

# DEVELOPMENT LAND SOFIA AIRPORT

PRESENTATION

## LOCATION

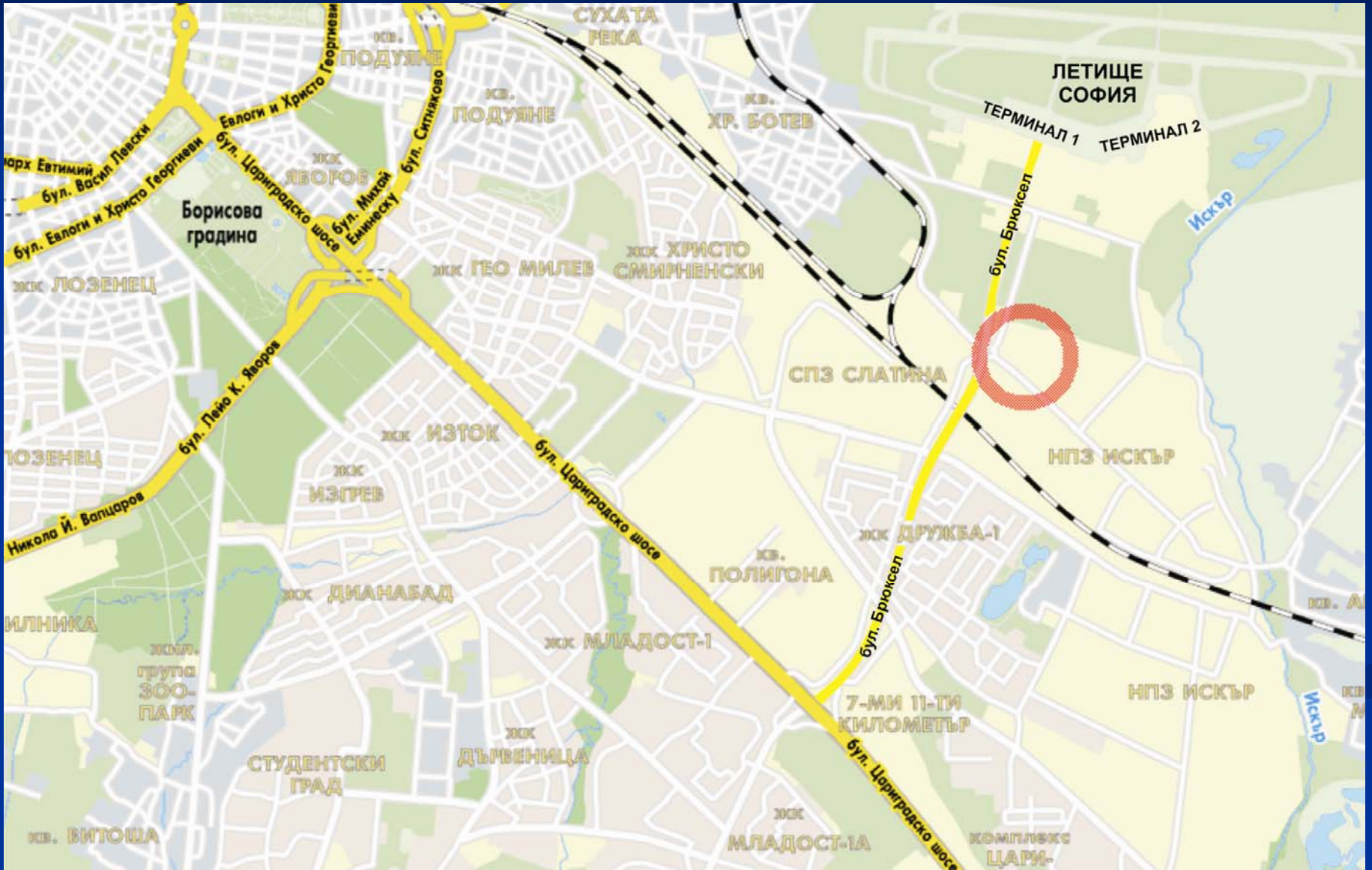
- The Sofia Airport region is one of the most attractive areas for investment in the capital.

Over the last couple of years, this has been the zone of fastest development, primarily designated for trading, administrative and logistic purposes.

- The land offered for sale is situated in the vicinity of the Sofia Airport and 8 kms only away from the downtown of the city. The fast link with the Tsarigradsko Shosee Boulevard, makes possible the direct link with the Ring Road, the Hemus and Trakiya motor-ways, which in turn provide fast access to all regions of the capital and the county.

- It is provided for that the Sofia Metrpolitzen, which is under process of construction, to connect the Sofia airport with the downtown of the city by 2012, and according to the General Urban Plan of the city of Sofia, the region is going to be also connected with he railroad network.

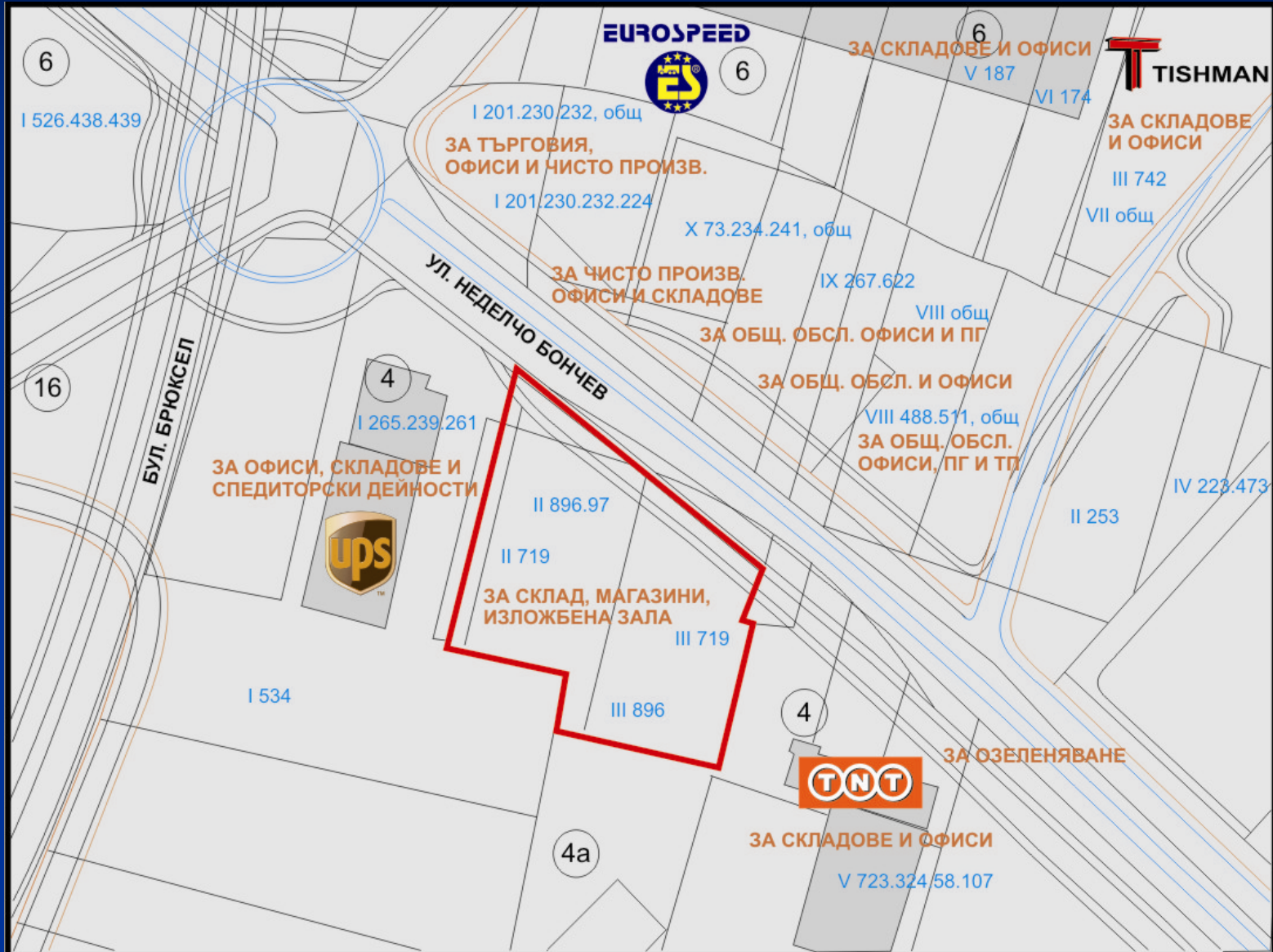
# MAP OF SOFIA



## DEVELOPMENT OF THE AREA

- Over the last few years, a series of administrative-commercial and logistic buildings of large Bulgarian and foreign companies have been constructed or are under process of construction. Another part of the plots have been purchased, and these are under process of preparing for construction.
- Direct neighbors of the development land area, subject to sale, are the already built and operating:
  - Logistic Center and Office building of TNT
  - Logistic Center and Office building of UPS
  - Logistic Center and Office building of EUROSPEED
- The following sites are located in the close proximity:
  - Exhibition and business-centers of Porsche, Lancia, Alfa Romeo, Mazda, Fiat, Mazerati
  - Administratively: business and logistic complex of SOFIA AIRPORT CENTER and of the US Company of TISHMAN
  - Administratively: business and logistic complex of PROCTER & GAMBLE

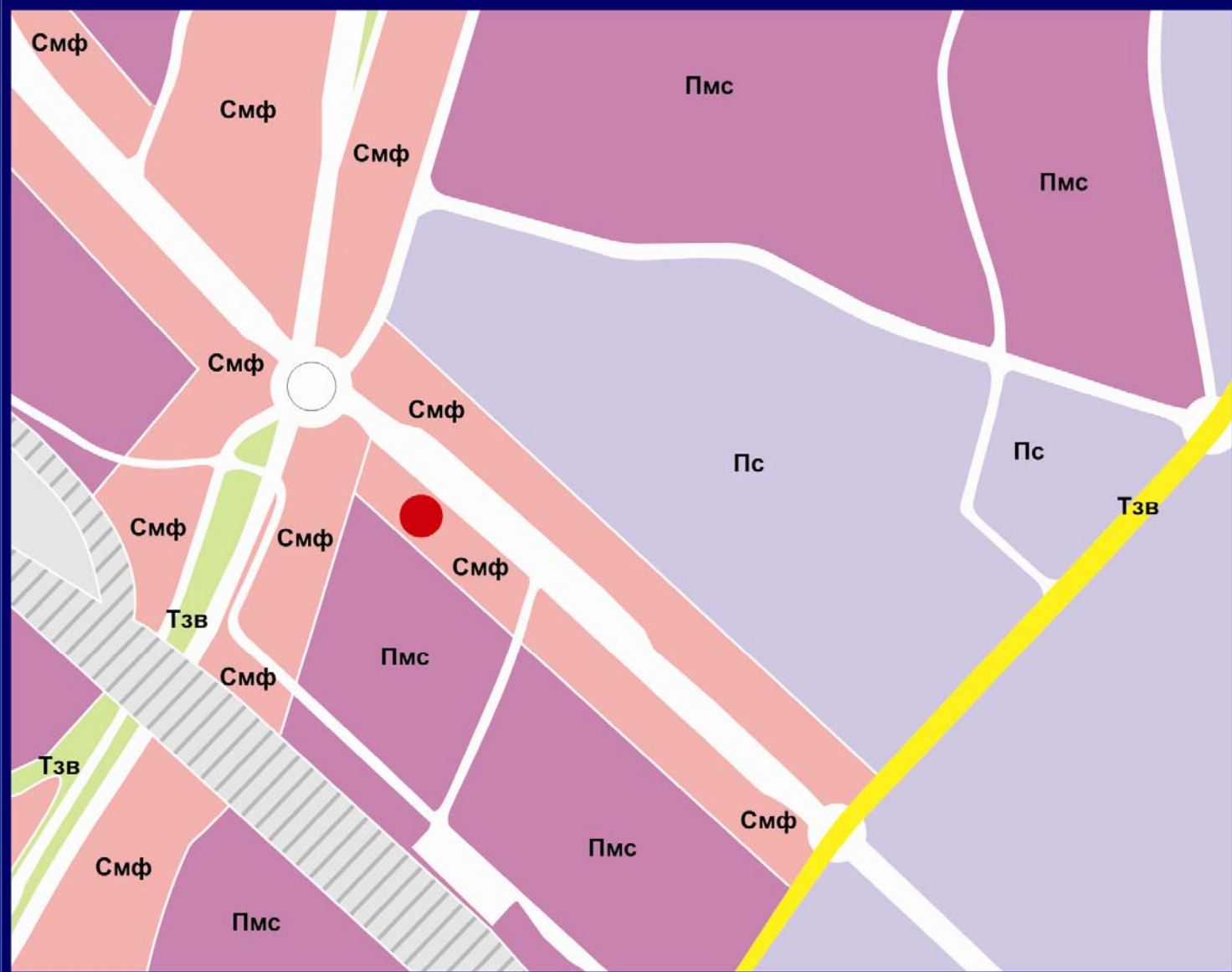
# REGULATION



# URBAN PLANNING STATUTE AND INFRASTRUCTURE

- According to the General Urban Plan of the city of Sofia, the plot covering area of 5 902 sq.m. falls within mixed multi-functional zone, designated for public service, trading, harmless industries, house-living buildings and flats, sports and attractions, and other complementing functions.
- The planning designated parameters of the zone are:
  - Maximum density of construction – 60%
  - Maximum intensity of construction – Kint – 3.5
  - Maximum elevation cornice – 26 m
- Area – 5 902 m<sup>2</sup>
- Possibility for spread built up area – 20 657 m<sup>2</sup>
- The land area has a surface of 94 m on “Nedelcho Bonchev” Str. – the prolongation of the East Tangent, which directly links Sofia Airport with the Hemus and Trakiya motor-ways.
- Fully built up underground and overground infrastructure. All communal services, such as power supply, water supply, the sewage channel, the natural gas supply and the optic-fiber cable, that will be necessary for a would-be building have been included in the land area. There is neither ground nor underground facility running across the area hindering the construction.

# URBAN PLANNING STATUTE AND INFRASTRUCTURE



# CONCLUSION

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- The combination of all features set out above, concerning the location, opportunities, presented by the urban planning area, where the land falls within, make it exclusively attractive for investment in and construction of:
  - Office Buildings, Class “A”
  - Exhibition Center (Showroom)
  - Logistic Center
  - Hotel (a number of international chains of hotels seek appropriate location near the Sofia Airport
  - Trading (Business and shopping) Center
  - Parking lot

# DEVELOPMENT LAND - STR. NEDELTCHO BONTCHEV



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