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|--------------------------------|---|
| ID:                            | <b>SOF12/A</b>                                  |
| Status:                        | <b>for sale</b>                                 |
| Construction Stage:            | <b>investment under construction</b>            |
| Commissioned to use:           | <b>2012-04-01</b>                               |
| Town:                          | <b>Sofia</b>                                    |
| Name:                          | <b>Lulin Bridge</b>                             |
| Location:                      | <b>In cities</b>                                |
| Distance from the airport:     | <b>17 km</b>                                    |
| Type of Real Estate:           | <b>apartments</b>                               |
| Type:                          | <b>2, 3</b>                                     |
| Surface area from - to:        | <b>75.24m<sup>2</sup> - 115.93m<sup>2</sup></b> |
| Total price from :             | <b>52667 euro</b>                               |
| Price per m <sup>2</sup> from: | <b>700 euro</b>                                 |
| Furniture:                     | <b>additional service</b>                       |

### **Especially recommended for**

#### **Description**

Bulgarian Property Ltd. offers for sale apartments in exceptionally luxurious complex Lulin Bridge in Lyulin 2. Complex Lulin Bridge includes two 10 - floor buildings, named Tower West and Tower East according to their geographical disposition on the plot. In vertical terms are connected between themselves with three - floor space - "bridge". It is designated for public services. Its function is for social service. Buildings are located near subway station "Slivnitsa", bus stops and are 20 minutes by car from the center of the capital Sofia and 40 minutes from the international airport. Location of the complex offers perfect communications, near big commercial chains, polyclinics, kindergartens and schools.

#### Tower East

Tower East includes a ground level for public services - shops and a snack bar; an underground parking lot; first level - offices; and eight levels with 7 residential apartments on each floor. Total - 56 residential apartments. The entrance of the building is designed to head the east, facing the street and consists of an entrance vestibule; a main electricity switchboard and a janitor's compartment; adjacent to the vestibule there is a three-shoulder staircase, ensuring independent access to the offices on the first floor; then follows the vertical communication of the residential building, which includes two elevators and a two-shoulder staircase. The staircase cell is separated from the floors through a fire safety vestibule. Then follow eight residential levels. Each level includes six apartments and one atelier. On the tenth level there is a greenery terrace and a tower, where the staircase cell is located. TOWER East includes 32 two-bedroom apartments, 8 ateliers and 16 three-bedroom apartments.

#### Tower West

Tower West includes a ground level with shops and a kid's club; an underground parking lot; and nine levels with 7 residential apartments on each floor. Total - 63 residential apartments. The entrance of the building is designed to head the south, from the end of the plot and consists of an entrance vestibule; then follows the vertical communication of the residential building, which includes two elevators and a two-shoulder staircase. The staircase cell is separated from the floors through a fire safety vestibule. Then follow nine residential levels. Each level includes six apartments and one atelier. On the tenth level there is a greenery terrace and a tower, where the staircase cell is located. TOWER West includes 36 two-bedroom apartments, 9 ateliers and 18 three-bedroom apartments.

Upon the design of the residential units, all provisions in pursuance of Ordinance §17, Section III are taken into account. Both towers are designed with independent access to the underground parking lots - one-shoulder staircase. The underground parking lot is designed to operate in an open air parking manner. The doors shall be Brandmauer (fire protected), connected

automatically to the fire alarm system, which zone the entire area around the underground parking lot.

"The Bridge"

"The Bridge" consists of three levels for public services, including three cafeterias. The vertical communication is decided with two stations located at the eastern and the western end of the "Bridge". It includes an elevator and a three-shoulder staircase. The absolute elevation 0.00 of the two buildings is equal to 560.20 meters of altitude, being coordinated as much as possible with the level of the adjacent land and the sidewalk. All zones for public services are designed in pursuance of the provisions pointed in Ordinance <sup>1</sup>8 for persons with limited motor functions. The parking is set within the plot. The design provides for 108 parking seats at the underground parking lots and 59 parking seats at the ground level, or a total of 167.

### Attractions

The huge redevelopment of the city is making Sofia one of the most attractive place to live and work in the region. Whilst Sofia will never rival Prague for its historical sites, there are numerous places of interest to visit including the Russian Church, Russian Church, Sofia Synagogue, galleries, museums and, Sofia's crowning glory, the impressive Alexander Nevski memorial church. You will also see set-piece public buildings along the tastefully cobbled streets and the pedestrianised Vitosha Boulevard attracts visitors for its stylish shops and the impressive views south towards Vitosha mountain.

In Spring and Summer you will see bars and cafes springing out onto the pavements and parks and visitors enjoy affordable quality dining and a thriving bar culture. The city is gaining a new more hedonistic edge as it grows and prospers. As the centre of the city is flat it can be covered on foot with ease.

Moving just 12km out of the city brings you to Vitosha Mountain which is perfect for outdoor pursuits. The city is only an hour away from the established mountain resort of Borovets and one and half hours from Bulgaria's second city of Plovdiv. Whilst there are many improvements still to come, a glimpse of its future status can be observed with its modern airport terminal, business parks and shopping centers. These are all strong pointers that this city will not remain the current property bargain destination for long.

Tourist Attractions

### Features

Why it is Worth it?

Spacious apartments

Functional disposition

Convenient location

Good investment opportunity

Features:

Security  24h

Near  to the metro station and bus stop

Underground  garages available (for sale)

Green  areas

Supermarket  and shops

Kid's  club

Lift

three  cafeterias

fire  alarm system

Garden  for the residents

All  zones for public services are designed for persons with limited  motor functions.

### Services

You don't have to worry also about the apartment maintenance during the year with our assistance! We offer the maintenance of the real estate, security services 24h a day all year long, lighting, electric energy and water security, repairs, cleaning of the apartment, shared parts and greens, paying the bills, etc... Additional income from rental - because we offer assistance at renting the apartment.

### Payment Regulations

Payment plan 1:

30  % -  upon signing the preliminary contract

20 % - upon reaching elevation +0,00

20 % - upon reaching the respective floor

20 % - upon reaching roof level

5 % - at a stage of construction: completed installations

5 % - at a stage of construction: permission to use

Payment plan 2:

30 % - upon signing the preliminary contract

70 % - at a stage of construction: rough work

Additional costs:

The price in the price list is final. Notarial charge (from about 3.5% to 4% of purchase value - depending on the option chosen by the Investor).

Unusually, for this real estate you have to pay 3% of commission. In this amount pre-sale assistance is included.