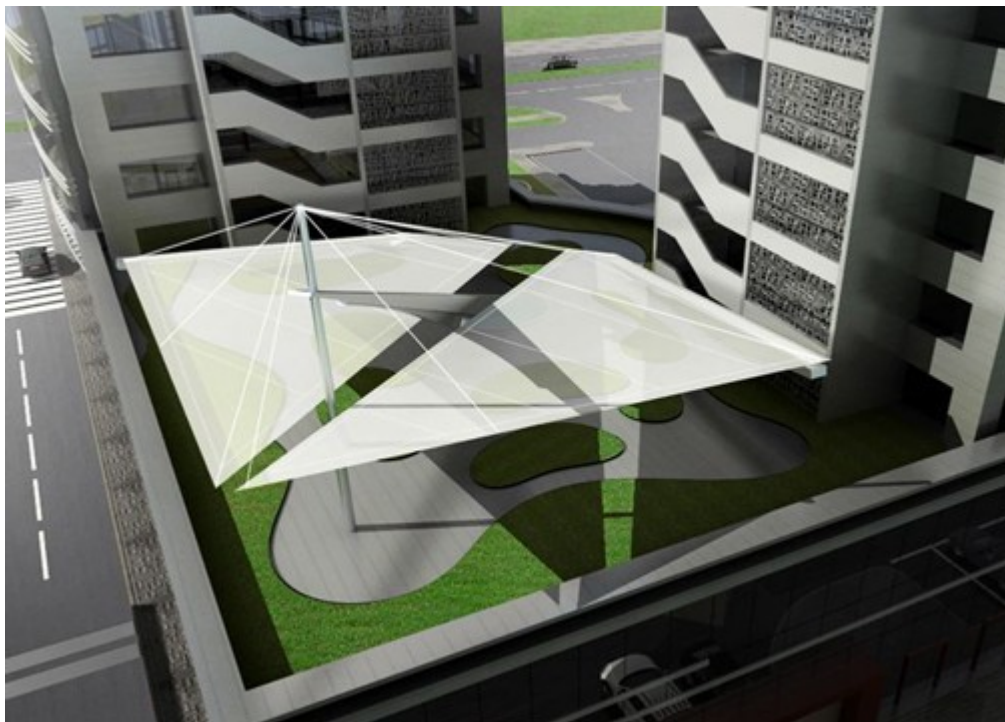


**DESCRIPTION OF INVESTMENT PROJECT**  
**„BUSINESS CENTER PLOVDIV” – Second Stage - CORPUS «B»**



**Project:** Building permission for **CORPUS «B»** with total build up area of 15 300 m<sup>2</sup> including the corresponding ideal parts of the plot of „Business Center Plovdiv” – office building class A.

„**BUSINESS CENTER PLOVDIV**” situated on the north-west side of Hotel SPS, well located off of the “Osvobojdienie” Boulevard, accessed by the ring-road for the main road connection linking Plovdiv with highway “Trakia” and with highway “Struma” - the connection between Turkey and Sofia. It is just in the beginning of a big neighborhood, in close proximity to METRO, Technopolis, Arcadia and other big shops for furniture and building materials. A big advantage is the passing by new boulevard St.Petersburg which will connect the ring road in front of hotel SPS and the international highway to Turkey. Opposite the “Business Center Plovdiv” construction works for a shopping mall have already started. “Gallery Plovdiv” will have numerous shops and boutiques, restaurants and cafes, modern cinemas, children’s entertainments and more.



**CORPUS «B»** featuring the left tower of investment project - „**BUSINESS CENTER PLOVDIV**“ is offered with approved architectural plans and corresponding ideal parts of the plot. The entrance of **CORPUS «B»** will be from boulevard “Osvobojdienie”. It will be a one way alley circling around the whole business center and leading back to the same boulevard. The access to **CORPUS «B»** will be from three boulevards – “St.Petersburg”, “Osvobojdienie” and “Tsarigradsko Shose”. Next to **CORPUS «B»** the municipality of Plovdiv will build premises with public utility services and activities. **CORPUS «B»** will have direct connection with the renovated hotel SPS which will offer spa center, conference halls, and several restaurants. The commercials areas of the first two floors are suitable for shops, boutiques and show rooms.

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## THE BUILDING

The building is designed to consist of two buildings with height of 68 meters – corpus «A» and corpus «B» and one two storey building corpus «C» - connecting unit. Corpus «A» and Corpus «B» are with alike oval shape in height up to elevation +68, 00. Under all long the corpuses «A», «B» and «C» is underground level with underground parking spaces, which assure the parking of the costumers. The two towers are places as follow in the north-east and sought-west site of the plot



The main entrance of **CORPUS «B»** is from boulevard “Osvobodivnyy” through the newly build double roadway, going round the building and leading back to the same boulevard. **CORPUS «B»** will also have direct connection with the renovated hotel SPS which will offer after the renovation and reconstruction will offer to the costumers: SPA Center, Fitness, Conference halls, coffee shops and several restaurants.

**CORPUS «B»** will be serving by four high speed elevators and three staircases. The one of the elevators will start from the underground floor up to the ground level and will serve the parking zone. The rest three elevators are starting from the ground level up to the last office level. At the west site of the corpus are provided breakdown staircases for evacuation, starting from the underground level up to the roof of the building.

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Total build up area of **CORPUS «B»** is 15 351, 86 sqm, distributed between:

- Two shopping levels on elevation +/- 0, 00 + 6, 00 with a separate entrance and worm connection with Corpus “A”. There is a possibility to make an escalator connection between the levels which are ideal for shops and show rooms.
- From level + 12, 00 to +57, 50 are planned 14 one type levels with 950 sqm each. The whole body will be serviced by four elevators.
- Car parking for 300 automobiles in an underground parking will be ensured for the owners of premises in Corpus “B” There will be a connection between Corpus “A” and Corpus “B”.



**According to the investor's requirements the functions of CORPUS «B» can be:**

- Business flats
- Hotel
- Office spaces – Business class “A”

**The sale's offer includes:**

- Building right based on an approved architectural project ( Approved construction and architecture with a possibility for defying the functions of the building in a later stage)
- Right for ownership over the corresponding ideal parts of the plot of „Business Center Plovdiv” (according to a table of a licensed appraiser)
- Building permission for 15 351, 86 sqm. On a later stage a change can be executed and terraces can be added.

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