

# INVESTMENT PROSPECTUS



bulgaria

Commercial Complex  
**DELTA TOWER**  
Sofia, Bulgaria



## Project Overview

<b>Land Plot Size:</b>	6,677 m <sup>2</sup>
<b>Total Built Up Area:</b>	23,369 m <sup>2</sup>
<b>Floor sizes:</b>	1300 m <sup>2</sup> (approx)

## Sales Value:

<b>Off plan for project:</b>	32,700,000 Euros (1,400 Euros per m <sup>2</sup> )
<b>Per Floor:</b>	2,210,000 Euros (1,700 Euros per m <sup>2</sup> )
<b>Project sales value to end users:</b>	57,254,050 Euros (2,200 to 2,700 Euros per m <sup>2</sup> )

## Miscellaneous:

<b>Permissions:</b>	Outline planning
<b>Usage:</b>	Commercial, Hotel, Residential
<b>Underground car parking:</b>	3 Floors (3,900 m <sup>2</sup> )



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## RETAIL CENTRE 5000 M<sup>2</sup>

With a product showroom focus this will be the perfect place for companies and organisations that use Eastern Europe as a place for trade, to showcase their stock lines to clients. Showrooms of all different sizes will be available for long and short term rental as well as purchase which will give occupants the desired flexibility. The design will be modern and the centre will benefit from a feature atrium entry with hi tech walkways, elevators and escalators, which will all be carefully planned to add to the minimalist and open working environment, instilling clarity and comfort.

Arranged over Levels G to 2

## COMMERCIAL CENTRE 19,000 M<sup>2</sup>

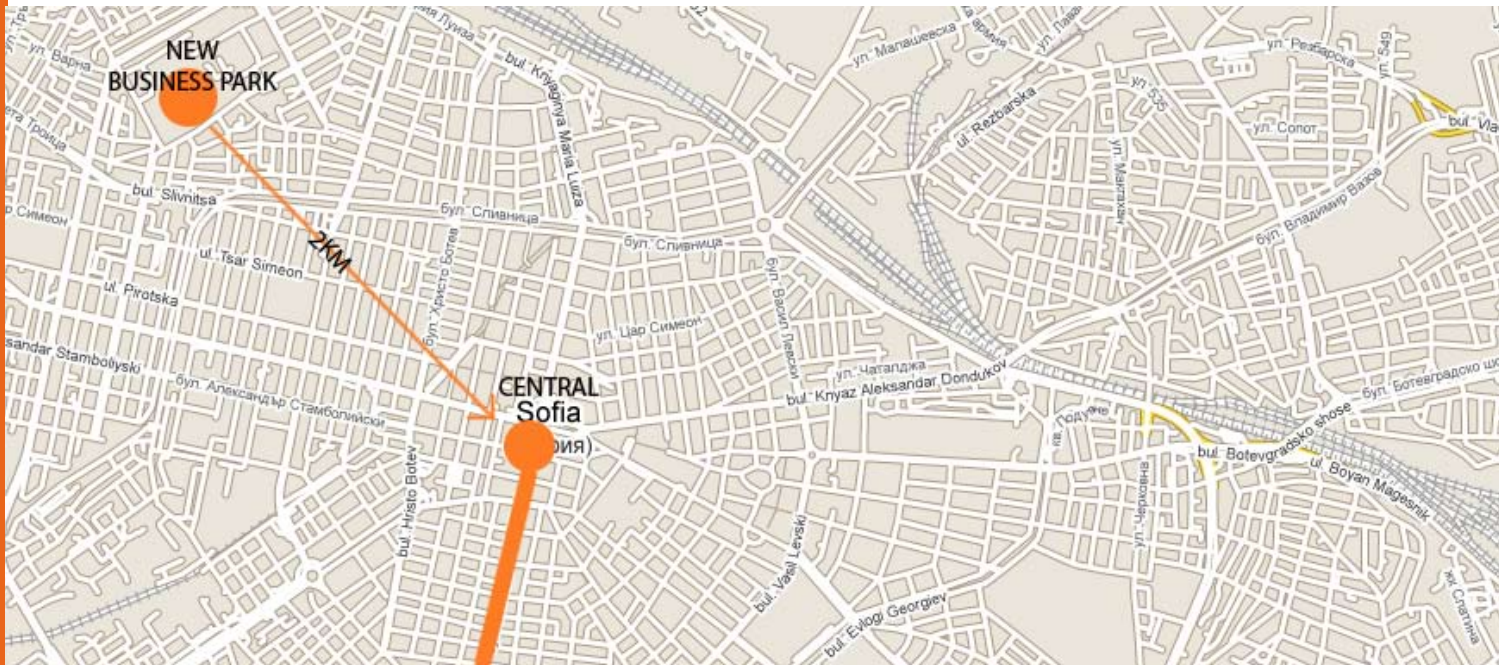
Now that so many of the blue chip companies have moved to Sofia for the strategic location as well as its low tax benefits, a vast array of medium sized companies are following suit. Due to the geographic location and excellent accessibility factors Sofia has become the first choice for business requiring overseas presence. The concept of the business centre is to meet the needs of the ever growing demand in the market. The business centre has a vital part to play in the complex as it will be the very attraction for so many of the visitors to Delta Tower. Sofia is well documented for its residential property boom, however many experts are expecting the commercial property to far exceed this performance and all indications show signs that the commercial market will have grown by over 60% by the start of 2010.

Arranged over Levels 3 to 34



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## LOCATION

The area of Banishora, was long known for its mass communist housing projects and industrial history. However, as part of a government reform programme it is undergoing dramatic transformation. Being situated within a 4 minute drive from the main strip “Vitosha boulevard” this site is located in a very central setting in the new business centre of Sofia. Banishora’s location is the very reason for the rejuvenation which involves the re-development of the Sofia Prison, into what will be Sofia’s first central business district. For the past 18 months Luxury residents have been springing up in the immediate vicinity in anticipation of the re-development. Delta Tower will be within the planned business concept which is backed by the Sofia municipality.

## WHY SOFIA

- ✓ Newest E.U member
- ✓ Sustainable and consistent GDP growth
- ✓ New 250m euros airport now operational
- ✓ Stable economy
- ✓ Currency pegged to the Euro
- ✓ Adopts the Euro in 2010
- ✓ Industrial parks being built all over Sofia
- ✓ Low cost of living
- ✓ Multicultural environment
- ✓ Strategically located between the East and the West.
- ✓ Soaring commercial activity (both locally and globally)
- ✓ Low cost airlines fly from all over Europe, on daily routes.
- ✓ Population has doubled in the last 5 years making it Europe’s fastest growing city.
- ✓ Low Taxation (10% corporation, income and capital gains tax)
- ✓ 12bn euros worth of investment from the E.U

