



Jade



RESIDENTIAL COMPLEX

За да разгледате проекта в интерактивен режим моля свалете приложението

ScanArchitect

от



След стартиране ще имате 3 избора за разглеждане на проекта.

В първия режим може да насочите телефона си към картинката, след което сградата ще се появи на вашия еcran.



scanarchitect.com/demo/target.jpg

Във втори режим можете да разгледате обекта като избирате разпределенията по нива и апартаменти, а също и идейни разработки на 3 апартамента.

В трети режим можете да разгледате екстериорните илюстрациите към проекта





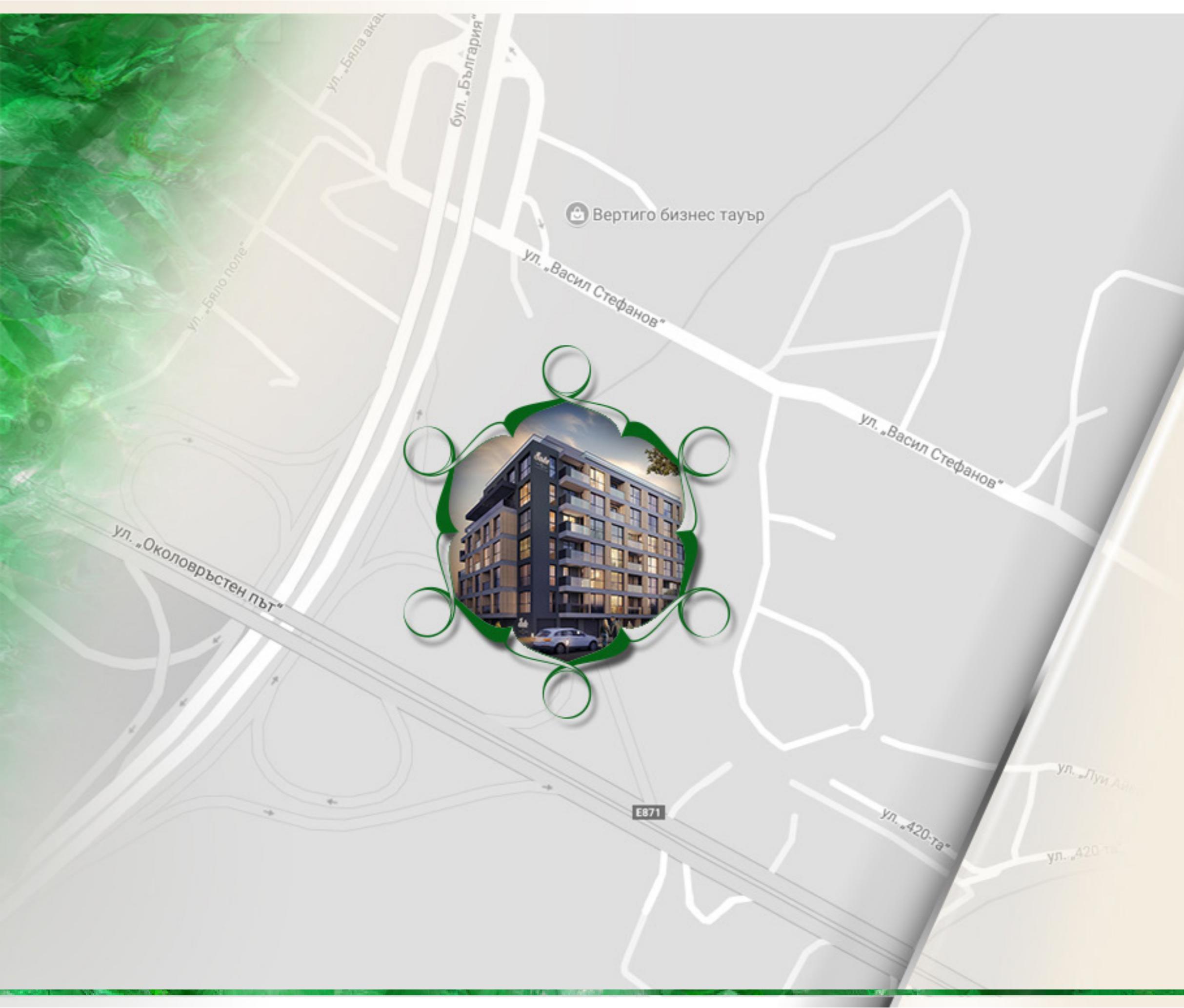
RESIDENTIAL COMPLEX

LOCATION

- City of Sofia, Manastirski Livadi – East District, the area between the Ring Road, Bulgaria Blvd. and Vasil Stefanov Str.
- Close to Vertigo and Honda business buildings.

TYPE OF PROPERTY

- Closed-type multifamily residential building with garages and an underground parking.
- Floorage of the building: 5 116,36 м².
- Storeys: Entrance A - 8 storeys; Entrance B - 5 storeys.





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**COMBINATION OF COZINESS,
COMFORT, STYLE AND
TRANQUILITY WITHIN THE CITY.**

The block of flats is situated in the southern part of the city of Sofia, in close proximity to Vitosha Mountain. The building is unique for its panorama view over the mountain and over the city. The region is newly built and quickly developing and it offers its residents proximity to the mountain as well as a new, modern infrastructure, which undergoes development simultaneously with the construction of the region.

In immediate proximity to the complex there are Boyana Residence, offices, petrol stations, restaurants and catering establishments, Bulgaria MALL and the South Park. The region is serviced by several bus lines and a tram line, close to Todor Kableshkov Blvd., Bulgaria Blvd. and a quick access to the Ring Road.





RESIDENTIAL COMPLEX

SPECIFICS
OF THE PROPERTY

SPECIFICS
OF THE REGION





SPECIFICS OF THE PROPERTY

- closed-type block of flats with exclusive modern vision, designed by leading architects, consisting of 61 flats, distributed in two entrances, underground parking lot, garages and internal yard with an outdoor playground for children of 0 to 12 years of age.
- ensured maximum security for the residents of the complex
- underground parking places



SPECIFICS OF THE REGION

- a new and preferred residential district in the southern part of the capital city
- situated in close proximity to Vitosha Mountain
- the region is quickly developing and it will offer its residents contemporary infrastructure, combining excellent comfort and coziness in urban environment
- close to Bulgaria Blvd. and the Ring Road, which ensures quick access to the central part of the capital city, Sofia Airport and the other regions of the city

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**STRUCTURE
AND FACADES**

**COMMUNAL
AREAS**

**UNDERGROUND
PARKING LOT**

SECURITY





COMMUNAL AREAS

- staircase and entrance hall – as per the architectural project of Ivo Petrov Architects Architectural Studio
- equipment with elevator for 8 people with stops at each level of the building – from the underground garage up to the terrace-like roof
- staircases and corridor – Granitogres tiles with anti-slippery surface
- railings – made of stainless steel and glass details
- automatic lighting with sensors
- ventilation system of the staircase spaces
- heating gas installation with local gas boilers, mounted within the flats and individual reading from pipe junction with end caps

SECURITY

- CCTV at the entrance, including at the approach to the garage and corridors of the storeys
- audio-visual system at the entrance – receiver for each apartment in the entrance hall /smart intercom system/
- chip card entry

STRUCTURE AND FACADES

- framework beamless structure of monolithic reinforced concrete
- combined facade of high quality HPL ventilated facade paneling with wood design and mineral plaster
- high quality thermal insulation /rock wool 10 cm and EPS/ and steam insulation of roofing
- low emission IGU – German Rehau frames
- multi split air-conditioning system – developed pipe connections with an end cap

UNDERGROUND PARKING LOT

- floor – asphalt with outlined parking places
- garage door – automatic swing door
- suction ventilation installations



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THE INVESTOR

FINANCING
FOR FUTURE CLIENTS



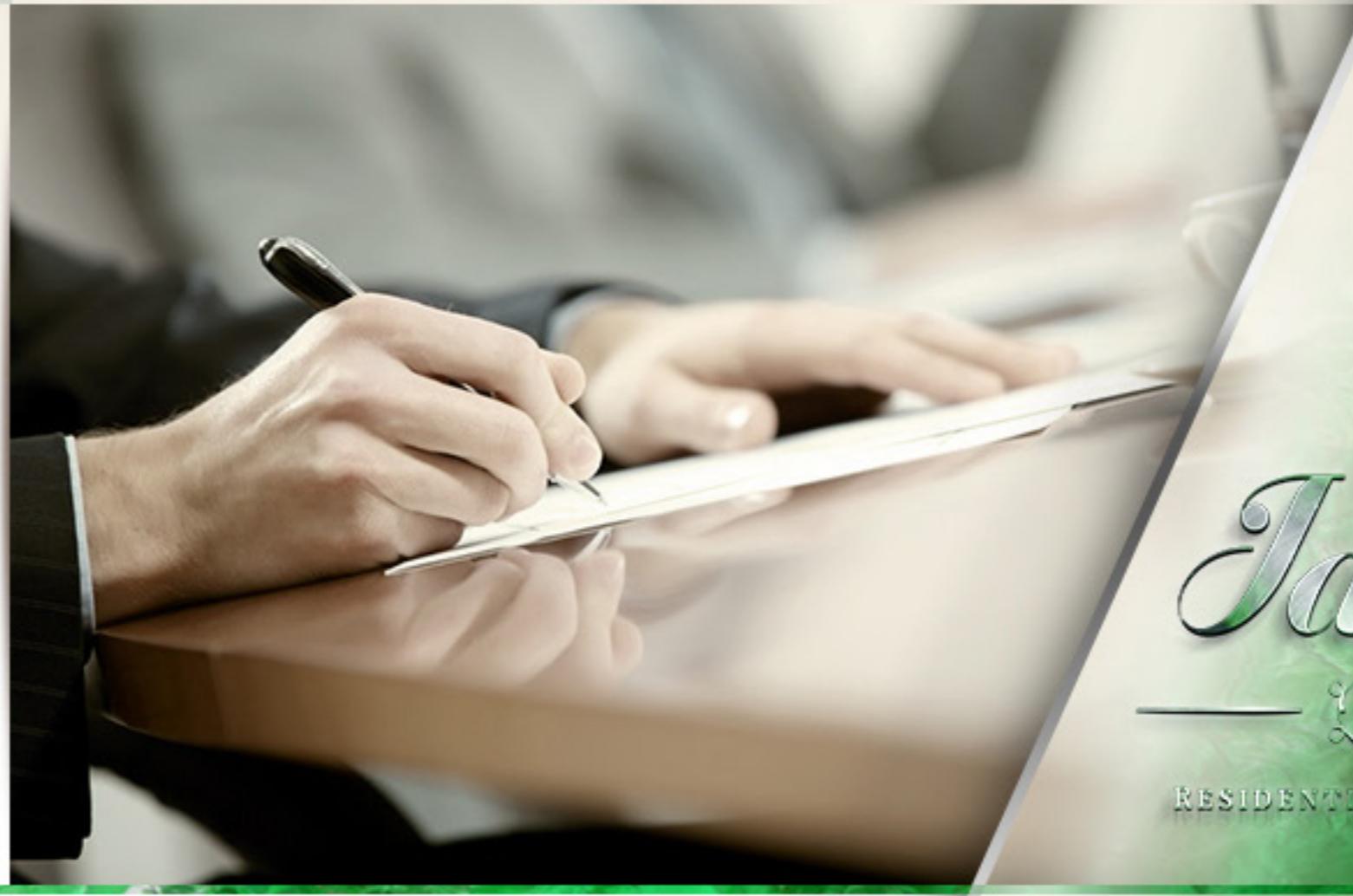


FINANCING FOR FUTURE CLIENTS

Agreed preferential terms for bank financing for future clients of Jade Suits complex and the client's deposit is up to 10% of the price of the property.

THE INVESTOR

BESOHOMES is a part of an investment company, specialized in investment and construction of residential and office buildings, tourist sites and hotel facilities. For the last 12 years, the investment company has realized over 75,000 m² of floorage. The last completed investment project in the field of office buildings with extremely successful management was the downtown office building Crystal Business Center in Todor Aleksandrov Blvd., a class A building, nominated for building of the year. Currently, completion of 2 residential buildings on the territory of the city of Sofia is pending, i.e. SunnyBoyana Residence, Preki Pat Str. and ParkView Residence, Professor Zlatarski Str.



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**STRUCTURE
FOR PURCHASE
OF A PROPERTY**





STRUCTURE FOR PURCHASE OF A PROPERTY

For the purchase of a property, we apply the following structures:

- down payment for reservation of the flat, amounting to **EUR 1,000.00** and conclusion of a downpayment agreement for execution of a preliminary contract for purchase and sale of the property for sale;
- **20%** of the sale price upon signing the preliminary contract for purchase and sale;
- **30%** of the agreed sale price within 14 business days as of the date of furnishing of Certificate Level 0;
- **20%** of the agreed sale price within 14 business days as of the date of furnishing of Certificate 14;
- **20%** of the agreed sale price within 14 business days as of the date of furnishing of Certificate 15;
- **10%** of the agreed sale price within 14 business days as of the date of furnishing of Certificate of Habitation.

If the client needs to use bank financing, the stages are to be agreed together with the financing bank.



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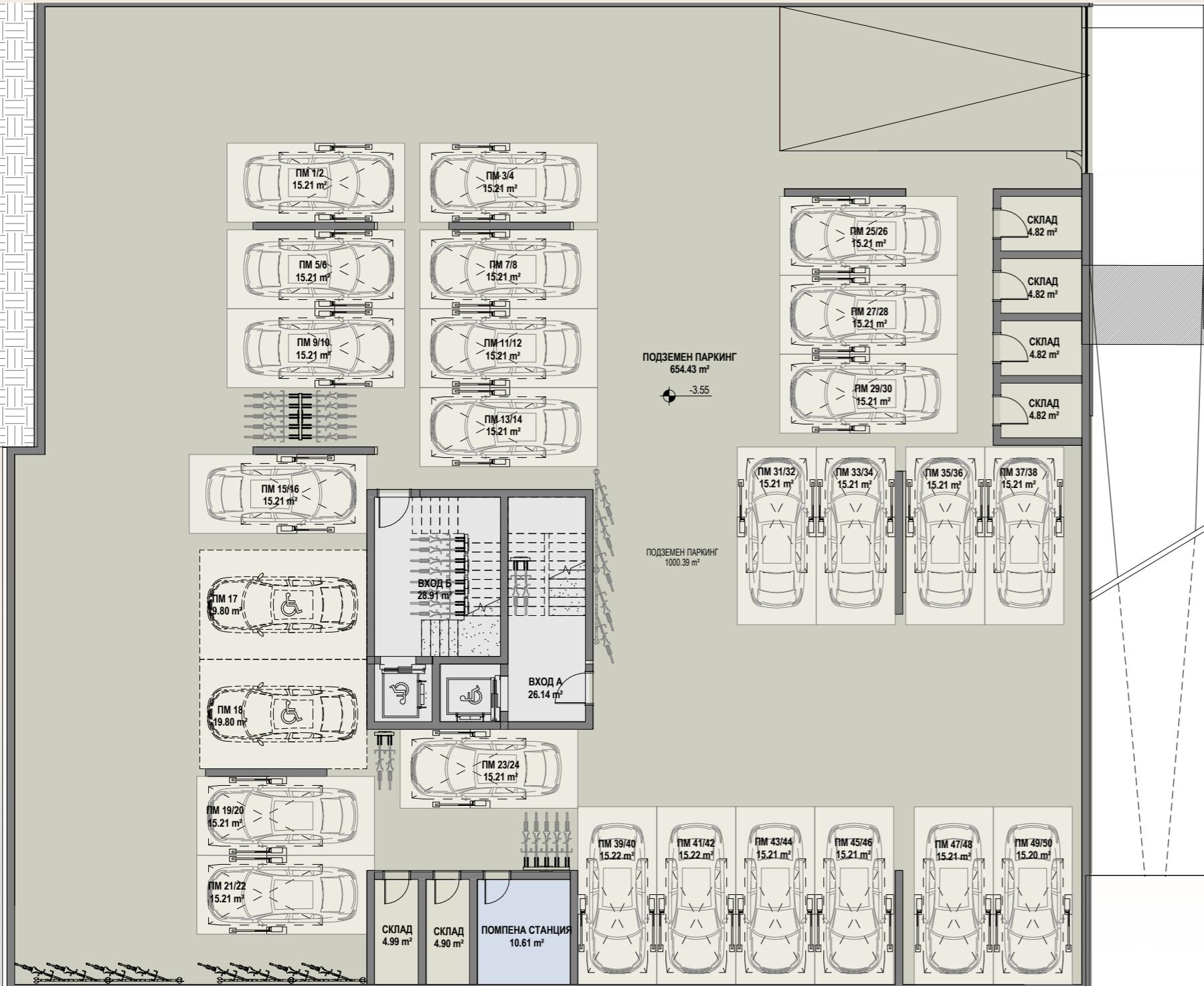
WHY BUY THIS
PARTICULAR PROPERTY



WHY BUY THIS PARTICULAR PROPERTY

- because of the combination of excellent location, price, coziness, luxury, comfort, and safety
- agreed preferential terms for loan funding of the flats
- the property is in one of the newest and most dynamically developing regions in Sofia
- quick connection to the center of the capital city along Bulgaria Blvd., and the tranquility and clean air of Vitosha Mountain
- investor with excellent reputation and long years of experience in construction with over 75,000 m² of realized floorage

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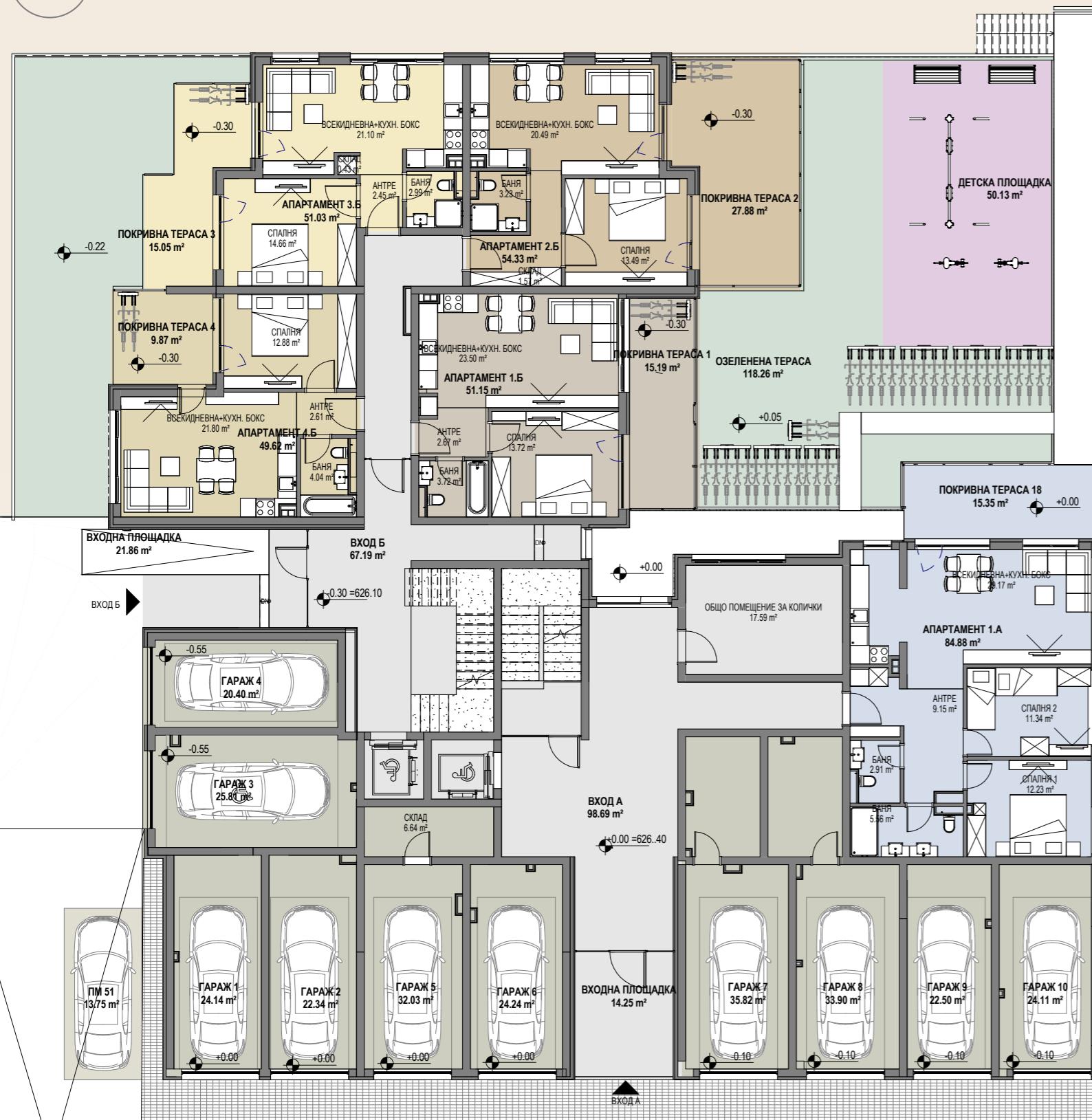


BASEMENT

Property Type	Nº Property	Property Description	Actual size area	Common parts	Total area
BASEMENT // K -3,40					
P	PM 1/2	PARKING	13.75	24.35	38.10
P	PM 3/4	PARKING	13.75	24.35	38.10
P	PM 5/6	PARKING	13.75	24.35	38.10
P	PM 7/8	PARKING	13.75	24.35	38.10
P	PM 9/10	PARKING	13.75	24.35	38.10
P	PM 11/12	PARKING	13.75	24.35	38.10
P	PM 13/14	PARKING	13.75	24.35	38.10
P	PM 15/16	PARKING	13.75	24.35	38.10
P	PM 17	PARKING	13.75	24.35	38.10
P	PM 18	PARKING	13.75	24.35	38.10
P	PM 19/20	PARKING	13.75	24.35	38.10
P	PM 21/22	PARKING	13.75	24.35	38.10
P	PM 23/24	PARKING	13.75	24.35	38.10
P	PM 25/26	PARKING	13.75	24.35	38.10
P	PM 27/28	PARKING	13.75	24.35	38.10
P	PM 29/30	PARKING	13.75	24.35	38.10
P	PM 31/32	PARKING	13.75	24.35	38.10
P	PM 33/34	PARKING	13.75	24.35	38.10
P	PM 35/36	PARKING	13.75	24.35	38.10
P	PM 37/38	PARKING	13.75	24.35	38.10
P	PM 39/40	PARKING	13.75	24.35	38.10
P	PM 41/42	PARKING	13.75	24.35	38.10
P	PM 43/44	PARKING	13.75	24.35	38.10
P	PM 45/46	PARKING	13.75	24.35	38.10
P	PM 47/48	PARKING	13.75	24.35	38.10
P	PM 49/50	PARKING	13.75	24.35	38.10
Storage	Storage	Warehouse area	4.82		
Storage	Storage	Warehouse area	4.82		
Storage	Storage	Warehouse area	4.82		
Storage	Storage	Warehouse area	4.82		
Storage	Storage	Warehouse area	4.99		
Storage	Storage	Warehouse area	4.90		



FLOOR 1



Property Type	Nº Property	Property Description	View	Actual size area	Roof terrace	Com-mon parts	Total area
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BASEMENT // K +0,00

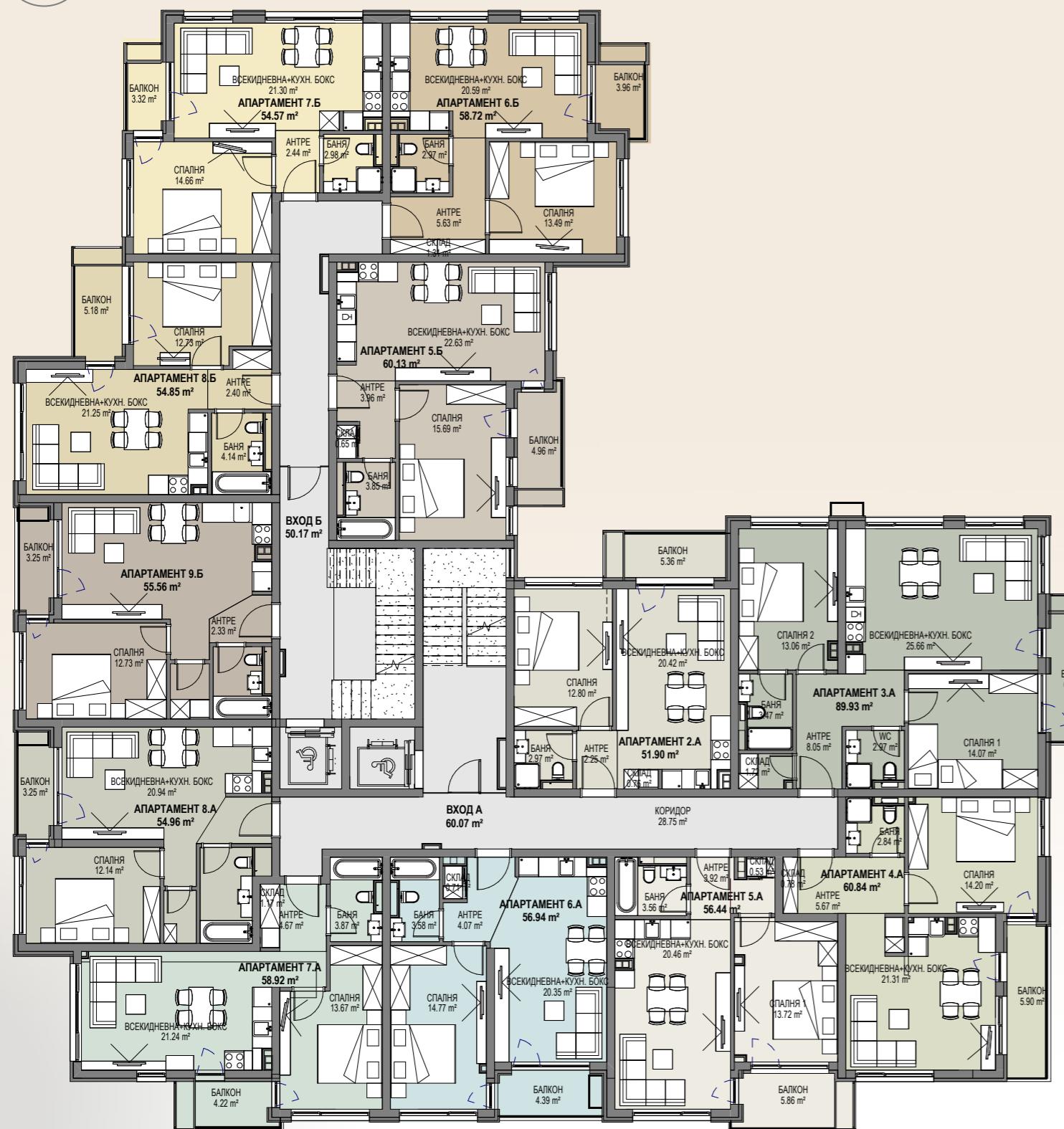
Storage	Storage 1	Warehouse area		4.93		0.90	5.83
Storage	Storage 2	Warehouse area		4.98		0.91	5.89
Storage	Storage 3	Warehouse area		4.93		0.90	5.83

AREA FLOOR 1 // K +0.00 // RESIDENTIAL AREA LOCATION A

Garage	1	Garage for one car		24.14		4.40	28.54
Garage	2	Garage for one car		22.34		4.07	26.41
Garage	3	Garage for one car		25.81		4.71	30.52
Garage	4	Garage for one car		20.40		3.72	24.12
Garage	5	Garage for one car, storage		32.03		5.84	37.87
Garage	6	Garage for one car		24.24		4.42	28.66
Garage	7	Garage for one car, storage		35.82		6.53	42.35
Garage	8	Garage for one car, storage		33.90		6.18	40.08
Garage	9	Garage for one car		22.50		4.10	26.60
Garage	10	Garage for one car		24.11		4.40	28.51
Apartment	1.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, 1 roof terrace		84.88	15.35	15.48	100.36

AREA FLOOR 1 // K +0.00 // RESIDENTIAL AREA LOCATION B

Apartment	1.B	Living room, kitchen, 1 bedroom, bathroom, corridor, 1 roof terrace	east	51.15	15.19	9.33	60.48
Apartment	2.B	Living room, kitchen, 1 bedroom, bathroom, corridor, 1 roof terrace	east	54.33	27.88	9.91	64.24
Apartment	3.B	Living room, kitchen, 1 bedroom, bathroom, corridor, 1 roof terrace	west	51.03	15.05	9.30	60.33
Apartment	4.B	Living room, kitchen, 1 bedroom, bathroom, corridor, 1 roof terrace	west	49.62	9.87	9.05	58.67



FLOOR 2

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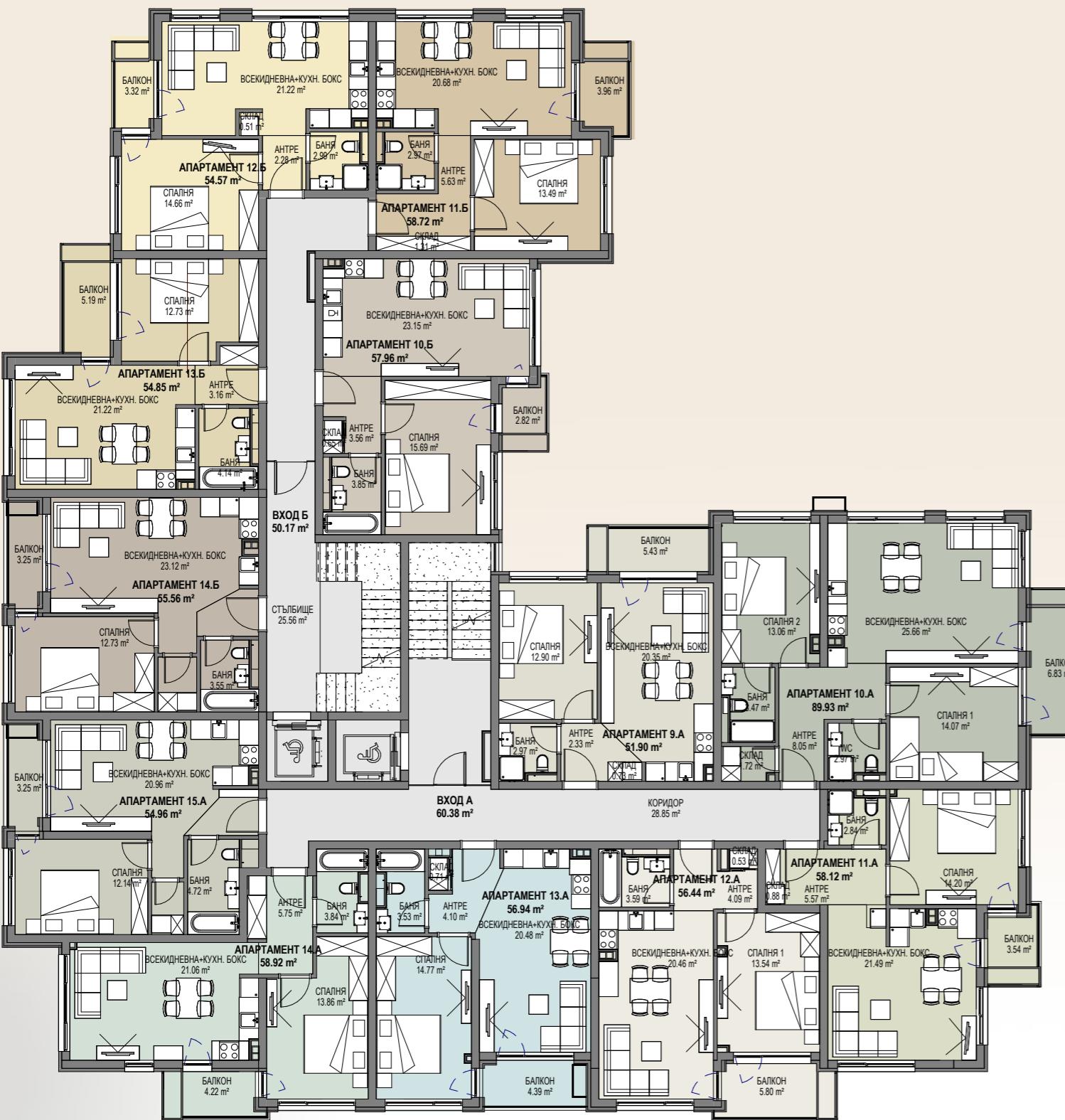
Property Type	Nº Property	Property Description	View	Actual size area	Common parts	Total area
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AREA FLOOR 2 // K +2.90 // RESIDENTIAL AREA LOCATION A

Apartment	2.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	51.90	9.46	61.36
Apartment	3.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, balcony	east	89.93	16.40	106.33
Apartment	4.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	southeast, south	60.84	11.09	71.93
Apartment	5.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	south	56.44	10.29	66.73
Apartment	6.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	south	56.94	10.38	67.32
Apartment	7.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	south	58.92	10.74	69.66
Apartment	8.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	south, southwest	54.96	10.02	64.98

AREA FLOOR 2 // K +2.90 // RESIDENTIAL AREA LOCATION B

Apartment	5.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	60.13	10.96	71.09
Apartment	6.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	58.72	10.71	69.43
Apartment	7.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	west	54.57	9.95	64.52
Apartment	8.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	west	54.85	10.00	64.85
Apartment	9.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	west	55.56	10.13	65.69



FLOOR 3

Jade
RESIDENTIAL COMPLEX

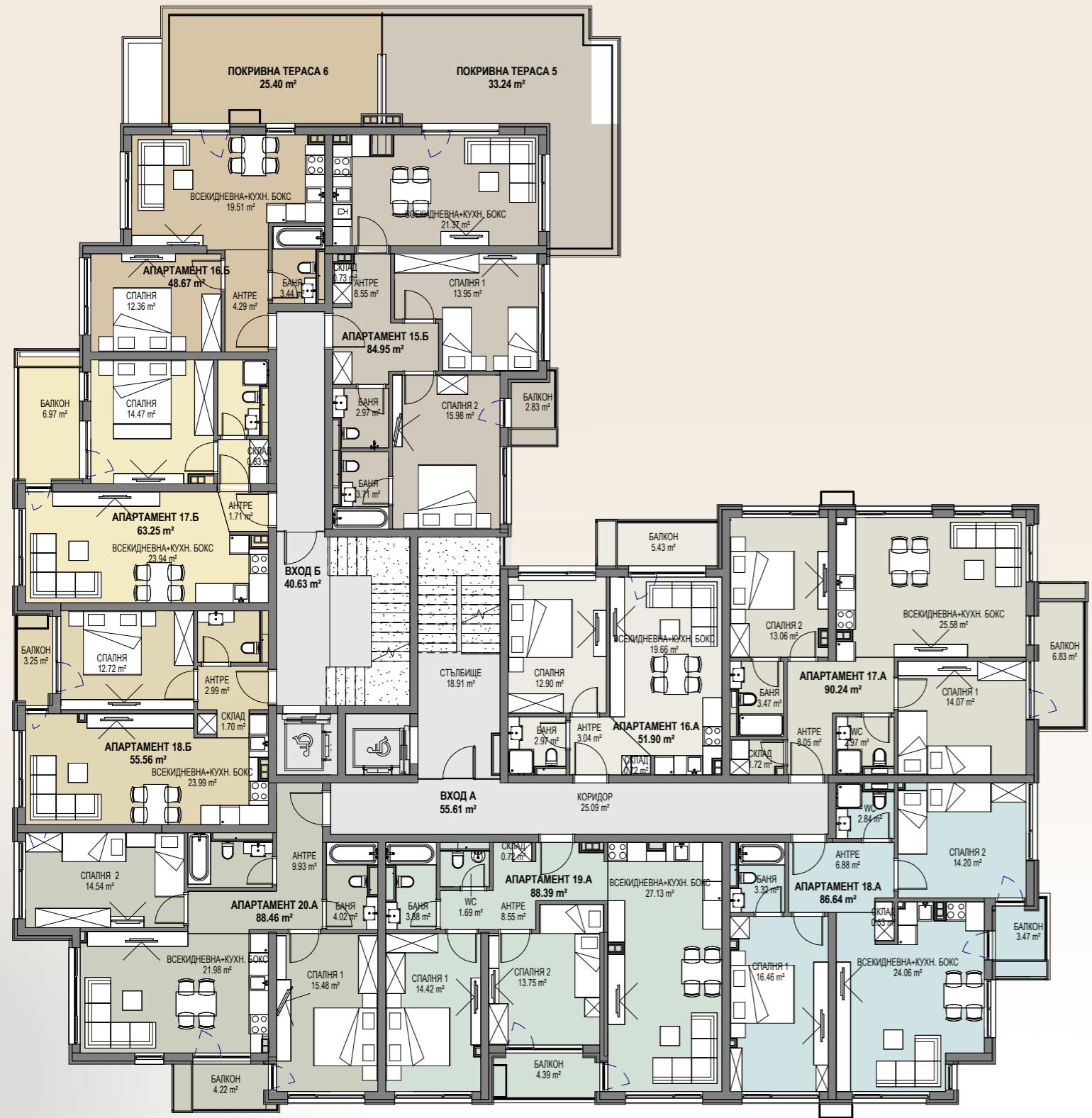
Property Type	Nº Property	Property Description	View	Actual size area	Com-mon parts	Total area
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AREA FLOOR 3 // K +5.90 // RESIDENTIAL AREA LOCATION A

Apartment	9.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	51.90	9.46	61.36
Apartment	10.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, balcony	east	89.93	16.40	106.33
Apartment	11.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	southeast, south	58.12	10.60	68.72
Apartment	12.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	south	56.44	10.29	66.73
Apartment	13.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	south	56.94	10.38	67.32
Apartment	14.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	south	58.92	10.74	69.66
Apartment	15.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	south, southwest	54.96	10.02	64.98

AREA FLOOR 3 // K +5.90 // RESIDENTIAL AREA LOCATION B

Apartment	10. B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	57.96	10.57	68.53
Apartment	11.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	58.72	10.71	69.43
Apartment	12.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	54.57	9.95	64.52
Apartment	13.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	west	54.85	10.00	64.85
Apartment	14.B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	west	55.56	10.13	65.69



FLOOR 4

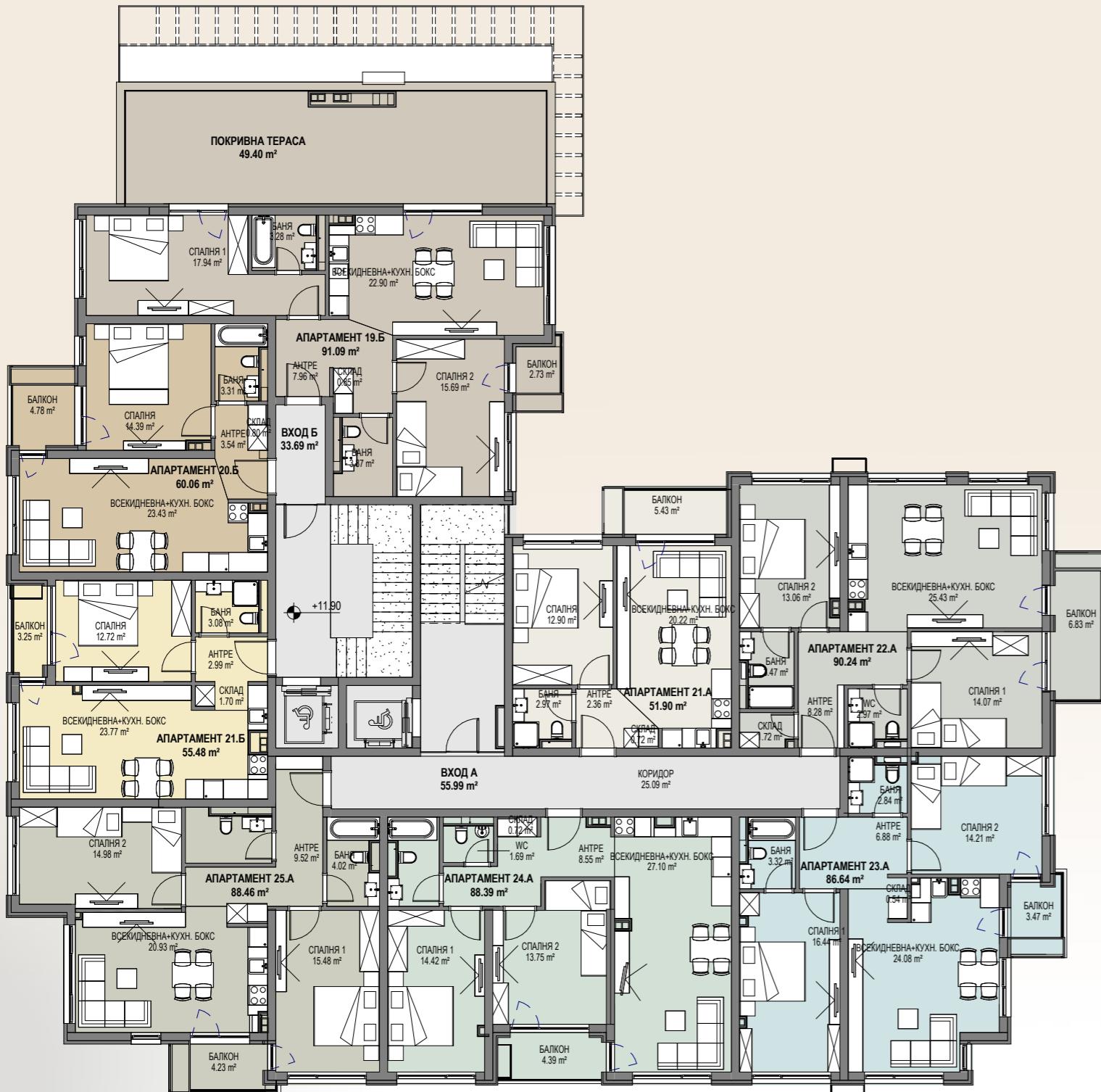
Property Type	Nº Property	Property Description	View	Actual size area	Roof terrace	Common parts	Total area
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AREA FLOOR 4 // K +8.90 // RESIDENTIAL AREA LOCATION A

Apartment	16.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	51.90		9.46	61.36
Apartment	17.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, balcony	east	90.24		16.45	106.69
Apartment	18.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, balcony	southeast, south	86.64		15.80	102.44
Apartment	19.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, toilet, corridor, storage, balcony	south	88.39		16.12	104.51
Apartment	20.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, balcony	south, southwest	88.46		16.13	104.59

AREA FLOOR 4 // K +8.90 // RESIDENTIAL AREA LOCATION B

Apartment	15. B	Living room, kitchen, 2 bedrooms, 2 bathrooms, balcony, corridor, storage, 1 roof terrace	east	84.95	33.24	15.49	100.44
Apartment	16. B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, 1 roof terrace	west	48.67	25.40	8.87	57.54
Apartment	17. B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, 1 roof terrace	west	63.25		11.53	74.78
Apartment	18. B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	west	55.56		10.13	65.69



FLOOR 5

Property Type	Nº Property	Property Description	View	Actual size area	Roof terrace	Common parts	Total area
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AREA FLOOR 5 // K +11.90 // RESIDENTIAL AREA LOCATION A

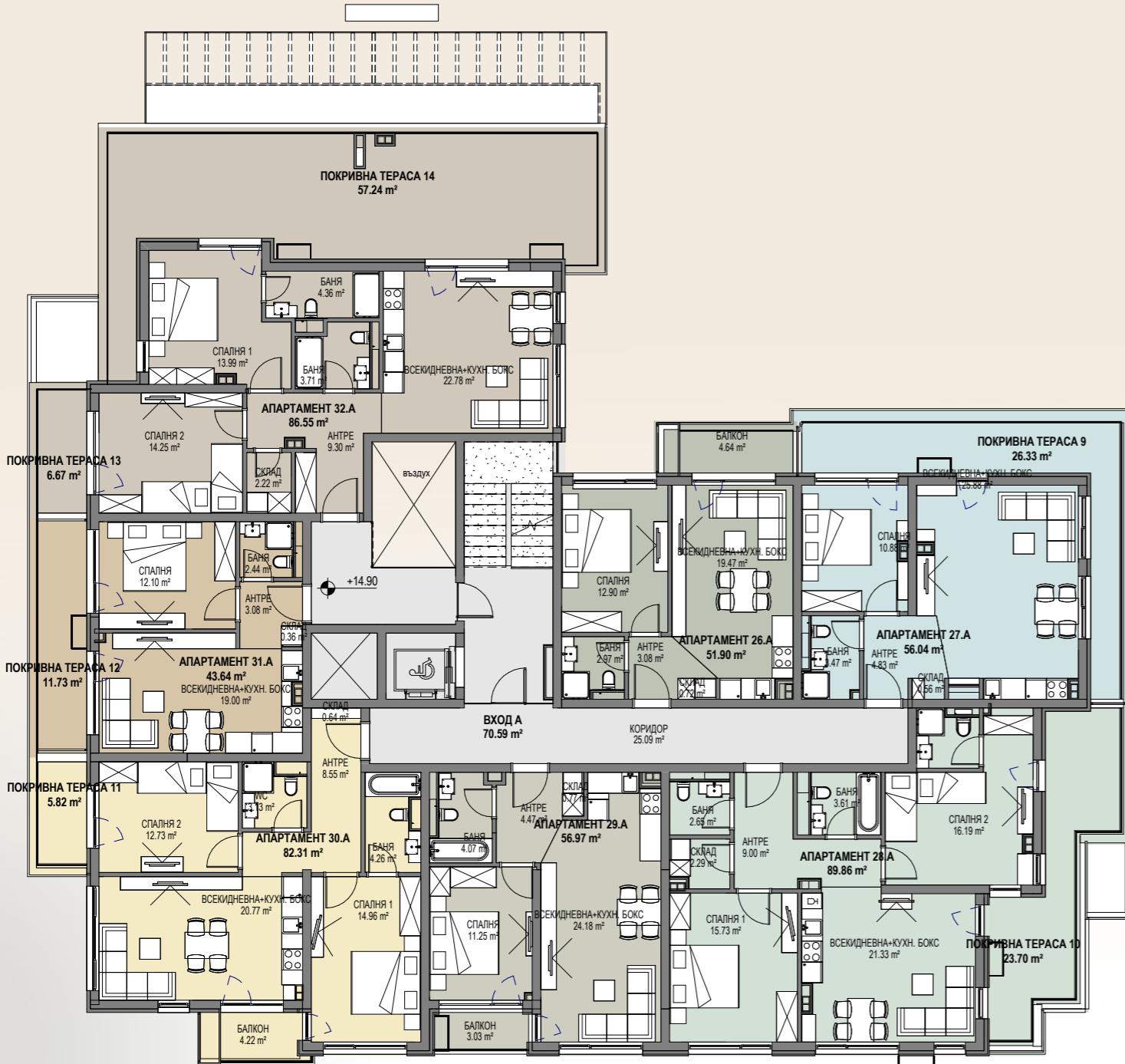
Apartment	21.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	51.90		9.46	61.36
Apartment	22.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, balcony	east	90.24		16.45	106.69
Apartment	23.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, balcony	southeast, south	86.64		15.80	102.44
Apartment	24.A	Living room, kitchen, 2 bedrooms, bathroom, toilet, corridor, storage, balcony	south	88.39		16.12	104.51
Apartment	25.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, balcony	south, southwest	88.46		16.13	104.59

AREA FLOOR 5 // K +11.90 // RESIDENTIAL AREA LOCATION B

Apartment	19. B	Living room, kitchen, 2 bedrooms, 2 bathrooms, balcony, corridor, storage, 1 roof terrace	west	91.09	49.4	16.61	107.70
Apartment	20. B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	west	60.06		10.95	71.01
Apartment	21. B	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	west	55.48		10.12	65.60



FLOOR 6



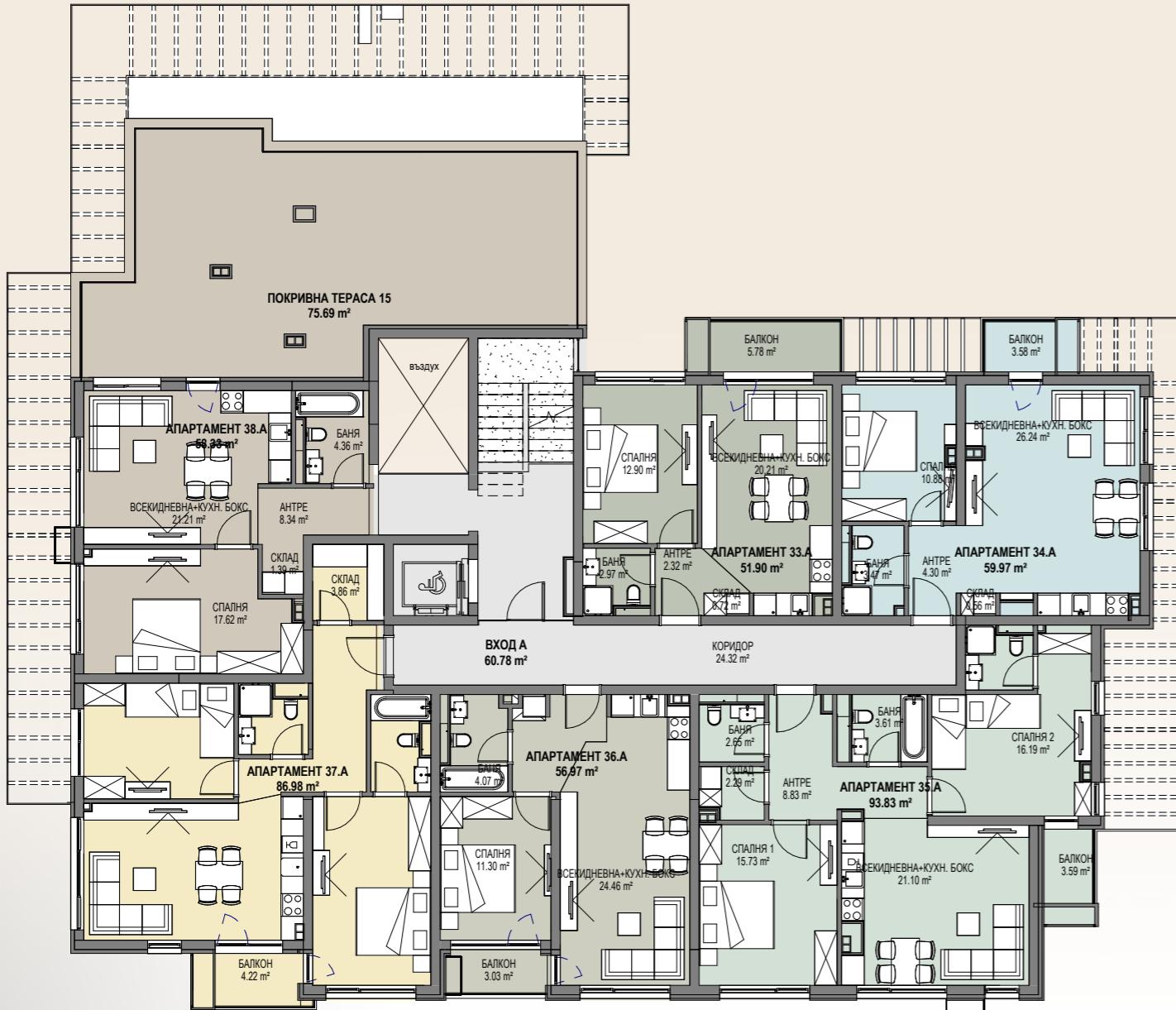
Property Type	Nº Property	Property Description	View	Actual size area	Roof terrace	Common parts	Total area
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AREA FLOOR 6 // K +14.90 // RESIDENTIAL AREA LOCATION A

Apartment	26.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	51.90		9.46	61.36
Apartment	27.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, 1 roof terrace	east	56.04	26.33	10.22	66.26
Apartment	28.A	Living room, kitchen, 2 bedrooms, bathroom, storage, corridor, 1 roof terrace	southeast, south	89.86	23.7	16.38	106.24
Apartment	29.A	Living room, kitchen, 1 bedroom, bathroom, corridor, balcony	south	56.97		10.39	67.36
Apartment	30.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, corridor, storage, 1 roof terrace	south, southwest	82.31	5.82	15.01	97.32
Apartment	31.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, 1 roof terrace	west	43.64	11.73	7.96	51.60
Apartment	32.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, storage, corridor, 2 roof terraces	west	86.55	63.21	15.78	102.33



FLOOR 7



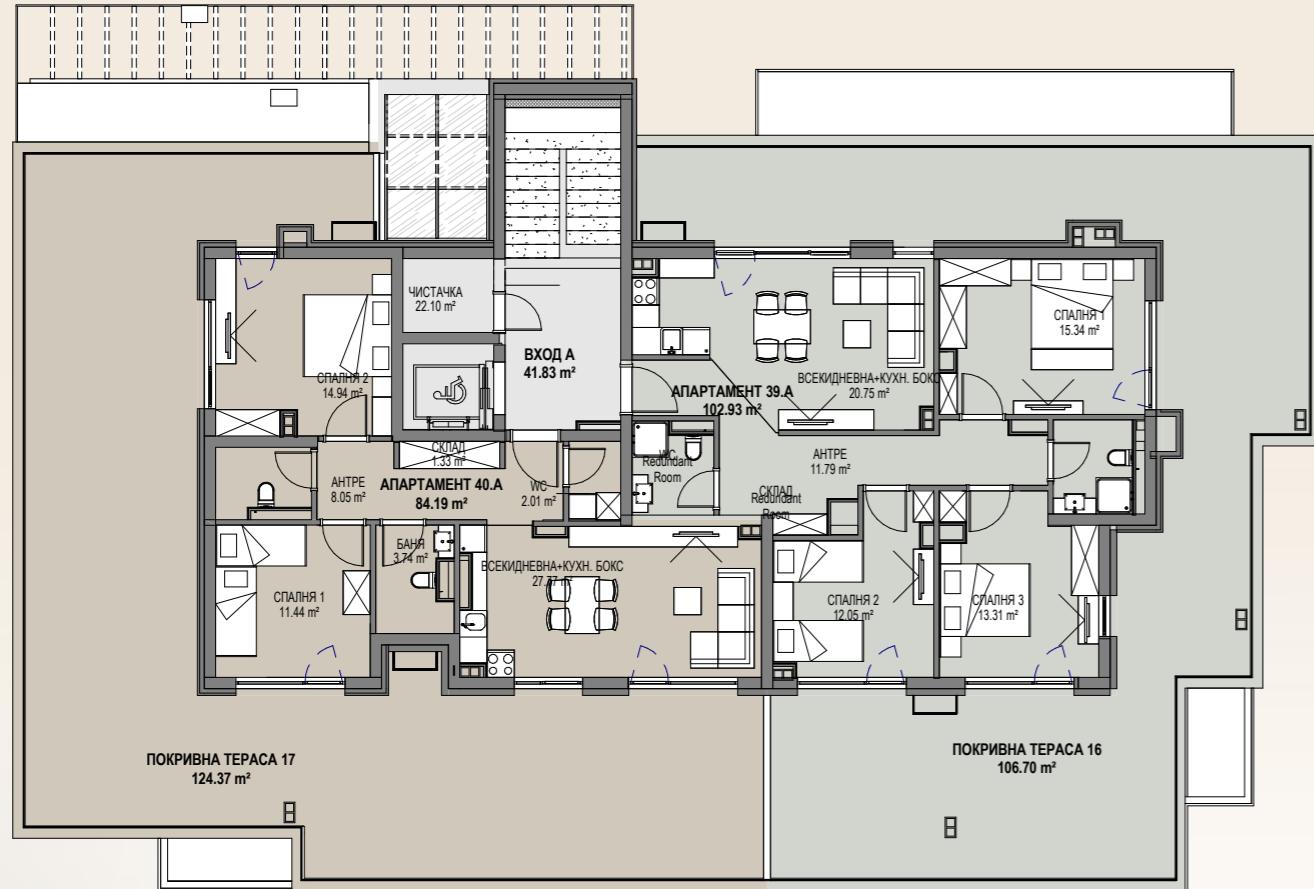
Property Type	Nº Property	Property Description	View	Actual size area	Roof terrace	Com-mon parts	Total area
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AREA FLOOR 6 // K + 17.90 // RESIDENTIAL AREA LOCATION A

Apartment	33.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	51.90		9.46	61.36
Apartment	34.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, balcony	east	59.97		10.93	70.90
Apartment	35.A	Living room, kitchen, 2 bedrooms, bathroom, toilet, storage, corridor, balcony	southeast, south	93.83		17.11	110.94
Apartment	36.A	Living room, kitchen, 1 bedroom, bathroom, corridor, balcony	south, southwest	56.97		10.39	67.36
Apartment	37.A	Living room, kitchen, 2 bedrooms, 2 bathrooms, storage, corridor, balcony	west	86.98		15.86	102.84
Apartment	38.A	Living room, kitchen, 1 bedroom, bathroom, corridor, storage, 1 roof terrace	west	58.33	75.69	10.63	68.96



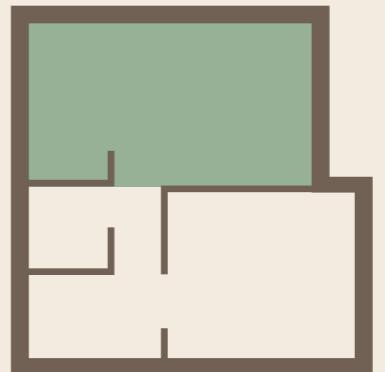
FLOOR 8



Property Type	Nº Property	Property Description	View	Actual size area	Roof terrace	Common parts	Total area
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AREA FLOOR 6 // K +20.90 // RESIDENTIAL AREA LOCATION A

Apartment	39.A	Living room, kitchen, 3 bedrooms, bathroom, toilet, corridor, storage, 1 roof terrace	east, south	102.93	106.7	18.77	121.70
Apartment	40.A	Living room, kitchen, 2 bedrooms, bathroom, toilet, corridor, storage, 1 roof terrace	west, south	84.19	124.37	15.35	99.54



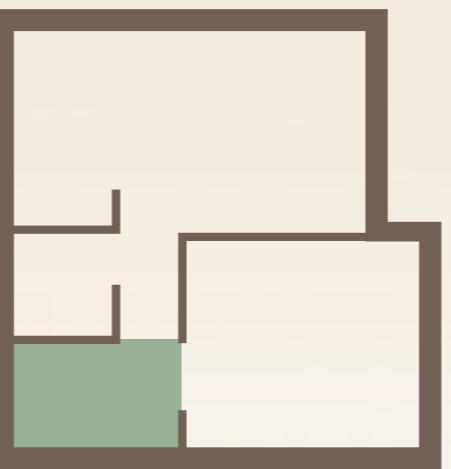
APT. 6 B

LIVING ROOM / KITCHEN / 1 BEDROOM / BATHROOM

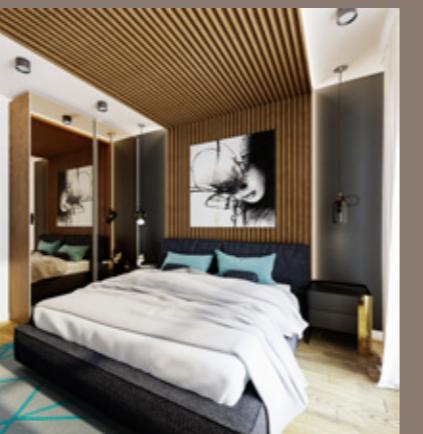
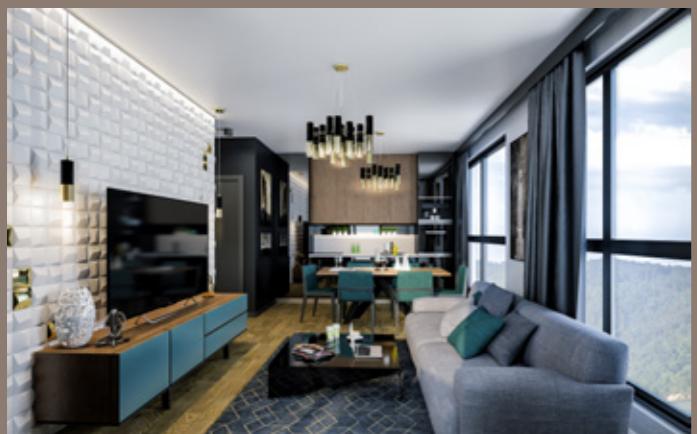
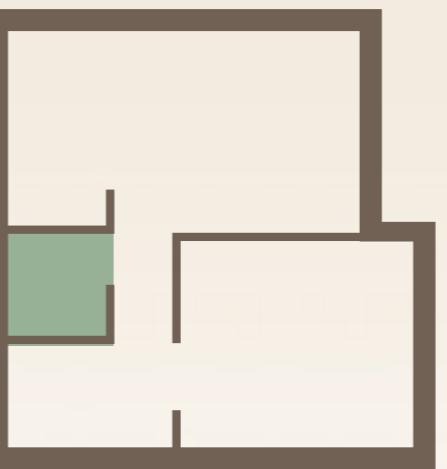
CORRIDOR / STORAGE / BALCONY

TOTAL AREA: 69.43 M²

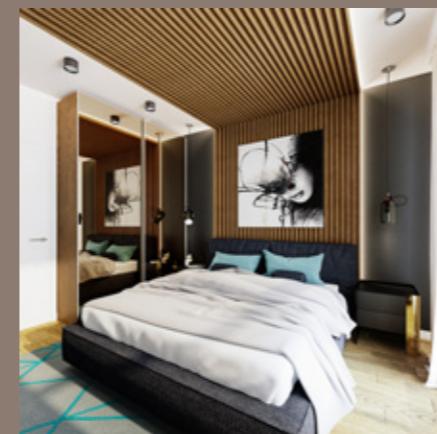
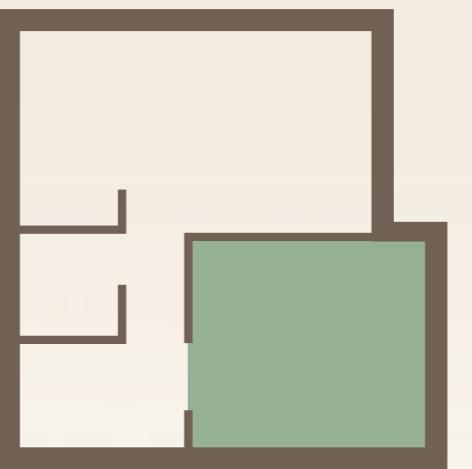




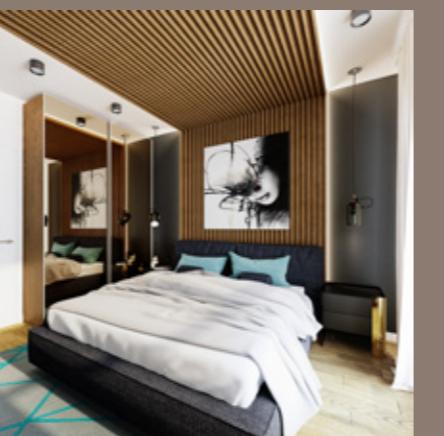
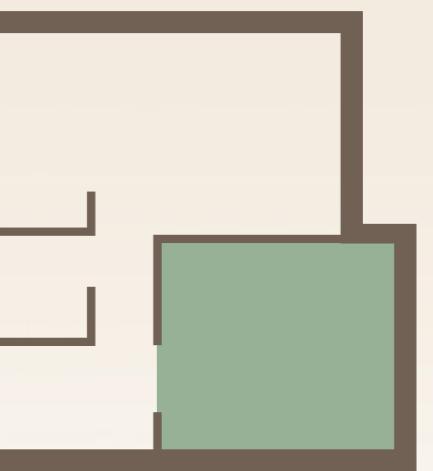
APT. 6 B



APT. 6 B



APT. 6 B



APT. 6 B

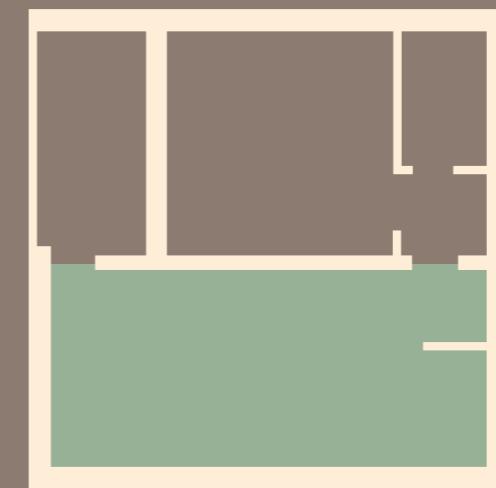


APT. 17 B

LIVING ROOM / KITCHEN / 1 BEDROOM / BATHROOM

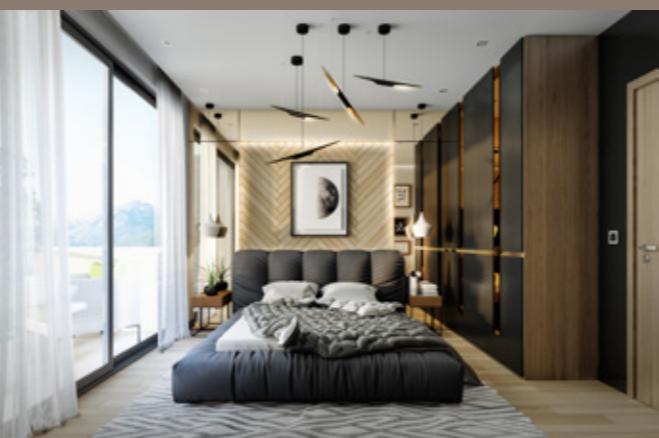
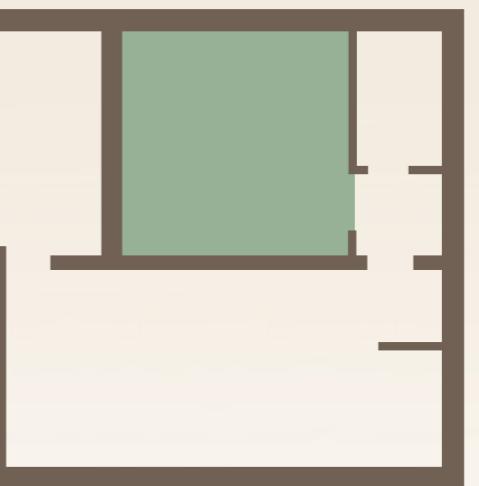
CORRIDOR / STORAGE / 1 ROOF TERRACE

TOTAL AREA: 74.78 M²





APT. 17 B



APT. 17 B

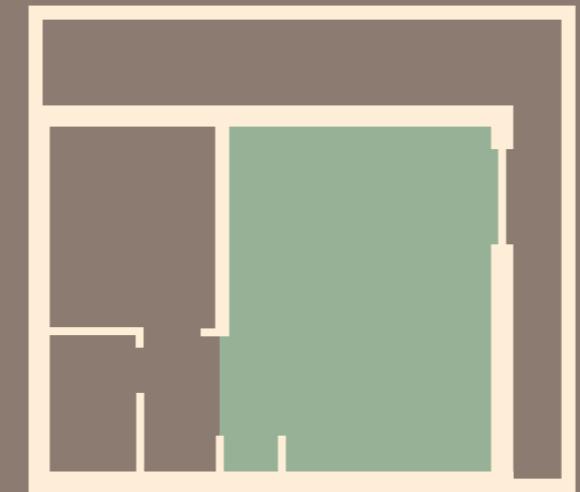


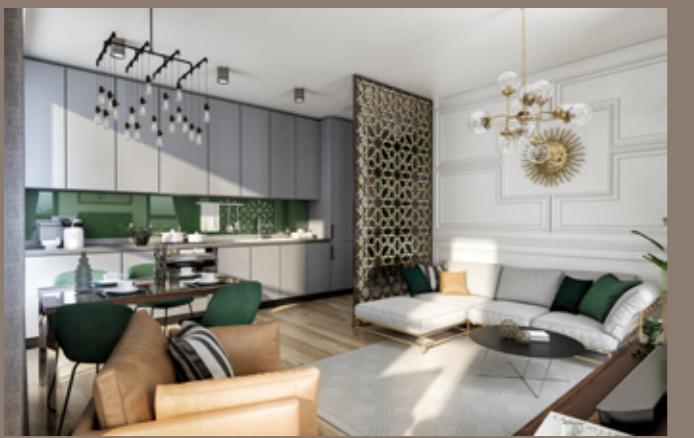
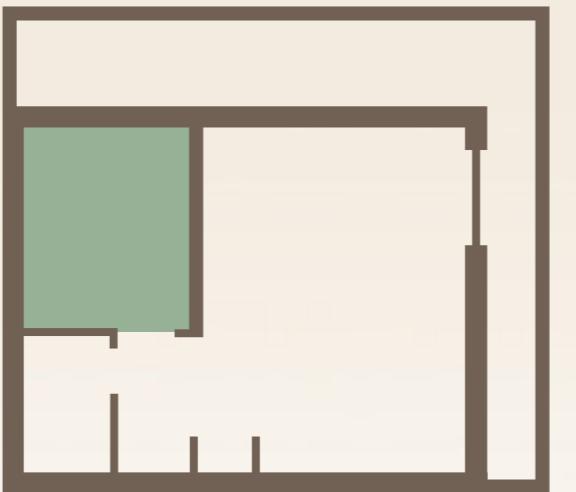
APT. 27 A

LIVING ROOM / KITCHEN / 1 BEDROOM / BATHROOM

CORRIDOR / STORAGE / 1 ROOF TERRACE

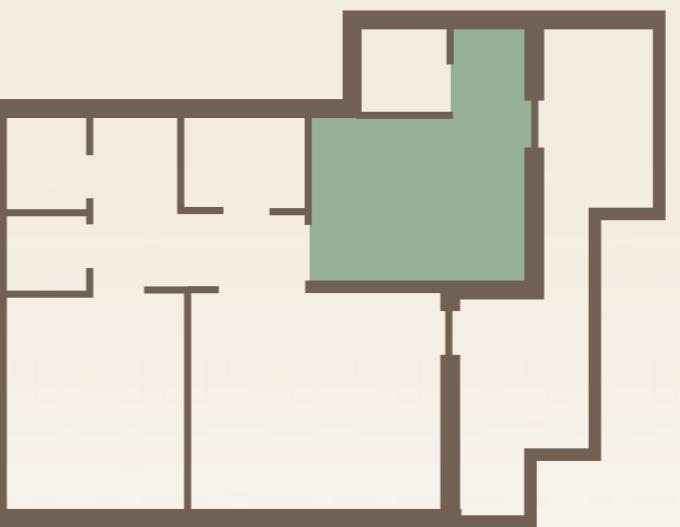
TOTAL AREA: 66.26 M²





APT. 27 A



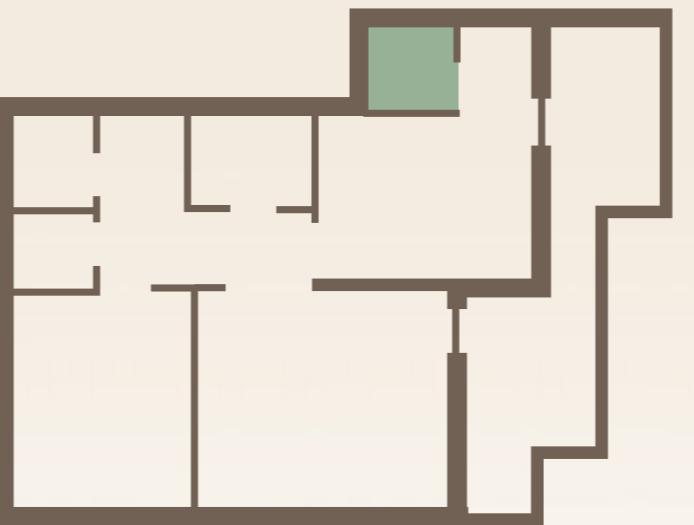
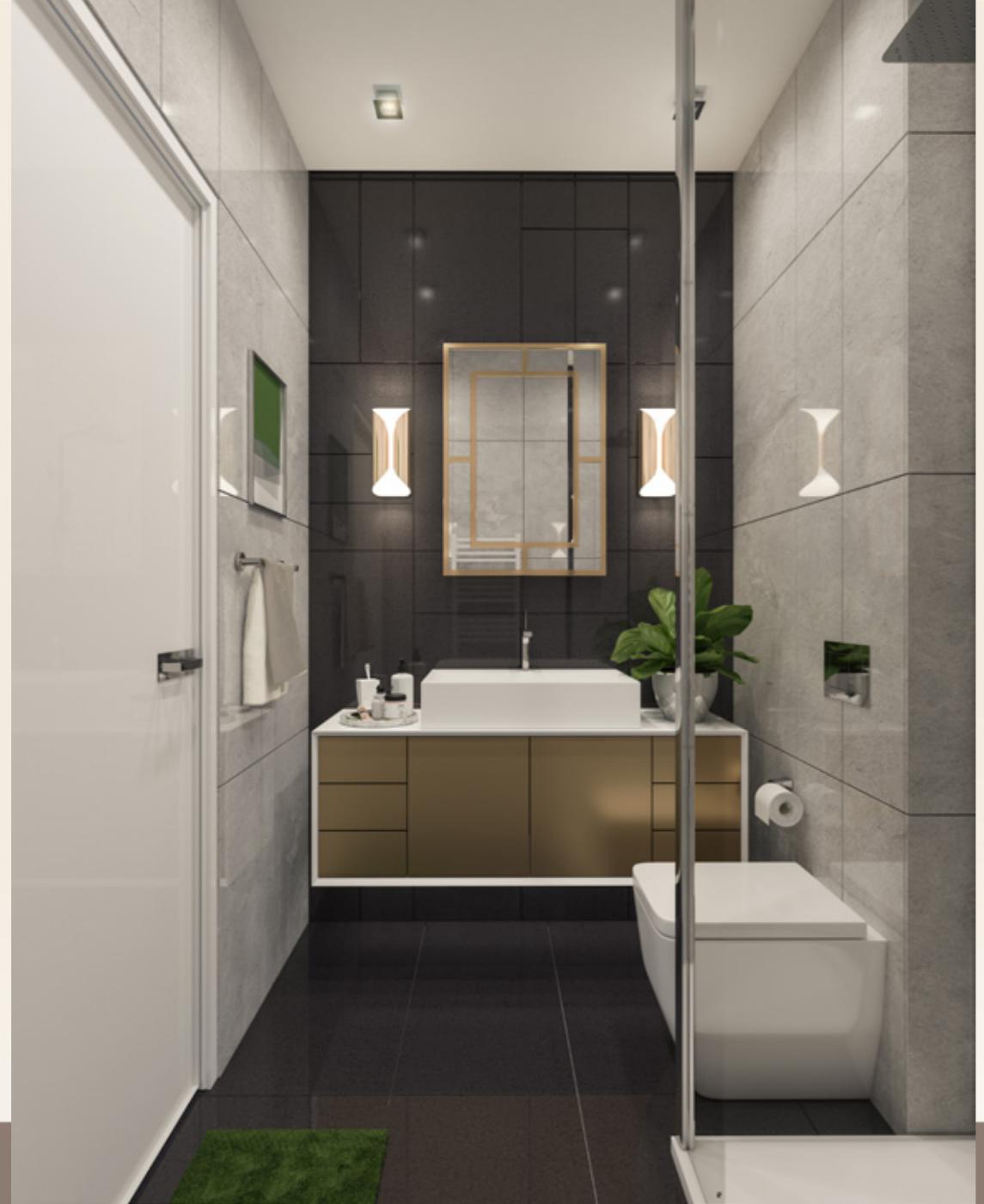


APT. 28 A

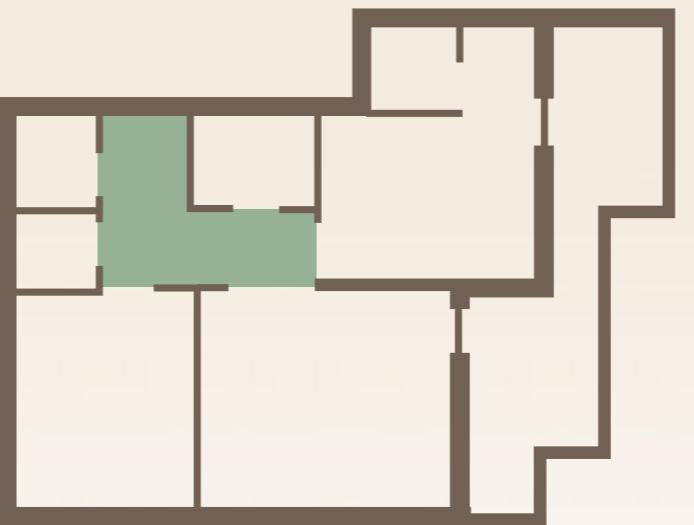
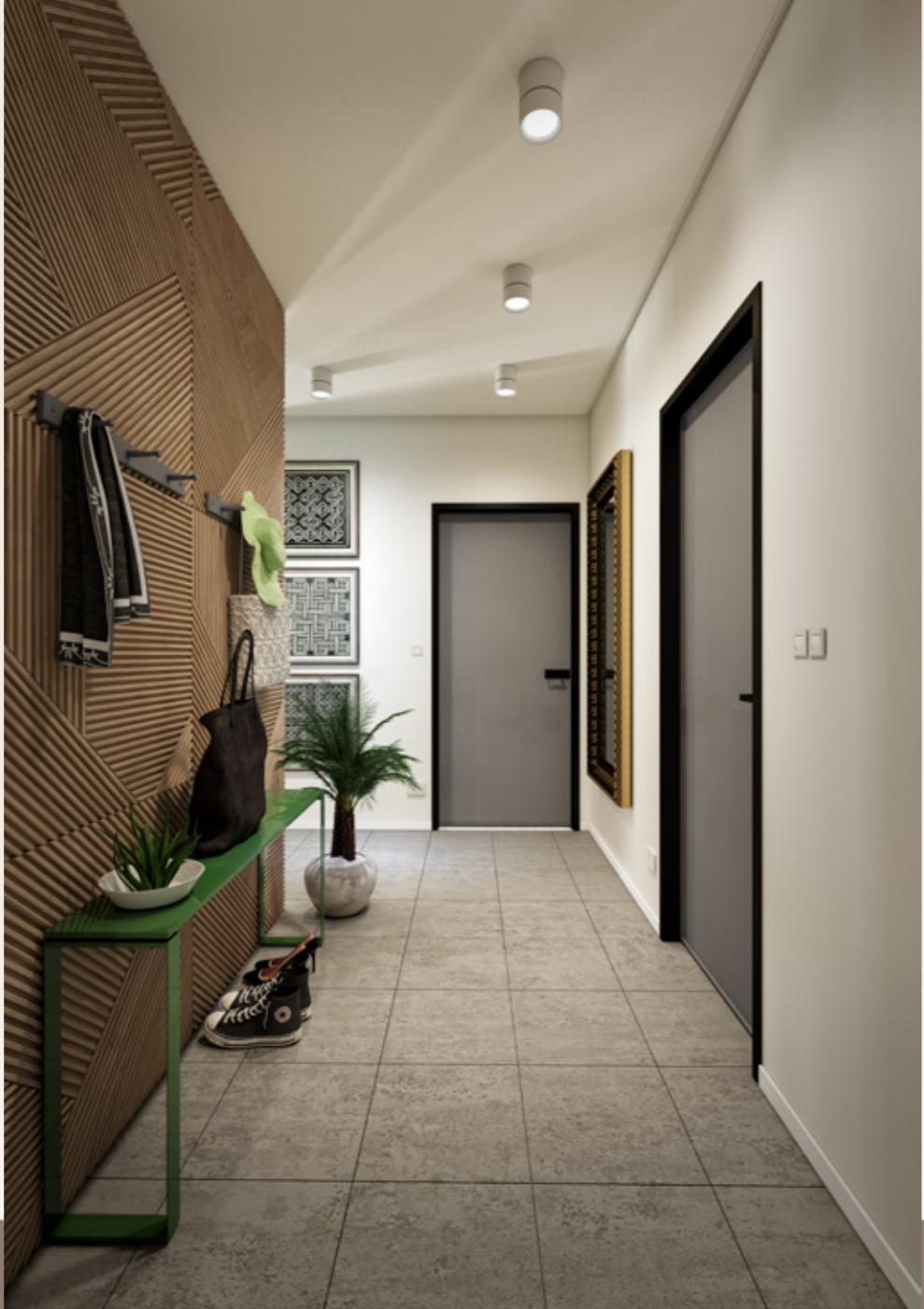
LIVING ROOM / KITCHEN / 2 BEDROOMS / BATHROOM
STORAGE / CORRIDOR / 1 ROOF TERRACE

TOTAL AREA: 106.24 M²





APT. 28 A



APT. 28 A

