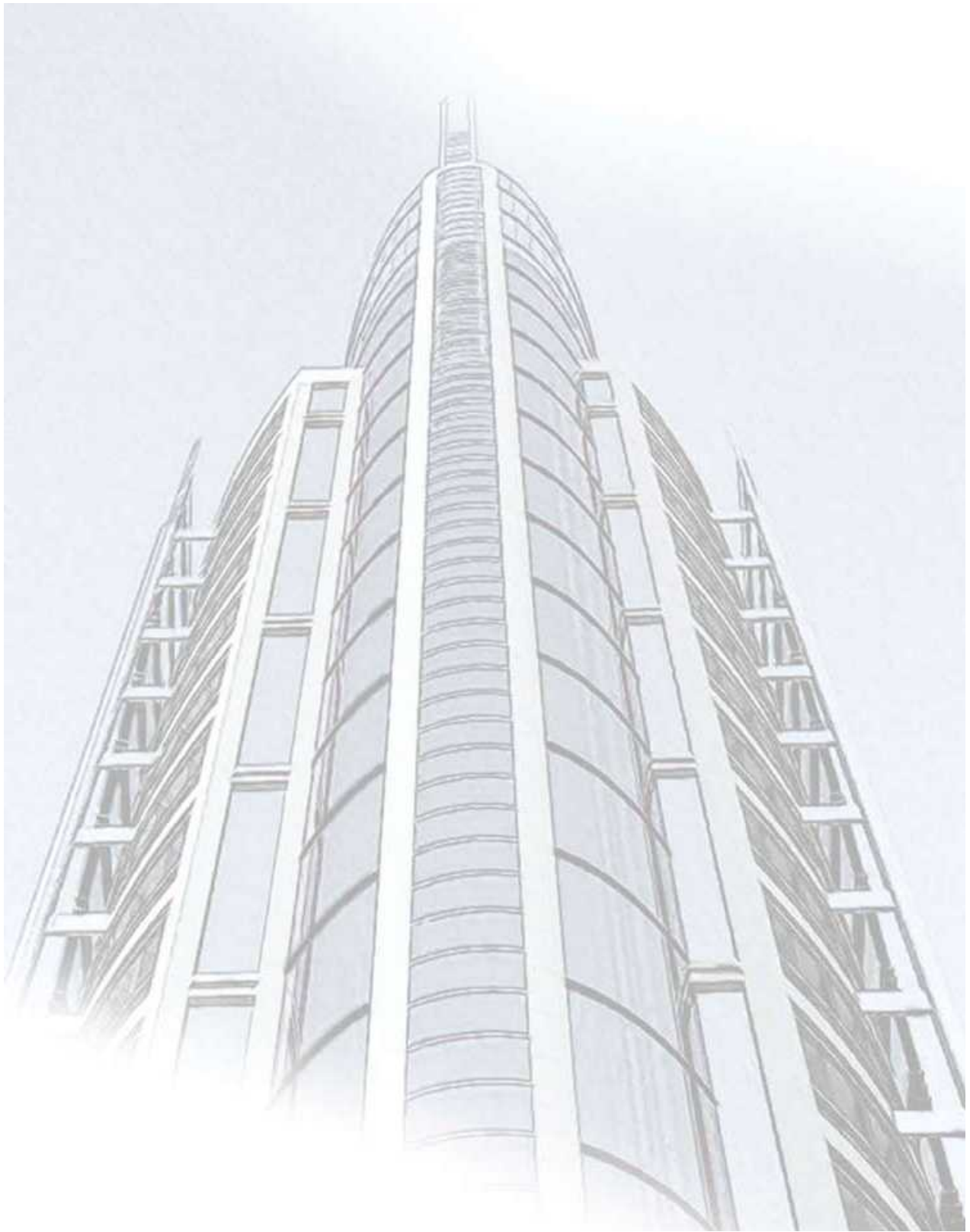


Level Up Your Business With The Sky



Tanya Petrova Realtor • Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



Tanya Petrova Realtor • Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



The Hottest Business Destination Under The Sky

Bulgaria is a small and at the same time magnificent country in Europe, EU member, acknowledged by

more and more people for its beauty and promising economic development. It combines impressive natural riches, green virgin mounts, abundance of mineral springs, historical landmarks and mild climate with developing economy and growing interest to investments in real estate.

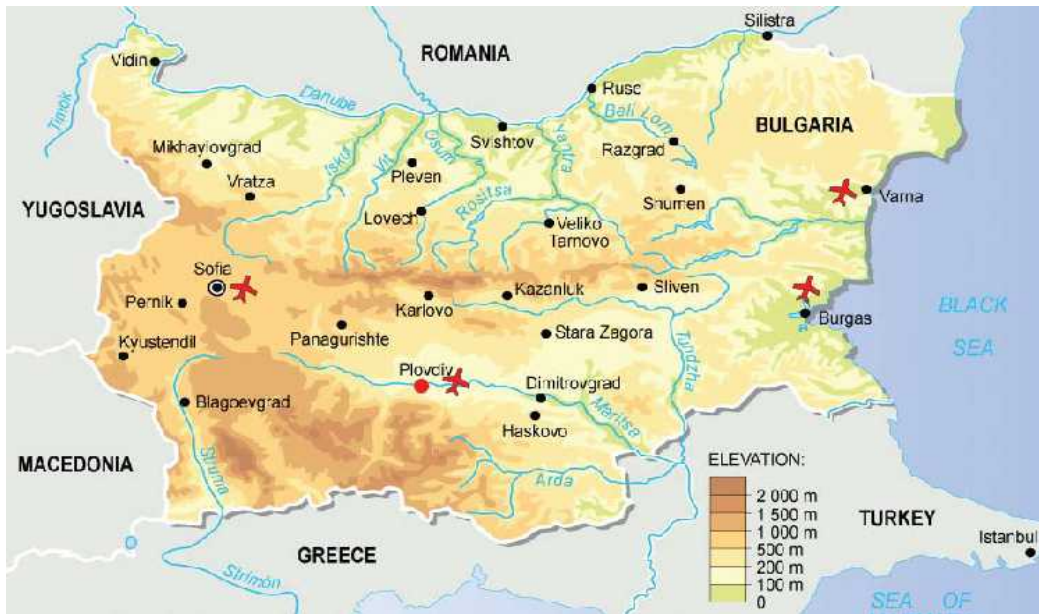
Bulgaria has a population of 7.8 million people, but its central geographical location on the Balkans grants its access to 60 more million citizens of the neighboring countries. A network of international roadways cross through its territory and provide a fast and secure access to Central Europe, Adriatic Sea, Black Sea basin, Russia and Asia.

The Bulgarian real estate market is one of the fastest developing in Europe. At the moment our country occupies the top position in Europe for best place for investment in real property. Bulgaria is also the country where in 2007 the real estate prices ranked highest rise in the world – 30.6%.The investors' interest was significantly enhanced after the accession of Bulgaria in the EU. In 2007 the market of business properties in Bulgaria reached

some 878 million euros which is an increase of 35% on the annual base. In the past year some major projects were also initiated here, some of them by the biggest and most renown investors in the world, which gives grounds for the positive development of the property market, agency services, property management, etc. The investment in office and trade areas is of greatest interest for the foreign investors. The most active companies investing in the country are from the USA, UK, Germany, Austria, Spain, Greece and countries from the Middle East. Initially Sofia did attract the greater part of them with increased interest to business properties. At the moment the capital is facing a number of problems – traffic jams and heavy traffic, growing population and over saturation of the property market. For that reason in the last year a big share of the direct foreign investments was also directed to some of the biggest cities in the country, such as Varna and Plovdiv.

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



SKYLINE TOWERS is designed as a luxurious office center – business class A, satisfying the needs of attractiveness and convenience, providing work environment complying with the high criteria of the present-day business society.



Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com



Plovdiv is the second biggest city in the Republic of Bulgaria and 83rd by population in the European Union. It is an administrative center of the South-Central Region, Plovdiv District and three of its constituent municipalities: Plovdiv, Maritsa and Rodopi. The city is a significant economic, transport, cultural and educational center for the entire country. Plovdiv is located in the central part of the Upper Thracian valley on both banks of the Maritsa

River. Important traffic routes cut through Plovdiv and connect the East with Europe, Baltic Sea and the Mediterranean and the Black sea with the Adriatic. The city was built on seven syenite hills, some of height over 250 m and for that reason it is also known as the city of the seven hills. Plovdiv is a unique blend of Antiquity, Middle Ages, and Bulgarian National Revival. A city with long and remarkable history whose beginning was outset long before it became part of Bulgaria. Plovdiv is one of the ancient cities in Europe, carrying rich cultural and historical heritage, part of which includes sites protected by UNESCO. A number of economic and cultural events take place in Plovdiv, among them the International Fair, the Scene on a crossroad



International Theatre Festival, The Golden Chest Television Festival and many others. The city preserves a myriad of ancient monuments, among them the well-known Ancient Theater, Roman Stadium, Nebet Tepe, etc. The Plovdiv "tepeti" (hills) entered the authoritative chart of the Forbs Magazine as a unique tourist destination.



Plovdiv Municipality accepted a City Development Program by 2011. There are four priority lines in which Plovdiv is going to develop in the following 4 years. These are: sustainable development through creation of favorable business environment; preservation of the specific natural resources of Plovdiv; building and formation of high-quality living surroundings; social policy, health protection and development of the civil society. A general project is envisaged to be drafted on developing the city infrastructure. A new complex plan is to be elaborated for the city transport in compliance with the general development plan, part of which includes the construction of a new

boulevard directly connecting SKYLINE TOWERS with Trakia motor highway.

Tanya Petrova Realtor • Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



SKYLINE TOWERS presents a new work style and organized business environment.



Tanya Petrova Realtor • Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



One of the most appealing advantages of Plovdiv for economic development is its strategic location from a logistic standpoint. For the regional business and investments of prime importance are the available communications and opportunities for fast transfer. Plovdiv is preferred for its location in the southeast central part of the country and is an attractive destination for industrial investments. The distance of 120 km to the capital and Sofia Airport on the highway obviates any danger of heavy traffic and in practice shortens the time of connection with the airport. From the next year, Plovdiv Airport is going to duplicate the aviation connection, which is of further convenience to the investors. The country invests 25 million leva in reconstruction and upgrading of Plovdiv Airport which after the changes is going to become a modern airport center fully complying with the international standards. The new passenger terminal is going to be constructed to the southeast of the present one and finished in 2014, while still in 2008 the existing one is going to be renovated. Plovdiv Airport stands as a natural air gate of business and the South Central Region as a whole, to Europe and the world.



Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com



Tanya Petrova Realtor • Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



Plovdiv has been developing and established as a very attractive destination for first-class investments. The city potential is guaranteed by its strategic geographical location providing an excellent connection with all parts of the country; the city is also one of the few with potential to grow. Great interest is observed to Plovdiv as the opportunities of Sofia, Varna and Bourgas are quite exhausted, while at the same time the big international companies are intensely looking for first-rate properties. The investment in properties in Plovdiv is the highest profitable for the last year and a half, states the analysis of Europolis International Real Estate Agency. It says that 10.5% is the average rate of return for newly purchased dwellings and office areas; in comparison with the other cities the profitability in Plovdiv is 2.5 percent points higher than Sofia, and 4 points more than Varna. The average office area rental for buildings – class B is 8 euro/sq.m. which gives a 10% increase only from the



beginning of this year and although at the moment thousands of square meters of buildings are being built the demand significantly gets ahead of the supply, shows the analysis. At the moment there is a tremendous influx of both local and foreign investors in Plovdiv with rate of return of the newly purchased properties expected to reach 20% by the end of this year. Approximately one third of the direct foreign investments in Bulgaria are used for purchase of real estate. If we add the sums for repairs and finishing works to them, it appears that almost half of all investments are infused in the property sector. The situation of the real estate market at the moment shows stability in the price increase. From the beginning of this year we see a rise of 12–15% and this tendency is expected to remain unchanged until the end of the year, claim the experts.

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com



SKYLINE TOWERS – ensure the luxury
your business deserves



Tanya Petrova Realtor • Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



The two high towers have a total built-up area of 38,173.07 sq.m., their spectacular silhouette standing out on the background not only of surrounding buildings, but also of the overall architectural outlook of the city. The emblematic shape distinguishes the building from the traditional as well as from the contemporary vista of Plovdiv. The main distinctive feature of the project, however, in reality consists in its content; combination of functionality, high technologies, ergonomics, impressiveness and comfortable surroundings. Each of the sixteen-floor office buildings is functionally separated into two independent zones: trade-and-service and office part. The two bottom levels are intended for trade, recreation and supplementary zones, while the other fourteen are luxurious office areas. The standard office floors are built and equipped with modern technologies in order to achieve ergonomics and functionality, while the design and interior solutions are attractive and unobtrusively noteworthy. An overground connection unit is provided between tower A and B – building C is designed in two floors servicing the visitors of the business center and granting free access between the two buildings. The roof of building C is designed to be richly planted and grassed with low and medium-high vegetation, with designed covered terrace area suitable for realization of a project for impressive garden restaurant ensuring additional relaxing atmosphere.

For the needs of the business building and its visitors the parking is ensured in an underground parking lot with total area of 5, 511.91 sq.m., as well as ground parking zones, managed by the Car Park EOOD company with a total of 400 parking places and garages.

The particularly important location of the project for business building with exits on three of the main boulevards in the city grants it a great advantage to that sort of undertakings. In the modern conditions of increasing lack of spare time for the business society, of exclusive importance are: convenient and easy access; supply of necessary communications and quality of services and supplementary activities.

This allows a cut on expenditure and investing the potential in other main activities.

Business building SKYLINE TOWERS is facing Osvobozhdenie Boulevard, in immediate proximity to the SPS Hotel, its location is especially strategic and with good communications. This zone has already begun developing as an administrative center of Plovdiv. It is the tallest building in the area and it not only offers a unique panoramic view of the city, but it also amazes with its spectacular architecture. South of the building begins the biggest residential quarter in the city; near are the well-known hypermarkets:

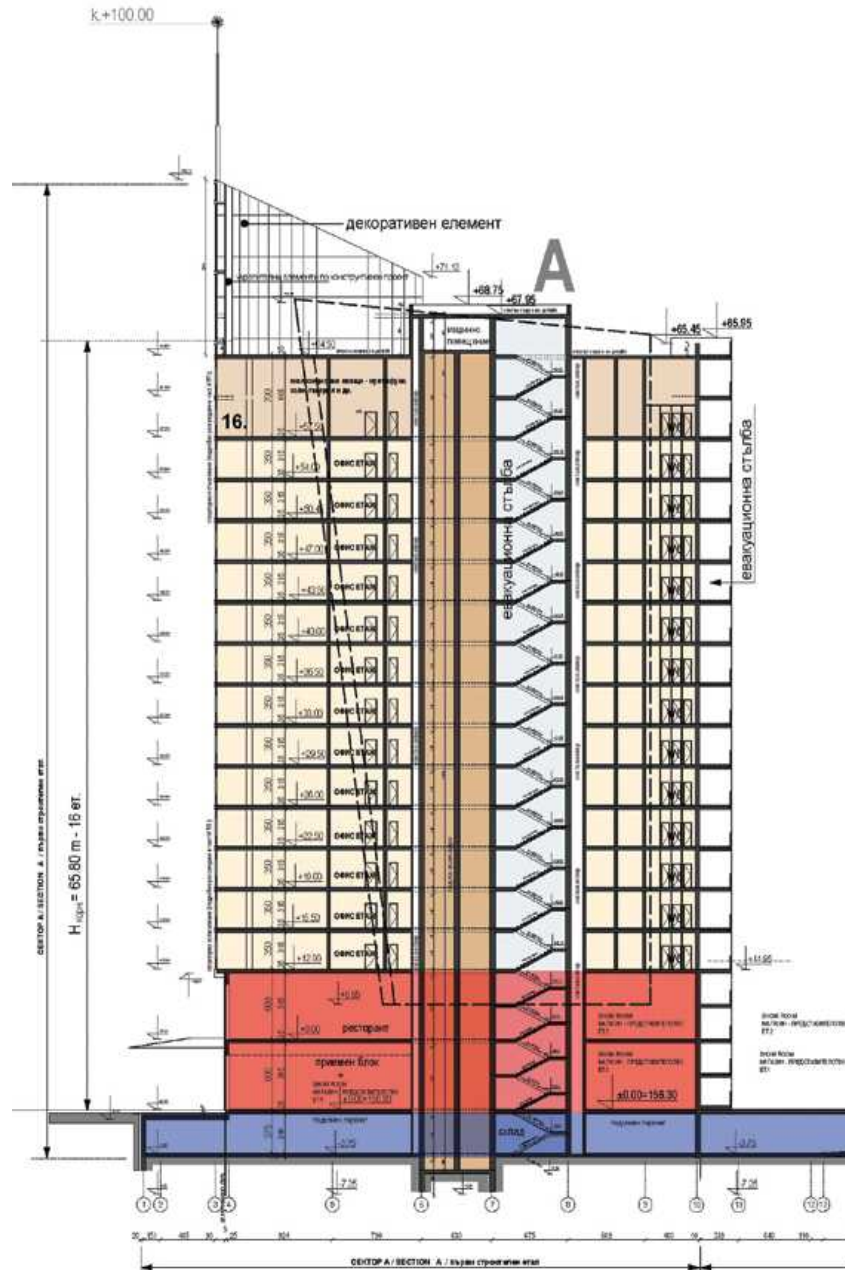
Sany, Metro, Technopolis Arcadia, Kaufland and other stores for furniture, construction materials, household goods, etc. In the area of SKYLINE TOWERS a big trade center “Plovdiv Gallery” is being constructed housing a lot of brand stores, a big supermarket, modern movie theaters, spots of entertainment and children’s attractions.

The main advantage in the transport strategy is also the new Sankt Peterbourg Boulevard connecting the city with Trakia motor highway, as well as with Struma motor highway, which connects Turkey and Sofia. The project for the main road which is already approved with the new city development plan is going to provide direct access from the motor highway to the business center and the SPS Hotel. After the projected reconstruction and reorganization of the SPS Hotel into a business hotel, the luxurious office building will have a connecting link granting access to spacious conference halls, meeting and

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com

presentation halls and the other additional hotel facilities.



Vertical Section of Tower A

Technical and Economic Indexes

- TBA underground sections A B and C: 5511.91 m²
- TBA overground of Corpus A: 15 550.24 m²
- TBA overground of Corpus B: 15 550.24 m²

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com



– *The Everground of Corpus C: 1 560.68 m²*

With the increased supply of office areas in the country and in Plovdiv and the rising prices in the sector, the demand is furthermore oriented to functional buildings of a high class. The project development has taken under consideration that in spite of some short-term fluctuations, the office areas are going to remain an attractive class of investment which will continue to provide good opportunities in medium-long term and long term. The same refers to the highest class of trade areas and showrooms with expectancy that the focus of the investors who have become more risk-cautious will continue to be directed at quality. The business center is designed and being built in compliance with all obligatory criteria of building class A.

The building is a luxurious office center class A and is designed in compliance with the following obligatory requirements:

BMS (Building Management System) – Centralized system for computerized management of building installations and equipment

HVAC (Heating Ventilation Air Conditioning System) central system for heating, cooling and ventilation which takes out the refuse air outside the building and replaces it with fresh air; it allows establishing various temperature zones in the separate parts of the building

Modern system for fire security-Fire Alarm System/Sprinkler System

Elevators Modern high-quality high-speed elevators by the OTIS company with waiting time for the elevators under 30 sec.

Power supply Two independent power supply sources with automatic switch or stand-by power supply system with diesel generator. UPS supply for emergency systems.

Security systems Modern security systems, 24-hour armed security guards and video surveillance on all levels of the building and the adjacent areas, ID card access control allowing control of the level access for every worker and visitor of the building with recording of hours and levels of stay in the building.

Open space plan– efficient allocation and mobility of the office areas.

Furnishing the common parts and construction of facades Use of high-quality materials for furnishing and equipment of the common parts and the facades

Lights and windows net Modern high-quality windows providing good natural lighting and optimal distribution of the windows.

Parking lot Secured underground parking lot with access control. Ground parking lot for visitors and un/loading activities for the trade sites.

Communications Fiber optical connection of the building and excellent communications from at least 2 independent sources.

Lobby Efficiently organized reception area in compliance with the building size providing convenient entrance.

Height of the first 2 levels – 6 m each.

Height of office levels – 3.5 m.

Facilities and rooms for servicing disabled people.

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com



The spacious office areas allow individual mobile solutions and satisfying the specific corporate requirements of each



Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com

client.

Tower A

It is planned for the project of the luxurious office center to be realized in two stages. The first stage comprises entirely of constructing the south tower of SKYLINE TOWERS - Building A, the linking Building C, and the whole construction of the underground level designed for parking area. A later stage envisages the additional construction of Tower B.

The main project priority is creating conditions for meeting the constantly rising requirements of the initiative business clients.

Designed with extravagant architecture on 16 ground floors and one underground floor, Tower A offers a combination of cozy surroundings and high-tech working environment. The building is equipped with contemporary systems and innovation technologies facilitating to a maximum degree all business partners and visitors.

Other advantages of the overall concept are seen in the proximity to the Rodopi Mountains, easy access to the main boulevards, highway and ring road of Plovdiv. The city center is some 10 minutes drive, while the airport is 20 minutes away.



Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com

Tower A is a building of a new generation, different than those offered so far on the real estate market in Plovdiv – office building class A.



Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



Modernity, Functionality and Design

SKYLINE TOWERS is a luxurious building created as an adequate and innovative proposal for the real estate market for office areas in Plovdiv. The necessity of modern approach and efficient solutions in this direction led to designing the first building of this kind in the city complying with the high criteria of luxury class A.

Parking Places

Along all buildings' line is constructed an underground level at elevation -3.75 with total area of 5,511.91 sq.m. The underground level is designated for parking zone for visitors of the business center with access to the eastern part of the building through a two-way platform. The total number of the parking places located on floor (-1) is 92. Also, outdoor parking zones are provided for over 400 motor vehicles, parking zones for un/loading activities and car-wash facilities.

Trade Areas

The first level houses the reception of the office building. Through the impressively organized central entrance one reaches to the richly decorated reception foyer leading the visitors into the building. To the right of it is located a showroom zone - or representation office with central entrance from the front façade and many secondary entrances from the southern façade. It can be also accessed from the central reception area in the business part. The showroom zone is located on two levels at elevation ± 0.00 and elevation $+6.00$, with each of the two floors allowing individual area allocation. The access to the second level of the representation office is realized by means of external stairs at the bottom of this sector, next to it are located the servicing sanitary facilities. In the center of Tower A is located the central communication core of the building - 4 high-speed elevators, 2 stairway cells, six public WC's, independent cell for disabled people on all building floors. The internal trade areas will be attractively planted and grassed. The trade areas provide spacious solutions and access of natural sunlight. The air-conditioning of the building is decided for VRV system for the two trade levels at elevations ± 0.00 and $+6.00$. All sanitary units and kitchens will be ventilated by means of ventilation installations. In accordance with the European standards, the disabled people may access the building through purposefully designed platforms from the main entrance and the elevators - to the office floors.

Ground floor - trade part

Main foyer with comfortable lobby area, reception - information block, shop, bank office, manager's office, showroom connected with the upper level, servicing room, storage rooms, sanitary units and additional staircase to second floor for connection with a restaurant. Construction floor height: 6 m.

Floor I - trade part

Second floor of the showroom representation office connected with stairs from the first floor, sanitary units, coffee club/restaurant with servicing room to it and sanitary units. The whole trade area on this level is performed entirely in external glass shop windows, with exceptionally good display on all sides of the building and possibility for outdoor advertising to the main boulevard. Construction floor height: 6 m.

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com



SKYLINE TOWERS - Tower A luxurious office and trade areas on sale



Tanya Petrova Realtor • Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



Top-Quality Office Areas – The Standards of The Future

SKYLINE TOWERS is worked out to create an overall concept of office areas and to present solutions from the future. The next 14 floors (2 – 14) of building A are designed as luxurious office premises. On each of the floors are located six standard offices, provided with own sanitary unit. The offices are designed as “open space” which allows maximal mobility in allocating the work places and significantly increases the premises’ functionality, as well as the possibility for fast and convenient rearrangement.

Each of the standard office floors may be organized in accordance with the specific needs of the particular lessee or owner allowing change in the allocation of working areas – from individual office to spacious hall of one premise.

The fiber optical connection of the building with the republican network provides a high-speed internet access and excellent communication connectivity. The HVAC system enables the creation of various temperature zones at different office parts. The air-conditioning on the office floor corridors may be realized additionally through individual systems for the respective floor as desired by the future owners.

For each standard floor the air-conditioning of the office areas is an individual decision with the systems being located on a platform on one of the facades. **2 – 14th floor– Luxurious office areas class A**

Thirteen office zone standard levels consisting of: 6 main offices, sanitary unit for men/women, separate for disabled people and maintenance office with construction floor height of 3.50 m. With individual investor’s decision the office level allocation may be altered in accordance with the needs and specific requirements of each client. Each of the separate office floors may retain the “open space” structure and be used by one company as a whole premise, and could also be configured as separate office departments in accordance with the various company activities.

- Office No 1: independent study, one office room
- Office No 2: independent study, one office room
- Office No 3: independent study, one office room
- Office No 4: independent study, one office room
- Office No 5: two spacious office premises with studies, entrance hall , WC
- Office No 6: one office premise with study, anteroom, WC

• The offices are panoramic – fully glass external walls **15th floor – Luxurious office floor class A**

The top floor is designed as standard, consisting of six main offices, sanitary units and corridors also allowing changes in the allocation and mobility of office areas. This floor offers an outstanding panoramic view on the whole city and the hills along with a peaceful and secluded relaxing atmosphere. With its seven meters of height the luxurious office level provide a possibility to construct a sublevel and ensures manifold architectural solutions for interior allocation of the office areas. The unique office floor No 15 with its construction height of 7 meters combines functionality, high technology, ergonomics, attractiveness and comfort.

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com

SKYLINE TOWERS is developed to create an overall concept the office areas and to provide solutions from future perspective.



for



Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com



BUILDING SOLUTIONS – COMPACTNESS, QUALITY AND STYLE

Architecture

The main bearing structure of the building is reinforced concrete, monolith, beamless with vertical bearing elements columns and supporting walls. The structure system is combined – reinforced concrete with solid steel sections. The finishing layers are aluminum with ceramic panels fitted on metal profiles. The materials used on the building interior and exterior are going to be modern, certified under the European quality standards. The external partition walls on places are made of 25 cm YTONG masonry + 5 cm thermal insulation of mineral wool enclosed in ceramic paneling. For the higher sections fire resistant thermal insulation is used (to protect the hydro insulation from fire or external environmental impact). Due to the high class of building an overall sprinkler system is designed – controlled by a unified surveillance center. The building roofs are flat by detail, at places richly planted and grassed – inverted roof. The building has structural cabling; radio audio–system and sound signals for emergency notification; intercom; video surveillance at entrances and platform to underground parking lot; alarm and security equipment; access control system with option of setting the level of access.

Façade

The outer walls of the building are made of structural and semi–structural suspended façade – a new façade system allowing performance of non–standard solutions and application of numerous details. The façade profile has a thermal–bridge system which together with the selected double glazed windows provides an excellent thermal and noise insulation. The façade of almost the entire building is fully covered with glass. A stripe effect was the appearance aimed is along the vertical. The panes used are from one of the biggest producers in the world, with the double glazed windows having a high coefficient of heat preservation. The eastern façade of the building together with the main entrance is a combination of glazed panes with sun protective glass and composite aluminum panels in 2 main colors – dark and light grey, with black accents. The building gains certain charm by the architectural decision for the building’s main entrance and roof. The entrance and its suspended façade are in the form of an effective trapeze of transparent glass with the combined façade outlining an elegant oval along the entire tower vertical. The eastern façade and the facades facing the inner court duplicate the building’s stripy style. The finishing roof element of the building ensures a natural sun protection – the harmonious parabolic askew “hood” and two emblematically rising pylons following the shape of the building.

Tanya Petrova Realtor . Florida Realty of Miami

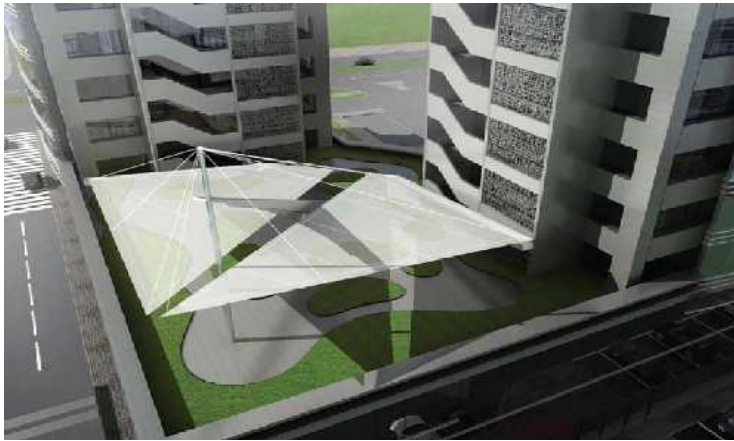
Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com

Lighting

The lighting concept of the exterior building lighting seeks to underline the building's silhouette and express with an overall solution its transparent-like effect. A distinguished architecture is challenged to find an appropriate lights design to reflect the requirements of the individual project of specific function and architectural singularities. An innovative approach will be realized to lighten glass structures, displaying the architecture in a way different than the daylight perception. The elaboration on the lights solution is based on the contemporary architectural understanding of transparency which at night-time transforms the building into an image "glowing" from within. The uninterrupted colorful nuances create an attractive and dynamic visual effect, cover the surface with liveliness and expressiveness. The materials used are of approved quality and high class with the entrance to the building being highlighted by a series of Nuvolla lamps- effective street-lighting. Along the granite border surrounding the fence low trim lights are located to accentuate the adjacent park environment. The building's contours in the inner court are going to be emphasized by means of spotlights fitted into the pavement. The grass areas are going to be lit up in the same style.



SKYLINE TOWERS is a luxurious office building created as an adequate and innovative offer on the real estate market of office areas in Plovdiv



Tanya Petrova Realtor • Florida Realty of Miami

Tel: 305-574-1404 • Cell: 305-801-2843 • Fax: 305-704-3824 • Email: itgong@gmail.com



Interior Decisions

The spacious office areas enable individual mobile decisions and satisfy the specific corporate requirements of each client. The great distances between the supporting columns (at least 6.5 m) allow free interior decisions. The internal walls will be Knauf, modern ceramic tiling in the common areas, contemporary suspended ceilings from KNAUF and good lighting around the whole place. All stairways, sanitary units and corridors are going to be heated by means of electric heating radiators. The adjacent areas will be planting and grassed after a suitable project harmonizing with the surrounding area and creating a sensation of aesthetic comfort. It is possible to go out to the landings of the external metal stairs on each floor through doors with anti-panic devices. The formed balconies are a possible zone for a short rests with a view on



the grassed areas and the inner court. The office areas are luxuriously furnished, the flooring is laminated parquet; patterned suspended ceiling, partition walls from KNAUF and aluminum partition walls, luxurious interior doors, adjustable air-conditioning; fire alarm and sprinkler system. In the building was formed a luxurious and spacious entrance foyer. The interior decisions are in the perspective of clear cubic forms with skillful combination of inox and glass.

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Cell: 305-801-2843 . Fax: 305-704-3824 . Email: itgong@gmail.com