



Residential Park Sofia



Lindner

Immobilien Management

| Residential Park Sofia

“Residential Park Sofia” is a residential complex of closed type, which embodies the idea of a “city within a city”, where people live, work, rest and exercise in one place. “Sofia Park” is the administrative name of the complex, announced with decision No. 424 / 11.06.2009 of Sofia Municipal Council.

Residential Park Sofia

Project Manager: Lindner Immobilien Management EOOD

Builder: Lindner Bulgaria EOOD

Architectural Concept: steidle architekten



Masterplan.



According to the basic parameters of the master plan a low density of construction is expected - 20% of the total area. The other 80% are occupied with a network of picturesque streets, among which are formed charming neighborhoods with inner green areas, pedestrian and bicycle alleys and parks for recreation.

| Concept.



The complex is situated in the outskirts of Vitosha mountain, just opposite the “Business Park Sofia”, and has excellent infrastructure. Residential Park Sofia is the second major project of the Lindner Group in Bulgaria - a large-scale residential development of closed type – the first of its kind and scale for Bulgaria.



“Sofia Park” comprises of a variety of multi-family, single-family and row houses, its own park, commercial area and office areas. It combines the convenient and safe living environment, comfortable workplace and natural closeness to the nature.





RPS in figures.

Project term: 2004 – 2010

Total built up area: 253,400 m²

Residential complex area: 250,000 m²

Commercial area: 3,400 m²

Residential units: 27 single-family houses | 62 row houses | 31 multi-family houses

Other units: Kindergarden | Sports Center | Commercial area

Strategic location.



Sofia Park is situated over an area of 180 da, of which 90 da are green areas. Road arteries such as "Ring Road", "Bistrishko Shosse Boulevard", "Al. Malinov Boulevard" and the planned subway station near Sofia Park ensure quick transportation from the complex to Sofia Airport and the central part of town. Many bus routes cover the area near the complex like bus line № 111 and a new bus line № 314 of the Public Transport has been opened to provide fast and easy connection between Sofia Park and the Mladost I metro station.

| Park and recreation areas.

The residential complex Sofia Park would not be complete without the beautifully landscaped park, consisting of green areas, winding alleys and a variety of trees, shrubs and flowers.



For all residents of the complex and their guests, we created a barbeque area with a lot of greenery, where in the sunny days they can relax in a good company, enjoying an astonishing view to the Vitosha Mountain, right next to the children's playground. The barbeque also provides a chance for the chefs to demonstrate their cooking abilities and mastery. There are many recreational spots, provided with benches, sports equipment, table tennis, football field, basketball court and chess field. The park is also provided with WiFi.



| The home.



Surrounded by the natural beauty of Vitosha Mountain and the picturesque alleys and gardens within the complex, the houses of Sofia Park provide comfort and quality of living for the residents. The different types of buildings offer variety of space distribution, intended to satisfy the personal needs of our clients.





| Multi-family houses.

The multi-family houses consist of between 6 and 8 apartments, having from 1 to 3 bedrooms and bathrooms. The dimensions of the apartments vary from 80 to 200 m². The underground levels of each multi-family house in one neighborhood are connected. Each residential unit apartment, is provided with at least one underground parking space.

| Row houses.

The Sofia Park offers its residents the privilege to have a house from 180 to 280 m² and a private yard for BBQ. They are arranged in a line of several houses and are available with 4 / 5 bedrooms and bathrooms and parking space for one or two cars.



| Single-family houses.

Sofia Park provides individual family houses with square face ranging from 250 to 450 m². In each family home the number of bedrooms is from 3 to 6 and the bathrooms and utility rooms from 4 to 6. Each individual house is provided with at least one underground parking space and additional over ground parking spaces for visitors.



| Commercial area.

The nicely arranged residential neighborhoods are complemented by the commercial area neighbourhood 16 and the office spaces in Sofia Park. The Commercial area with its 3400 m² of commercial space is an attractive destination with great development potential. It is designed for attendance of the individuals that work or live in Sofia Park. The distribution of the buildings is simplified and functional. They are situated within diverse land shaft in the foot of Vitosha Mountain.



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