of new business and residential projects, mainly because of the lack of suitable large empty plots in the center of the city.

According to the municipal zoning plan the area of the plot will be developed as residential and business location.

The additional 70 000 sq.m just next to the plot make this offer a unique opportunity for buying a plot of 110 000 sq.m. **It is difficult to find such perfect match “location/characteristics” in whole town.**

v. zoning scheme (preliminary design)



- "mixed use" zone**
50% density
3.5 intensity
40% greenery
- "public services with greenery" zone**
30% density
1.2 intensity
50% greenery

vi. technical infrastructure sheme



- gaz-main 6 bar PrG
- gaz-main DPISh_106
- water-main (easement 8m)
- sewerage
- heat supply route
- heat supply route on project
- easement

vii. pictures

