

Advantages of the "Varna City Park" and quality of selected construction materials:

1. Gated complex with controlled access.

Location and characterization of area. The complex is located in the enlarged center of Varna with location near Republic Blvd., separated by a green area of it, looking to the mall "Gallery", near the shopping center "Varna Towers" and 200 meters from the main Vladislav Varnenchik Blvd. Schools, kindergartens, shopping centers, availability of convenient communication, etc. are nearby.

2. 6,000 square meters of green space available for the complex' residents.

3. District heating from Dalkia Heating Iompany, providing heating and hot water suitable for drinking, preventing lime scale.

4. According to preliminary calculations, the customers will pay bills up to 80 BGN / per month for hot water and heating for the winter season.

5. Provided a minimum of one parking space per one apartment.

6. Preconceived all engineering networks of the whole complex.

7. Elevators Schindler 3300.

- Light Cab dimensions - 1.20 meters x 1.40 meters fulfilling the accessible environment;
- Silent elevators;
- Electric type / no hydraulic / frequency controlled; 8 stops for 9 passengers (675 kg);
- Automatic doors, LED lighting;
- Speed of elevators - $V = 1 \text{ m / s}$;
- No engine room / elevator is situated over /;
- Tele alarm system for emergencies - implementation of the bilateral relationship between the cabin and emergency personnel via telephone line or GSM module;
- In the event of a main power elevators descend to the nearest floor and the doors open;

8. Installed points for water softening plant for water - for each apartment on each block.

9. Installed points for heating radiators.

10. Joinery - German 5-chamber PVC, German hardware Winkhaus, double sided openable.

11. Out Doors - anti-breaking entrance door with high security, made of wood embedded with aluminum foil, with a rounded frame in dark walnut color, special handles, again secured against burglary. PORTA DOORS.

Internal doors PORTA DOORS - wood in dark walnut color.

12. External walls made by Wienerberger Porotherm 25 N + F light bricks

13. BAUMIT Insulation package (EPS insulation 8 cm.)-10 years of warranty.

14. BAUMIT Facade plastering Nanopor with high vapor permeability and self-cleaning effect.

15. Five samples of apartments - completely finished, illustrate the finish from packages: "Bronze", "Silver" and "Gold."

16. Extra - upon signing the preliminary contract, those who will buy "green" will be able to participate in the design of their own home (domestic minor changes).

17. Loggia width 1.50 meters - allowing optimum use of land.

18. Playground, outdoor fitness equipment, two drinking fountains available for residents of the complex.

19. Supermarket - pastry shop, an indoor gym and aerobics - as extras to the complex, which can be used for payment.

20. Extras - when buying a flat you get a video of the construction of the object in the site of the complex (only for purchased apartments).

21. Apartments with private patios - the complex has apartments with patios located on the ground floor of block 3, 6, 7, 8, facing east and south.
22. 3 packages will be given for clients' choice: "Bronze", "Silver" and "Gold"-These packages will offer turnkey finishing works with varying degrees of luxury equipment.
23. Number of 28 private garages, indoor and outdoor parking places.

Advantages of the environment in Varna City Park gated community

Location

The plot is located in the Briz district, in the western part of Varna, between the boulevards Vladislav Varnenchik and Republic and Mladost Street.

Access and transport

The area is located near to the exit of Varna directed to Sofia, Ruse, Varna Airport. By Vladislav Varnenchik Blvd. there is a quick and easy access to Varna Bus Station. The favorable location of several of the main boulevards, contributes to good communicativeness of the complex.

City Bus connections with all directions (quarters, Railway and Bus Stations, Varna Airport, etc.)

The area is very comfortable for living. Good location helps to be well connected with all important parts of the city.

Environment and views

The complex has a central courtyard overflowing in the park, and landscaped greenery with playgrounds, pools and leisure and recreation.

Apartments overlook the park area and panoramic views of Varna Lake.

Apartments

Choice of the correct location of the flat to the world directions. Lots are 5 apartments of type floor facing south-east, south, south-west, north-west and north - iztok. Na last floor there are 2 apartments facing south-east - north and south - west - north .

Commercial

Near to the complex there are small shops and two markets. Praktiker and Baumax (construction and repair materials, products for home and garden) are in five minutes walking. In the same distance are Technopolis - black and white goods; Elytis - sanitary materials and cosmetics, children's venue for celebrations. There are several gas stations: Shell, Esso, Perrfect and OMV.

Office and administrative centers

In recent years, there is a tendency to move offices from downtown to the area where is located the complex. Five new office buildings filled with tenants act since 2012 on Slivnitsa Blvd. Adjacent to the complex is the headquarters of Energo Pro and MTel, town hall Mladost and Post Office 19.

Social Infrastructure

Schools. Very close to the complex there are two Primary Schools (Dobri Chintulov and Anton Strashimirov), and three High ones: Geo Milev, Dr. Ivan Bogorov High School of Economics and e Vasil Levski Professional School of building, architecture and geodesy.

Kindergartens, nurseries and care creches. Near to the complex there are four kindergartens. In the next quarter Mladost there are four more kindergartens and one nursery that are easily and quickly accessible.

Social centers. Children's amusement park, ice rink and sports complex Mladost in the vicinity, and Transfiguration of Our Lord Chapel.

Medical centers. Adjacent to the complex is the Medical Center 1, Mladost Medical Center and Sanita Medical Center.

The location is very convenient, there is a suitable transportation and communication to all parts of the city. And easy access to the city exits. There is a good infrastructure - schools, kindergartens, medical centers. The area is very peaceful and green and suitable for families with children as well as pet owners, as there will be a special place Walkers them. No sources of noise and air pollution. Green strip of 60 meters separates the complex from the traffic of the busy Republic Blvd .

