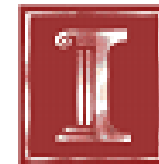





# “Green Estates”

property for sale



Ipolit International

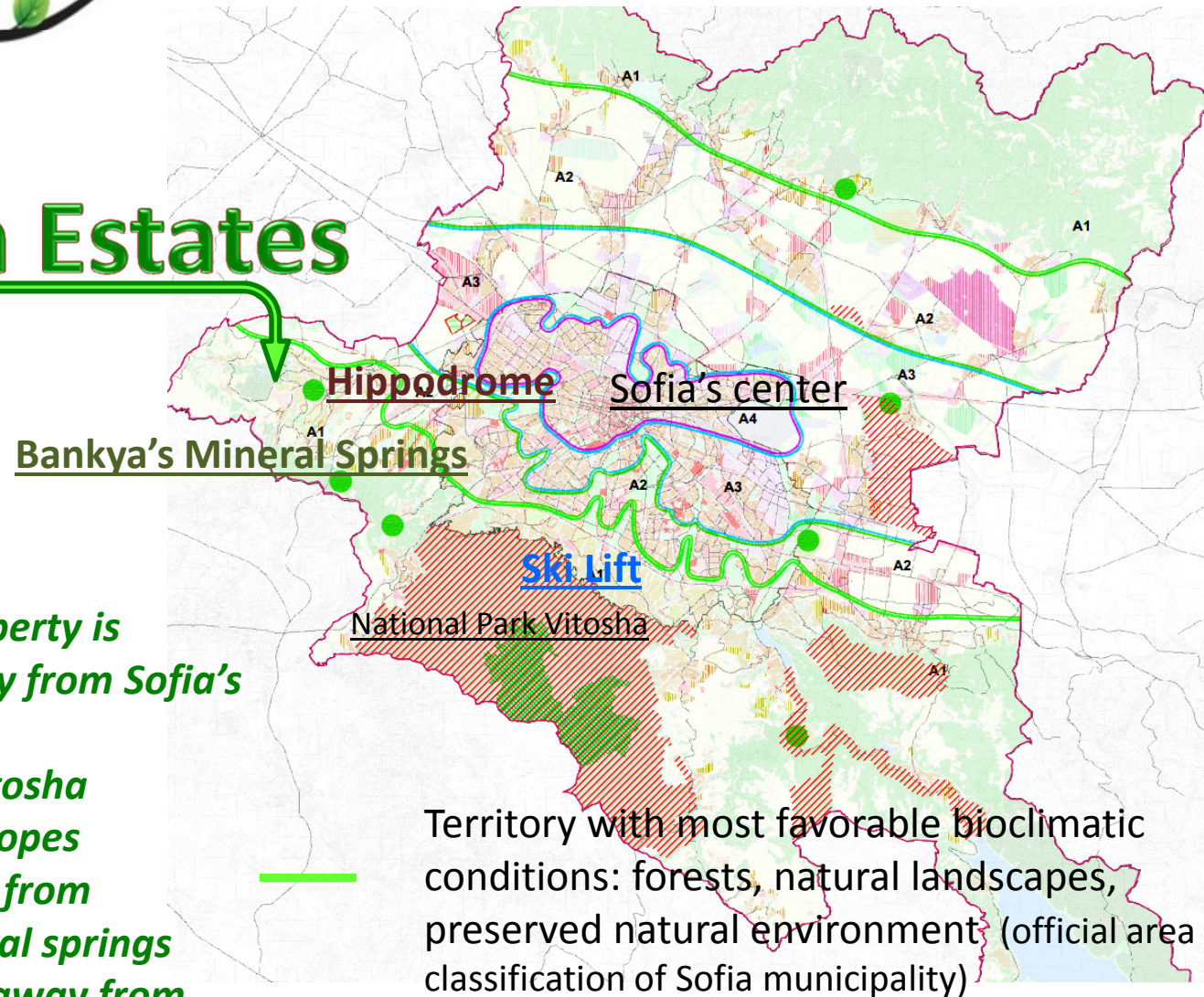


*There are places on earth where air is fresh  
and grass is green; which are surrounded by  
mountains, next to forests and mineral springs.  
... And we offer You one of them*



## Natural environment Map of Sofia Municipality


# Green Estates



### *Green Estates Property is*

- *just 19 km away from Sofia's central area;*
- *18 km. from Vitosha mountain Ski slopes*
- *just 3 km away from Bankya's mineral springs*
- *And only 5 km away from subway station*

Territory with most favorable bioclimatic conditions: forests, natural landscapes, preserved natural environment (official area classification of Sofia municipality)



The healing power of Bankya's mineral springs and its unique balmy air saturated with negative ions explains the numerous sanatoriums, recreation and rehabilitation establishments in the area.

***The close proximity to the capital and unique microclimate have made the region extremely attractive to investors and the most desirable place for living***

***Green Estates Property is a RPL of 17 050 sq. m., all year access, public transportation available, water and electricity supply.***

Area with approved building parameters as follows:

- Density 20%
- FSI - 0,5
- Max. cornice height – 7,5 meters
- Estimated TBA 8 525 sq. m. / depending on detailed architecture plans STBA may exceed 10 000 sq. m. /



**Green Estates  
Property can develop into  
luxurious residential  
complex and therefore is  
conveniently divided into 15  
smaller plots, which can be  
easily grouped and merged  
according to any further  
plans**

**Green Estates lays on slightly inclined and exposed to south - east slope offering splendid 360° view**





**Green Estates Property is now for sale**  
**Starting price 68 EUR/ sq. m.**

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