



MODERN
LIVING
APARTMENTS

THE ART OF MODERN LIVING

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| LOCATION |

| PROPERTY TYPE | Floors |

» Sofia City, Vitosha District, Borovo Residential Quarter, at the place where Kazbek Street and Gen. Stefan Toshev Street intersect.

» A multipurpose building with underground garages, storage areas, offices and apartments.

» Total floor area of the building:
3,588.55 m²

» Floors: 7



ML Apartments

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A BLEND OF COMFORT, STYLE AND TRANQUILITY IN URBAN ENVIRONMENT

The apartment complex is located in the southern area of the City of Sofia, at the foot of Vitosha Mountain. The top floors of the building offer a superb mountain view and panoramic city views.

Available in the area near the apartment complex: supermarkets, schools, day nurseries, Mall Bulgaria, and excellent public transportation services.



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| PROPERTY FEATURES | | DISTRICT FEATURES |

- » A gated apartment building with a definite modern look, designed by leading architects and comprising 23 apartments and 4 studio apartments, offices and parking spaces
- » Maximum security for the residents of the complex
- » Underground parking spaces according to the number of apartments
- » Borovo Residential Quarter is one of the oldest top places to live in the southern Sofia area
- » At the foot of Vitosha Mountain
- » Near a mountain park and cable lift stations
- » A well-developed transport and communication infrastructure
- » Close to following three primary road arteries: Bulgaria Blvd, Ring Road and Tsar Boris III Blvd
- » Easy access to City's downtown core, Sofia Airport, and Ring Road



| CONSTRUCTION AND FACADE WALLS | COMMON SPACES |

- » RC framed, flat slab construction
- » High-quality HPL facade cladding (ventilated facade system)
- » High-quality thermal insulation and vapor barrier for the roof
- » Low-emissivity glazing
- » Staircase and entrance foyer according to an architectural design of Ivo Petrov – Architects architectural company
- » A lift from the underground garage to the terraced roof
- » Stairwells and corridors – Granitogres™ (fine stoneware tiles)
- » Railings made of metal and glass
- » Automatic lighting with sensors
- » Ventilation system for the stairway spaces
- » Local gas heating



| UNDERGROUND PARKING LOT |
| SECURITY |

- » Floor - polished concrete
- » Garage door - automatic flying wing door
- » Exhaust ventilation systems
- » CCTV at the entrance, including CCTV stationed at the approach to the garage
- » Audio-visual system at the entrance - headset for each apartment in the entrance foyer
- » Chip card access

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| THE INVESTOR |
| PROVISION OF FINANCING SERVICES TO
FUTURE CLIENTS |

»CB Global Investment is part of an investment company specializing in the investment and construction of residential and office buildings, tourist sites and hotel facilities. The investment company has completed more than 75,000 m² of built-up areas over the past 12 years. The most recent investment project completed with a highly successful project management provided is an office building in the very center – Todor Alexandrov Blvd – Crystal Business Centre – Class A, nominated for Building of the Year. Two more apartment complexes in Sofia are currently pending completion.

»Preferential terms for the provision of bank financing to future clients of ML Apartments complex have been negotiated, where the down payment by the client is up to 20% of the housing price.



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| PROPERTY PURCHASE STRUCTURE |

We use the following property purchase structure:

- » Making a deposit to confirm the transaction, amounting to 1,000 Euro, and signing a deposit agreement for the signing of a preliminary contract of purchase and sale for the property;
- » 20% of the agreed selling price upon signing the preliminary contract of purchase and sale;
- » 30% of the agreed selling price within 14 business days from presenting Zero (0) Elevation Deed;
- » 20% of the agreed selling price within 14 business days from presenting Deed 14;
- » 20% of the agreed selling price within 14 business days from presenting Deed 15;
- » 10% of the agreed selling price within 14 business days from presenting Operating Permit.

If the client needs to use bank financing, the above stages will be renegotiated with the financing bank.



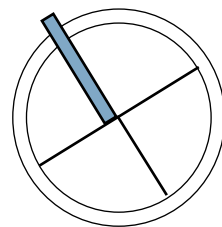
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| WHY BUY THIS HOME |

- » Because of the combination of excellent location, price, cosiness, luxury, comfort, and security.
- » Negotiated preferential terms for the provision of bank financing for the apartments.
- » The property's location ranks it among the most attractive rentals.
- » Investor with excellent reputation and extensive experience in construction, having completed more than 75,000 m² of built-up areas.

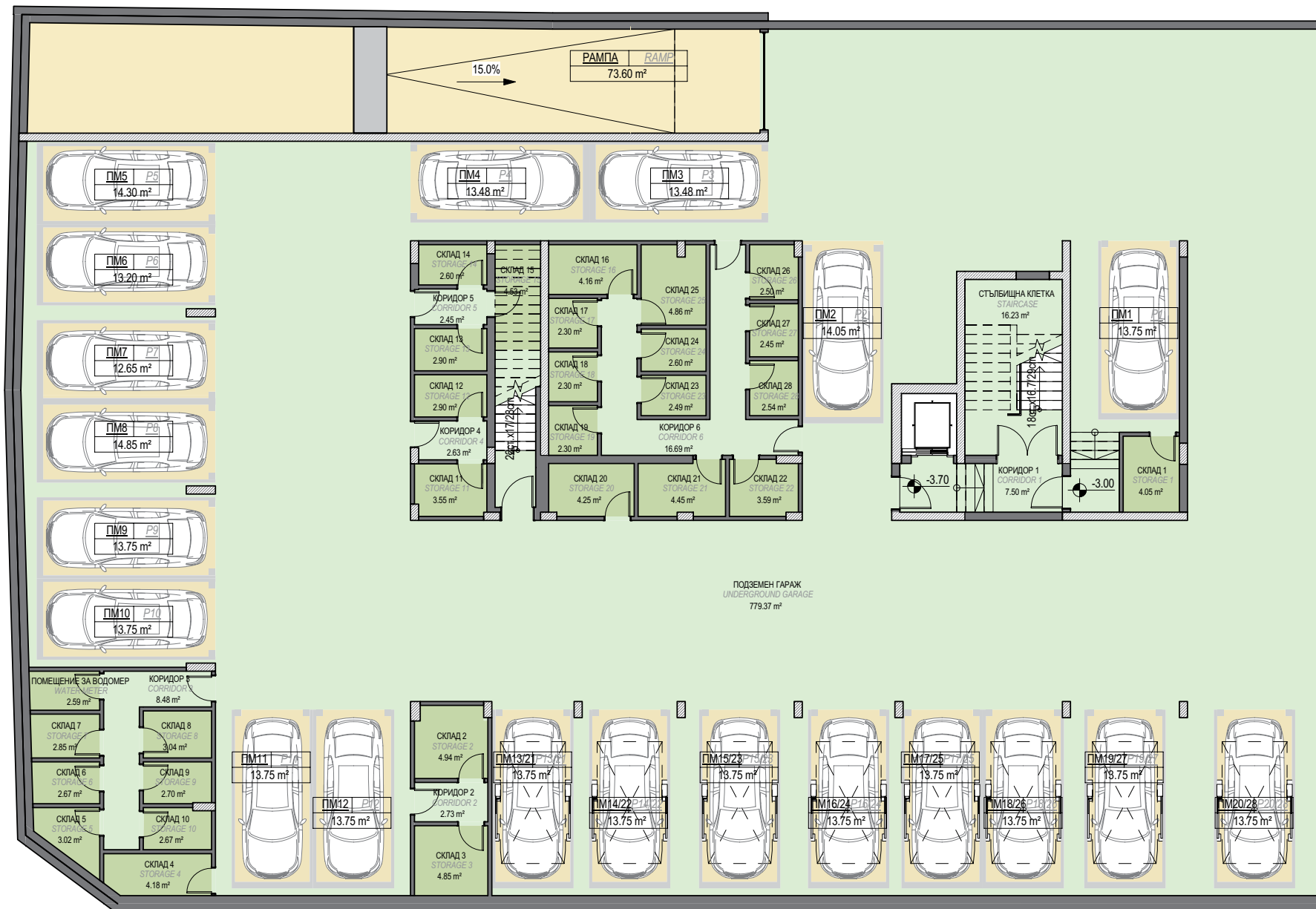
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BASEMENT // K -3,70

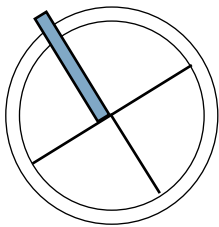
Property Type	Property N°	Property description	Actual size area	Common parts	Total area
P	P 1	PARKING PLACE	13.75	27.16	40.91
P	P 2	PARKING PLACE	14.05	27.75	41.8
P	P 3	PARKING PLACE	13.48	26.62	40.1
P	P 4	PARKING PLACE	13.48	26.62	40.1
P	P 5	PARKING PLACE	14.3	28.24	42.54
P	P 6	PARKING PLACE	13.2	26.07	39.27
P	P 7	PARKING PLACE	12.65	24.98	37.63
P	P 8	PARKING PLACE	14.85	29.33	44.18
P	P 9	PARKING PLACE	13.75	27.16	40.91
P	P 10	PARKING PLACE	13.75	27.16	40.91
P	P 11	PARKING PLACE	13.75	27.16	40.91
P	P 12	PARKING PLACE	13.75	27.16	40.91
P	P 13/21	PARKING PLACE	13.75	27.16	40.91
P	P 14/22	PARKING PLACE	13.75	27.16	40.91
P	P 15/23	PARKING PLACE	13.75	27.16	40.91
P	P 16/24	PARKING PLACE	13.75	27.16	40.91
P	P 17/25	PARKING PLACE	13.75	27.16	40.91
P	P 18/26	PARKING PLACE	13.75	27.16	40.91
P	P 19/27	PARKING PLACE	13.75	27.16	40.91
P	P 20/28	PARKING PLACE	13.75	27.16	40.91



AREA FLOOR 1



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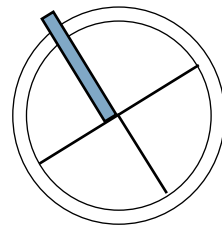
AREA FLOOR 1 // K +0,00

Property Type	Prop. №	Property description	Actual size area	Common parts	Total area
Garage	1	Garage for one car	30.77	6.78	37.55
Garage	2	Garage for one car + storage	31.05	6.84	37.89
Garage	3	Garage for one car + storage	25.96	5.72	31.68
Garage	4	Garage for one car + storage	31.05	6.84	37.89
Garage	5	Garage for one car	30.08	6.63	36.71
Office	1	Storage, toilet	47.81	10.53	58.34
Office	2	Storage, toilet	54.57	12.02	66.59
Office	3	Storage, toilet	35.41	7.8	43.21

AREA FLOOR 2



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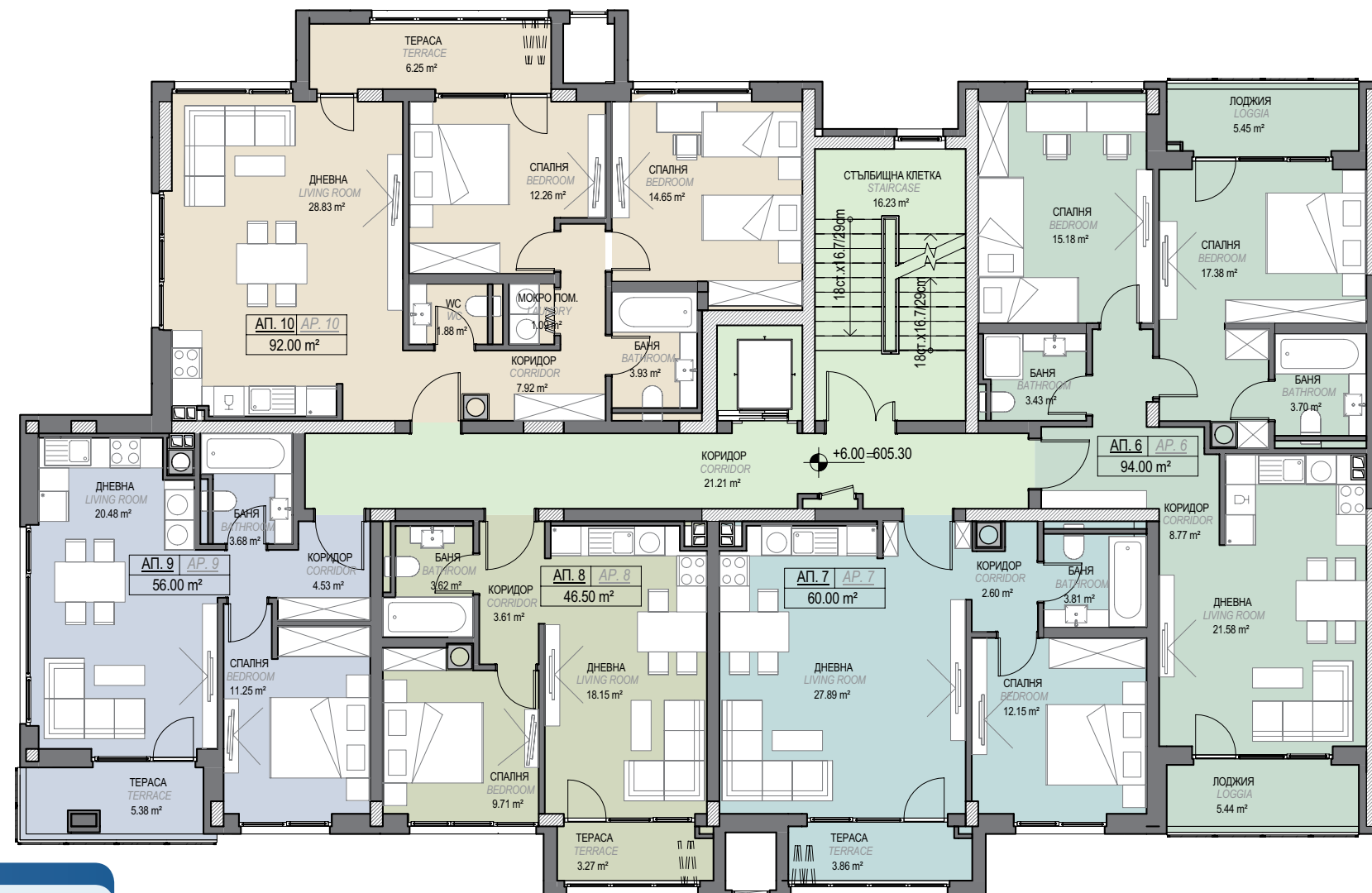
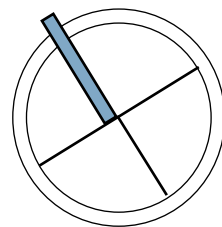
AREA FLOOR 2 // K +3,00

Property Type	Prop. №	Property description	View	Actual size area	Common parts	Total area
Apartment	1	Living room, kitchen, 2 bedrooms, 2 bathrooms + WC, corridor, 2 loggias	south, southeast	94.04	20.71	114.75
Apartment	2	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	south	60	13.22	73.22
Apartment	3	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	south	46.5	10.24	56.74
Apartment	4	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	southwest	56	12.33	68.33
Apartment	5	Living room, kitchen, 2 bedrooms, 1 bathroom + WC, toilet, laundry, corridor, balcony	west, northeast	94	20.7	114.7

AREA FLOOR 3



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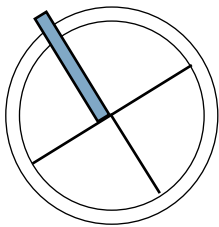
AREA FLOOR 3 // K +6,00

Property Type	Prop. №	Property description	View	Actual size area	Common parts	Total area
Apartment	6	Living room, kitchen, 2 bedrooms, 1 bathroom + WC, toilet, laundry, corridor, 2 loggias	south, southeast	94	20.7	114.7
Apartment	7	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	south	60	13.22	73.22
Apartment	8	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	south	46.5	10.24	56.74
Apartment	9	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 balcony	west	56	12.28	68.28
Apartment	10	Living room, kitchen, 2 bedrooms, 1 bathroom + WC, toilet, laundry, corridor, 1 loggia	west, northeast	92	20.48	112.48

AREA FLOOR 4

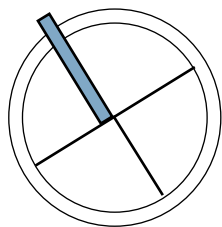


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AREA FLOOR 4 // K +9,00

Property Type	Prop. №	Property description	View	Actual size area	Common parts	Total area
Apartment	11	Living room, kitchen, 2 bedrooms, 2 bathrooms + WC, corridor, 2 loggias	south, southeast	94	20.7	114.7
Apartment	12	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 balcony	south	62	13.66	75.66
Apartment	13	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 balcony	south	46	10.13	56.13
Apartment	14	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 balcony	west	56	12.33	68.33
Apartment	15	Living room, kitchen, 2 bedrooms, 1 bathroom + WC, toilet, laundry, corridor, 1 balcony	west, northeast	95	20.92	115.92



AREA FLOOR 5



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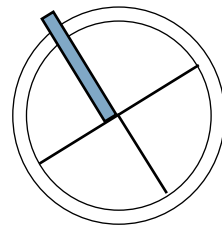
AREA FLOOR 5 // K +12,00

Property Type	Prop. №	Property description	View	Actual size area	Common parts	Total area
Apartment	16	Living room, kitchen, 2 bedrooms, 2 bathrooms + WC, corridor, 2 loggias	south, southeast	94.77	20.87	115.64
Apartment	17	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	south	60	13.22	73.22
Apartment	18	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggias	south	50.5	11.12	61.62
Apartment	19	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggias	west	68.5	12.33	80.83
Apartment	A 01	Living room, kitchen, 2 bedrooms, 2 bathrooms + WC, storage, corridor, 2 loggias	west, northeast	98.4	21.67	120.07

AREA FLOOR 6



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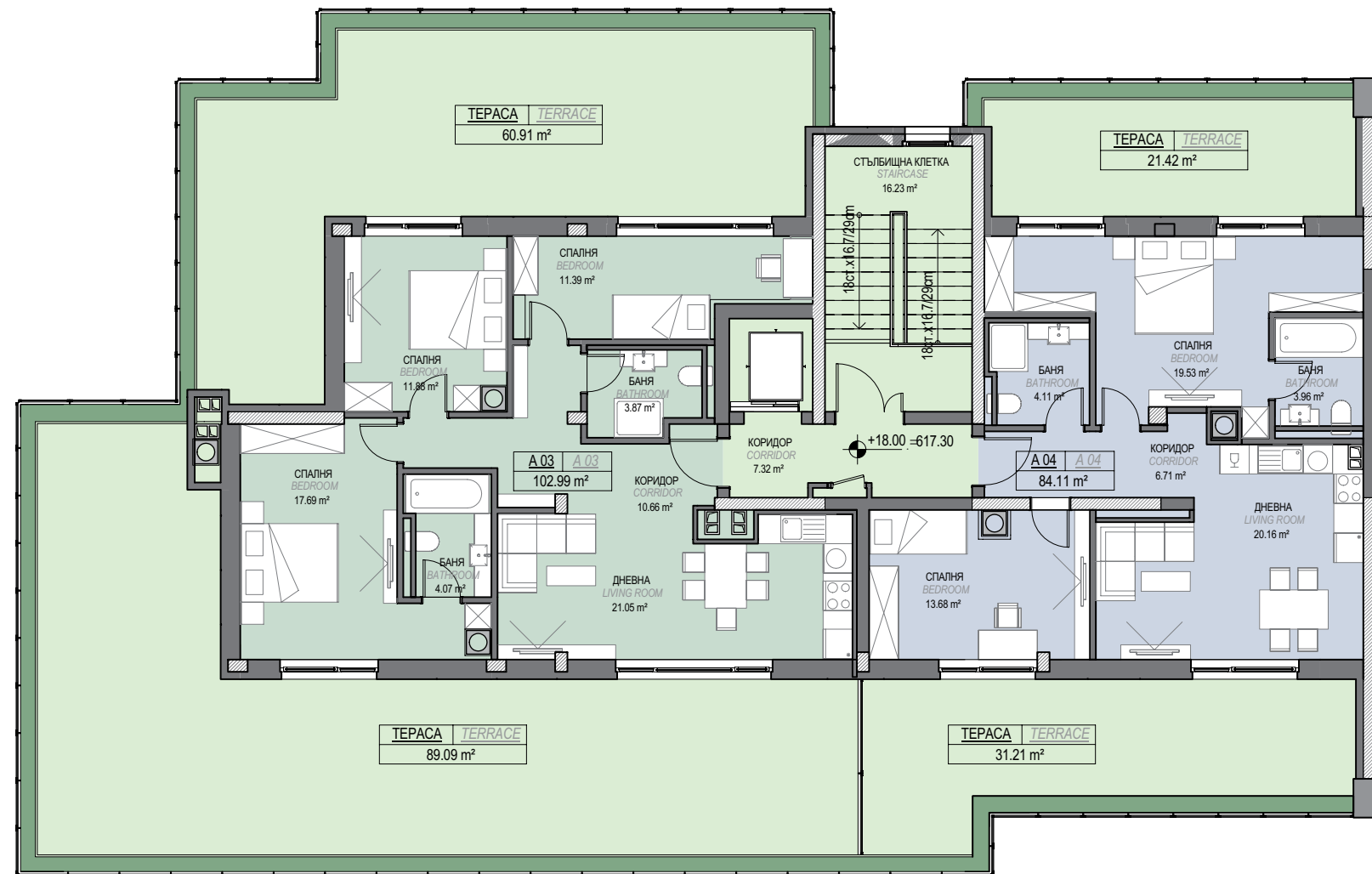
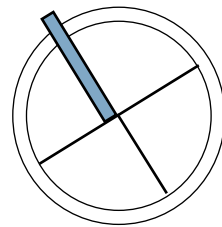
AREA FLOOR 6 // K +15,00

Property Type	Prop. №	Property description	View	Actual size area	Common parts	Total area
Apartment	20	Living room, kitchen, 2 bedrooms, 2 bathrooms + WC, corridor, 2 loggias	south, southeast	94.77	20.87	115.64
Apartment	21	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	south	60	13.22	73.22
Apartment	22	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	south	50.5	11.12	61.62
Apartment	23	Living room, kitchen, 1 bedroom, 1 bathroom + WC, corridor, 1 loggia	west	68.5	15.09	83.59
Apartment	A 02	Living room, kitchen, 2 bedrooms, 1 bathroom + WC, toilet, storage, corridor, 2 loggias	west, northeast	98.4	21.67	120.07

AREA FLOOR 7

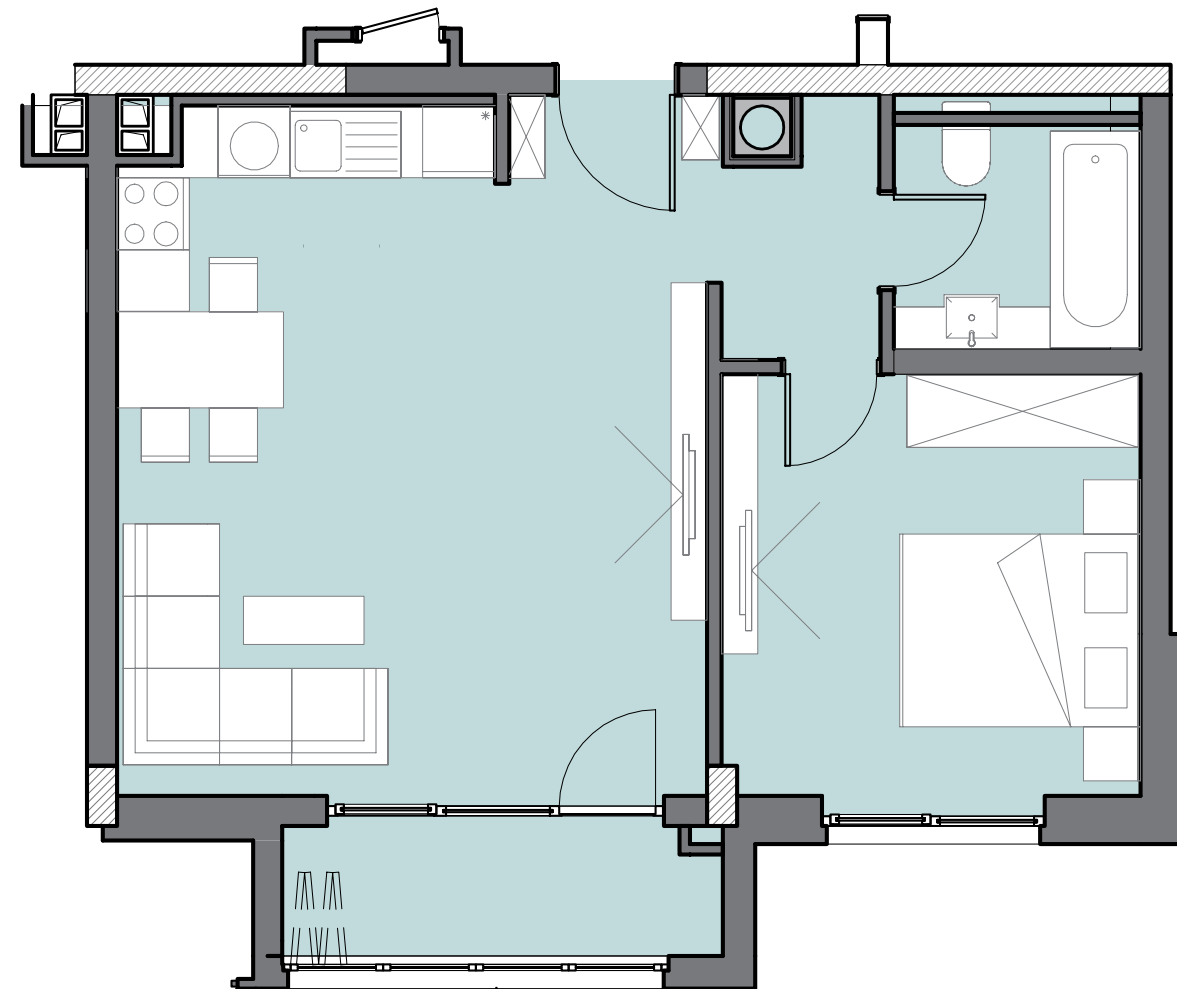


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AREA FLOOR 7 // K +18,00

Property Type	Prop. №	Property description	View	Actual size area	Common parts	Total area
Apartment	A 03	Living room, kitchen, 3 bedrooms, 2 bathrooms + WC, corridor, 2 roof terraces	south, southwest, north	102.99	22.68	125.67
Apartment	A 04	Living room, kitchen, 2 bedrooms, 2 bathrooms + WC, corridor, 2 roof terraces	southeast, south	84.11	18.53	102.64



// APARTMENTS 2, 7, 12, 17, 21

**Living room, kitchen, 1 bedroom,
1 bathroom + WC, corridor, 1 loggia**

Actual size area	60 m ²
Common parts	13.22 m ²

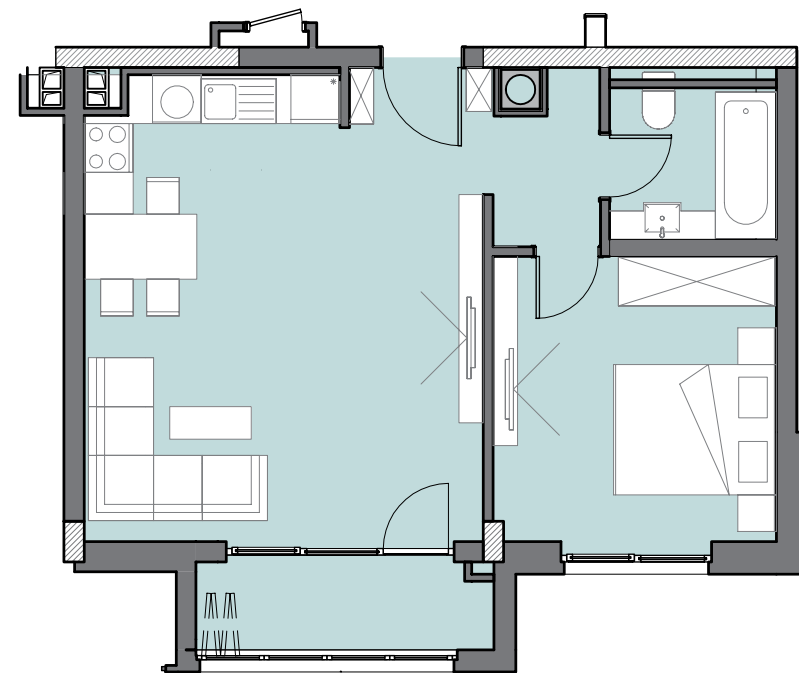
TOTAL AREA: 73.22 m²

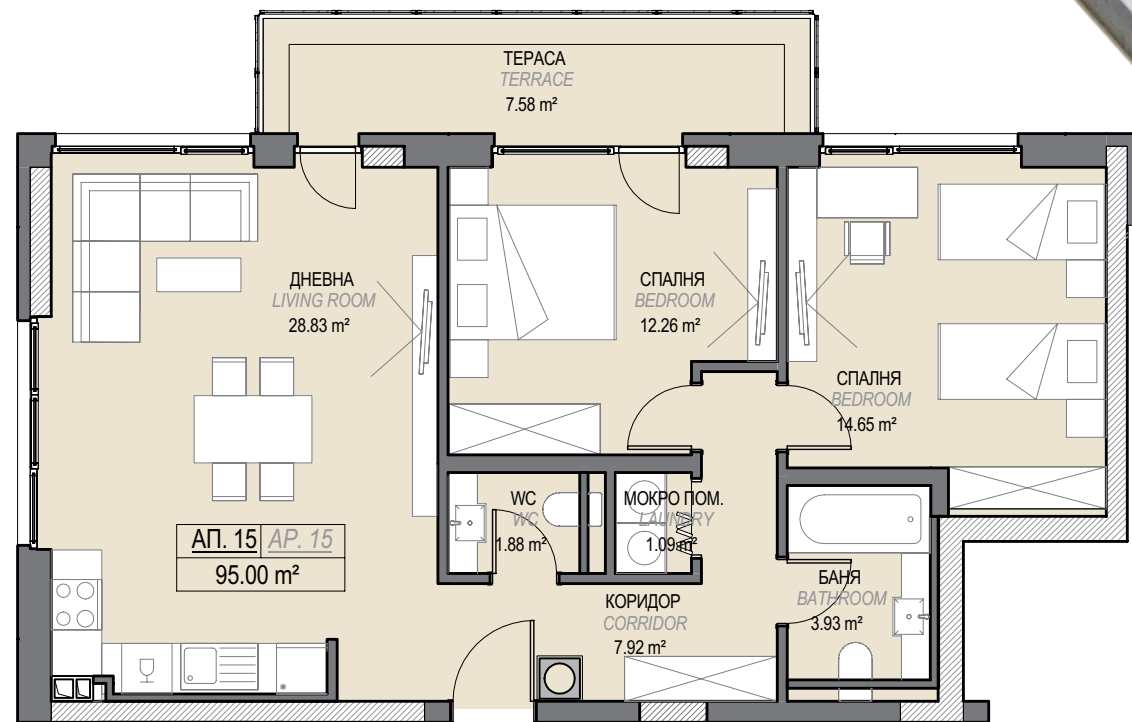


Developer has made an exemplary interior design
of the individual apartments.



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// APARTMENTS 5, 10, 15

Living room, kitchen, 2 bedrooms,
1 bathroom + WC, toilet, laundry,
corridor, balcony

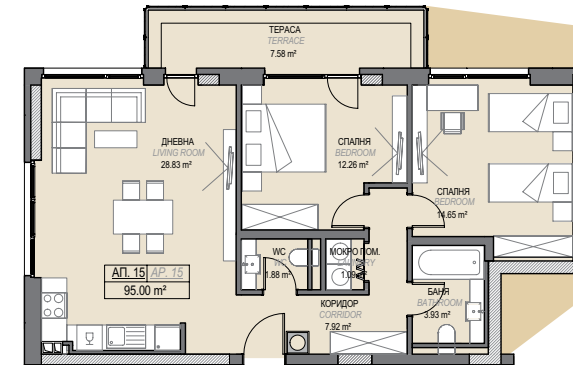
Actual size area	95 m ²
Common parts	20.92 m ²

TOTAL AREA: 115.92 m²

Developer has made an exemplary interior design
of the individual apartments.

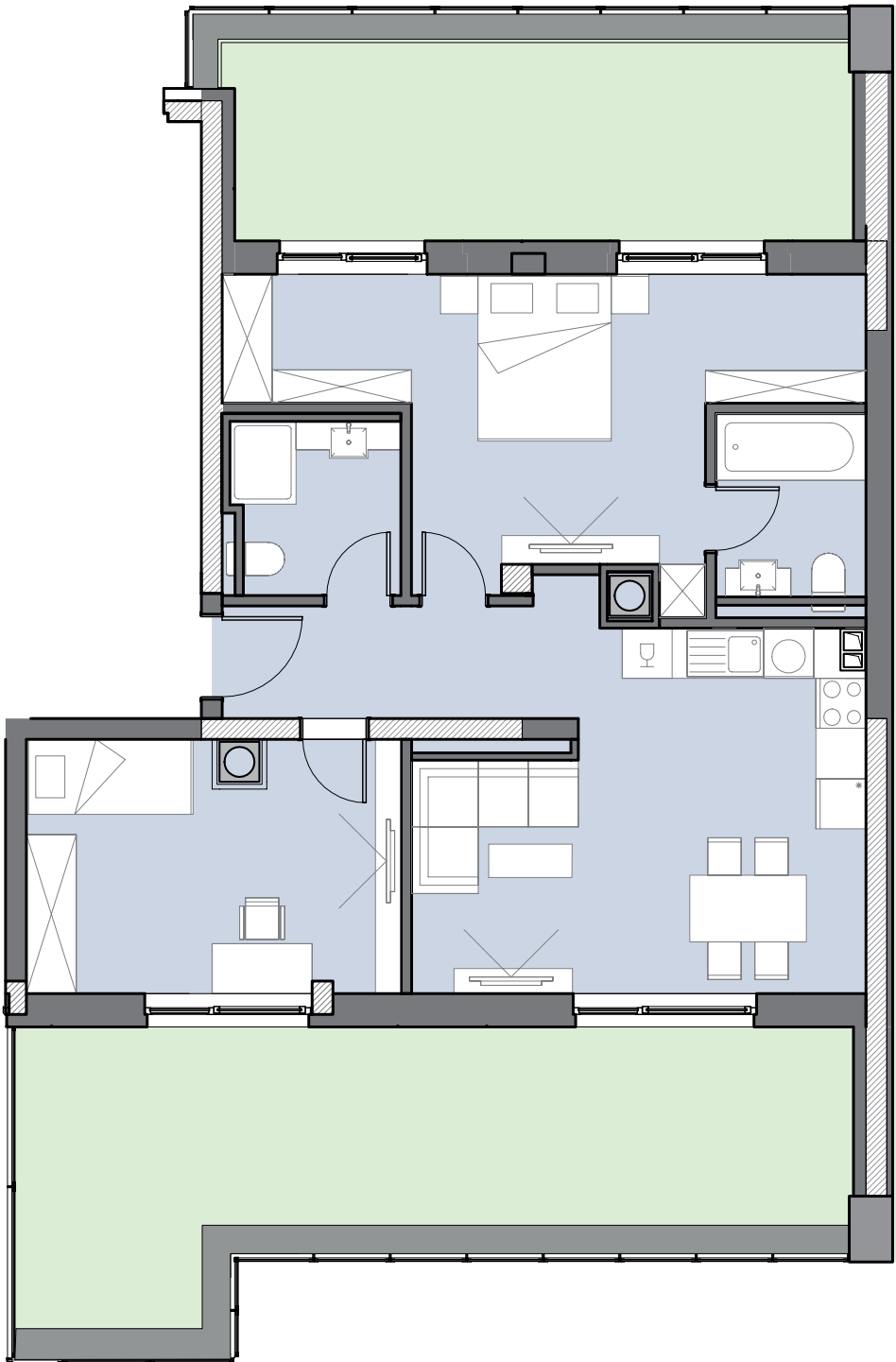


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// APARTMENT A 04

Living room, kitchen, 2 bedrooms,
2 bathrooms + WC, corridor, 2 roof terraces

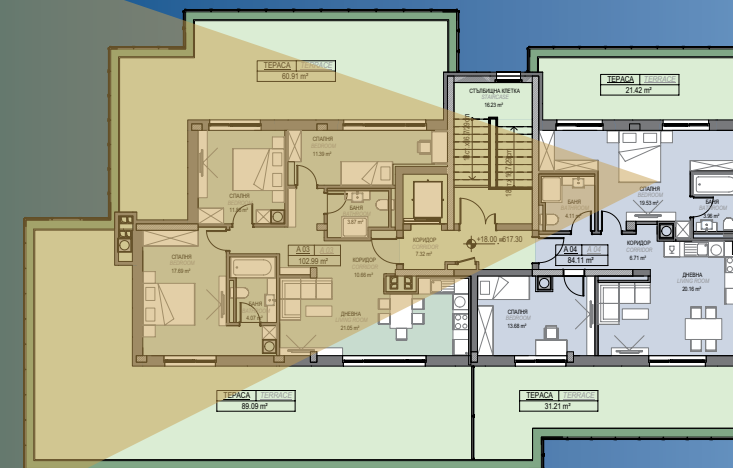
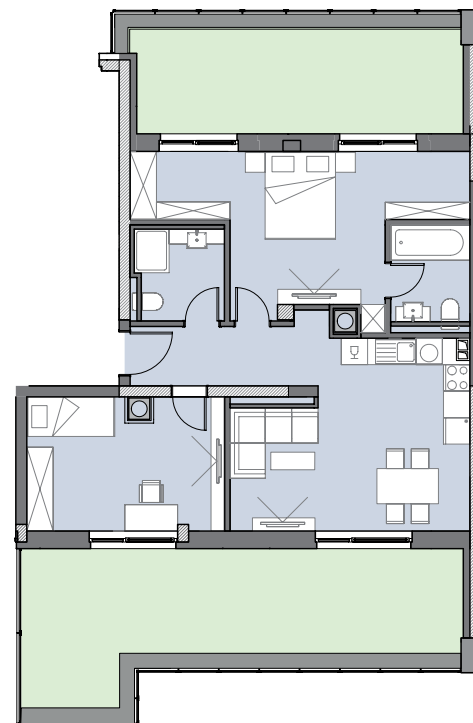
Actual size area	84.11 m ²
Common parts	18.53 m ²

TOTAL AREA: 102.64 m²

Developer has made an exemplary interior design
of the individual apartments.



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