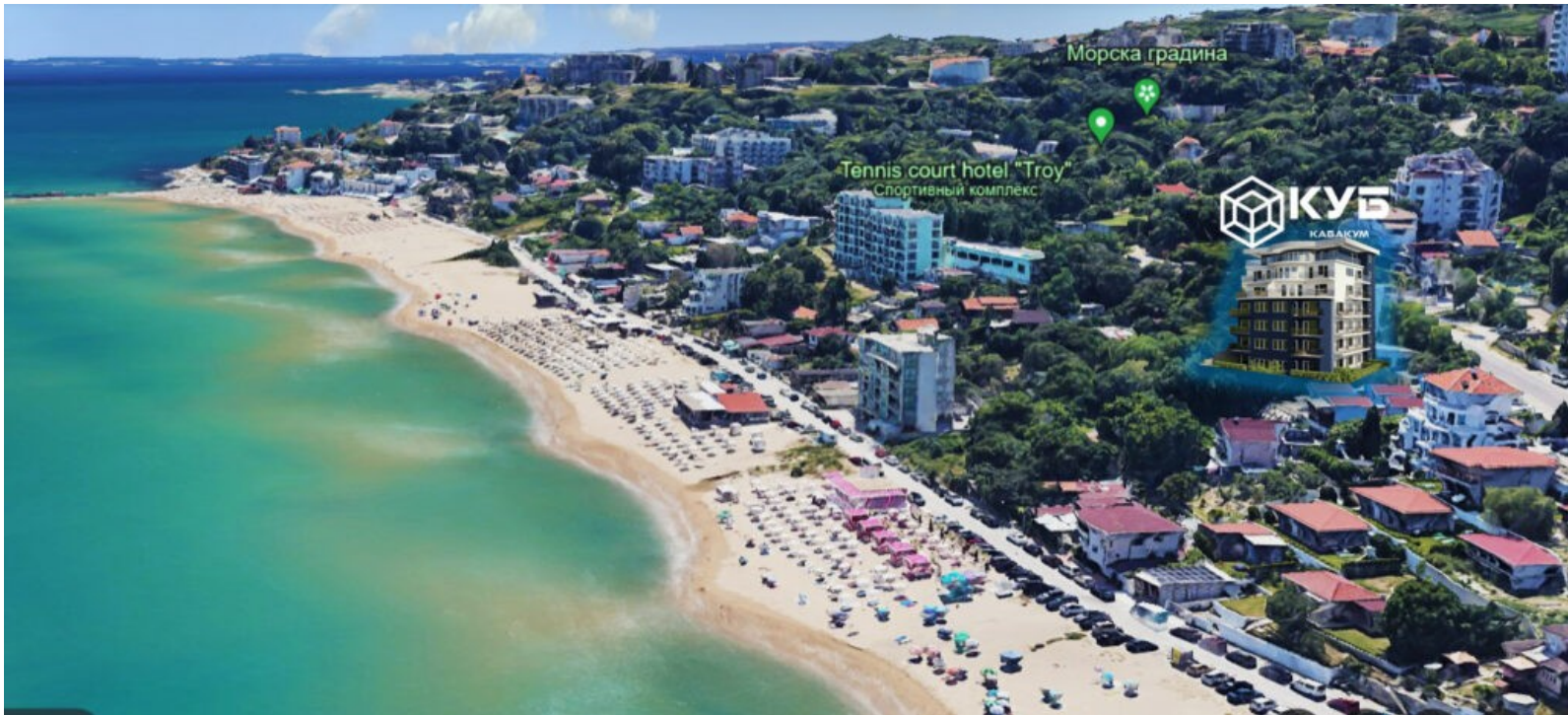




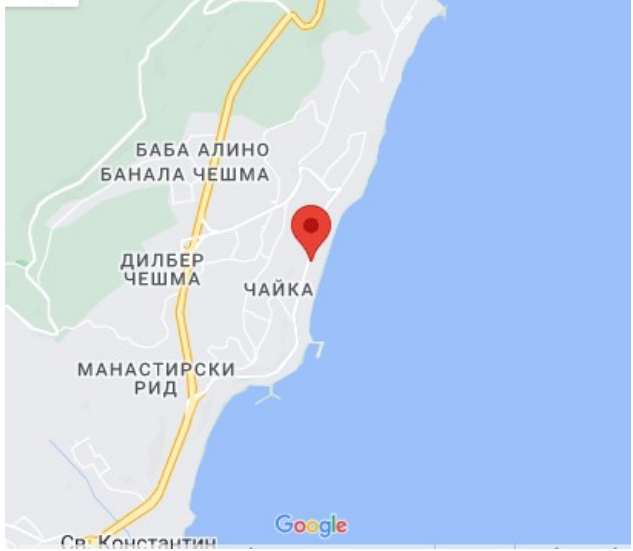
CUBE
on
KABACUM



Residential complex KUB on Kabakum is a club house format, consisting of 7 floors, a limited number of apartments: only 37. Closed area, landscape design, the main advantage of this residential complex is its location - on the first line of the Black Sea coast in Varna, Kabakum beach.



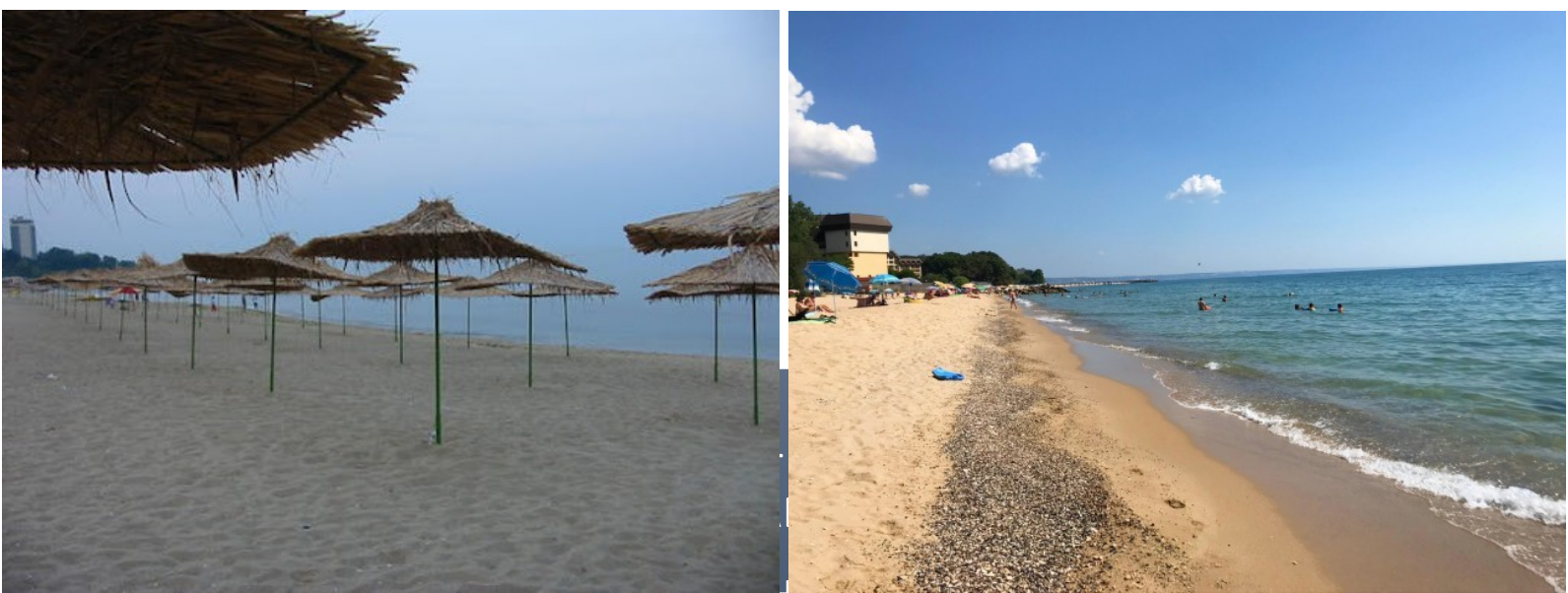
Kub Kabakum is a modern and comfortable residential complex with an excellent location, located next to the beautiful Kabakum beach in the Chaika resort, Varna. Nearby are the famous resorts Golden Sands and St. Constantine and Helena.



The picturesque resort of Chaika is located 10 km north of the center of Varna and close to the famous seaside resort of the Black Sea coast of Bulgaria - Golden Sands, with developed infrastructure and transport links, many green areas.



The Chaika resort is located in a quiet location, close to the seashore, 25 minutes by car from the main road leading to Sofia and Varna International Airport. It is located less than 10 minutes by car from Varna, 5 minutes from the Golden Sands resort complex, 20 minutes from the resorts of Albena and Balchik.



DATE FOR COMPLETION OF THE HOUSE IS DECEMBER 2024.

SPECIFICATIONS

- Number of floors: 7 floors, 37 apartments, height from floor to ceiling – 3 meters
- Structural diagram - Building made of monolithic reinforced concrete frame
- Foundation Concrete class C20/25 according to BDS EN 206-1, working reinforcement B500 according to BDS
- External walls: Aerated concrete block 300 mm wide.
- Roofing - 2 layers of rolled waterproofing, a sealing layer of light heat-insulating materials, sound insulation.
- Windows: Metal-plastic and aluminum, individual with double glazing.

- Overlap Monolithic reinforced concrete
- Communications Water supply, sewerage, electricity - central city
- Elevators 8 people – 600 kg 1200/1500/2200 mm
- Internal partitions, interior and inter-apartment: ceramic hollow brick.
- Heating Electric
- The condition of the apartments from the developer in accordance with BDS standards (Bulgarian state standard)



Apartment condition (BDS)

Entrance doors to the apartments:

- metal, platbands on both sides;
- handle - push;
- lock – semi-automatic “Key/key” type;
- hinges – reinforced 3 pcs. on one side.



Window structures for glazing and filling openings in external walls:

- Profile: 5-chamber metal-plastic profile, painted.
- Double-glazed window: energy-saving.
- Fittings: with ventilation function and microventilation.

Ventilation valve: provide installation in kitchen window structures.

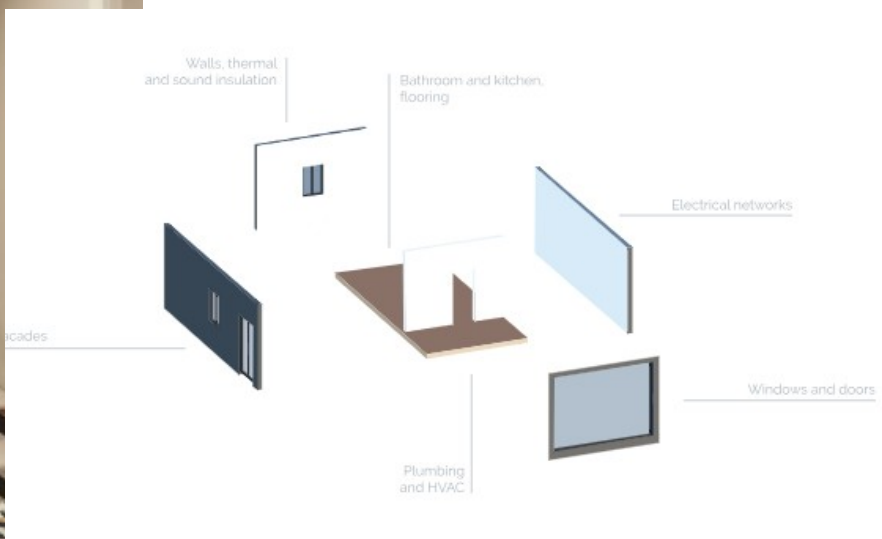
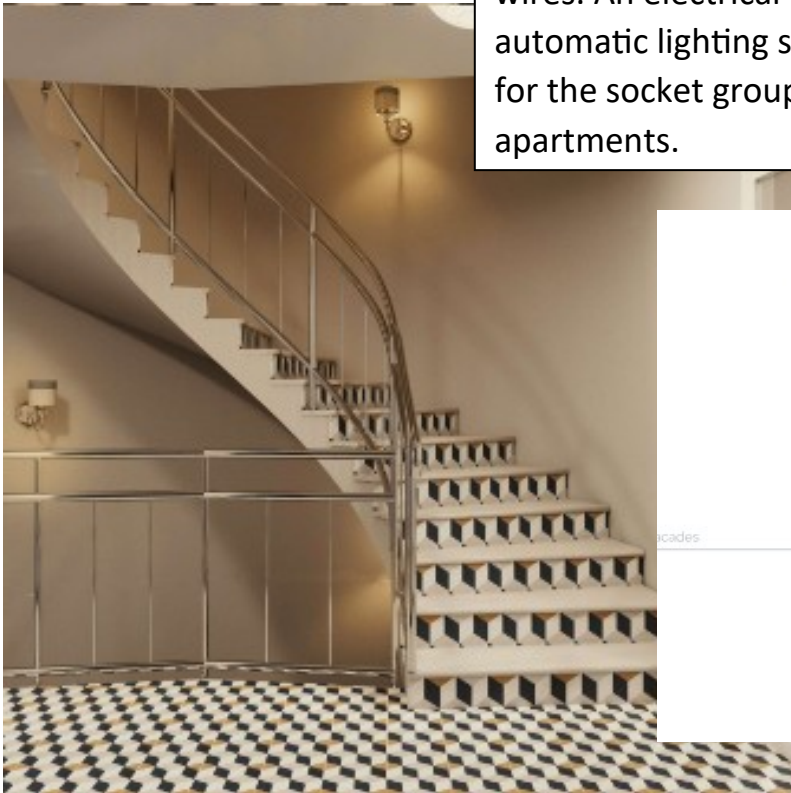
Window sills: PVC, color – white, width – 300mm.



Sewerage.
In the plumbing rooms of the apartment, on the risers K1, tees (crosses) with plugs are installed for the possibility of further connection of intra-apartment networks.

Floors.
Installation of cement-sand screed M150
Walls. Installation of cement-sand plaster M150

Electricity.
From the surface to the apartment panel, embedded PE pipes are laid in the central floor screed with the pulling of input wires. An electrical panel with a load switch at the input and 1 automatic lighting switch and 1 differential automatic switch for the socket group is installed in the corridors of the apartments.



FLOOR PLANS

1st floor



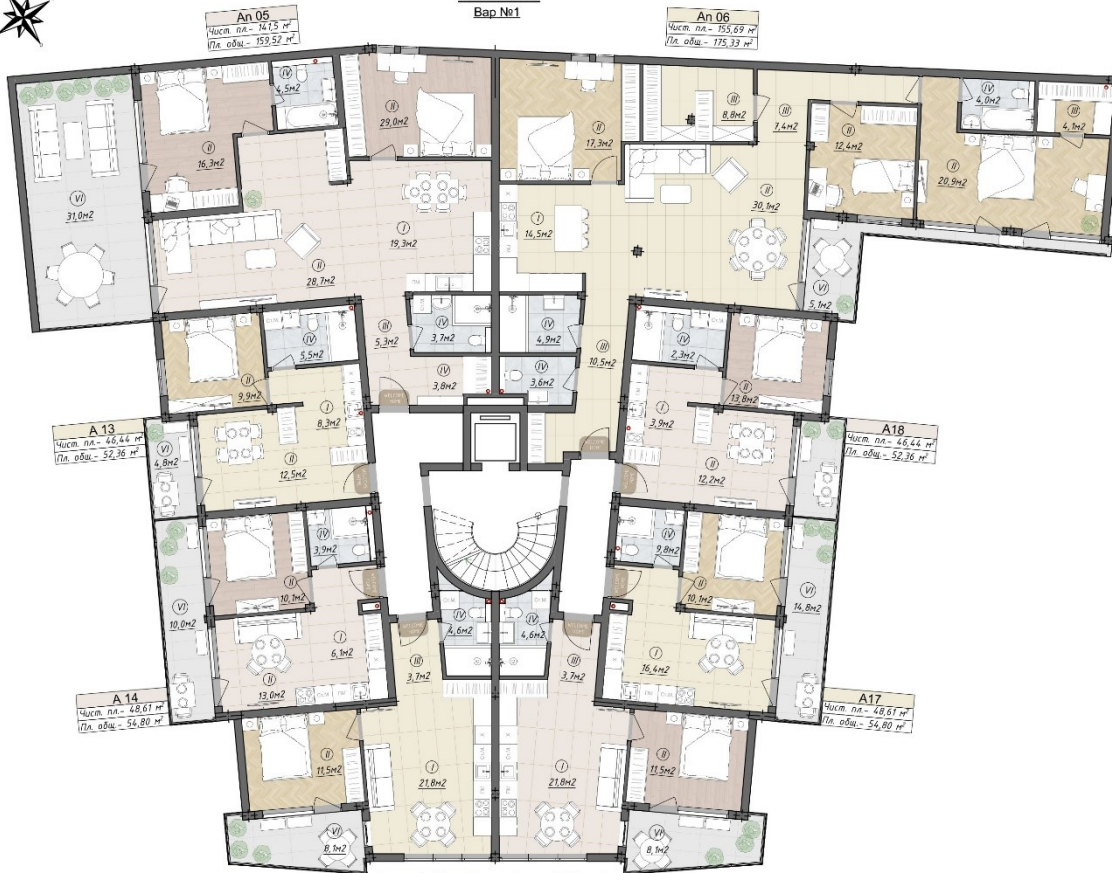
2 st floor



3 st floor



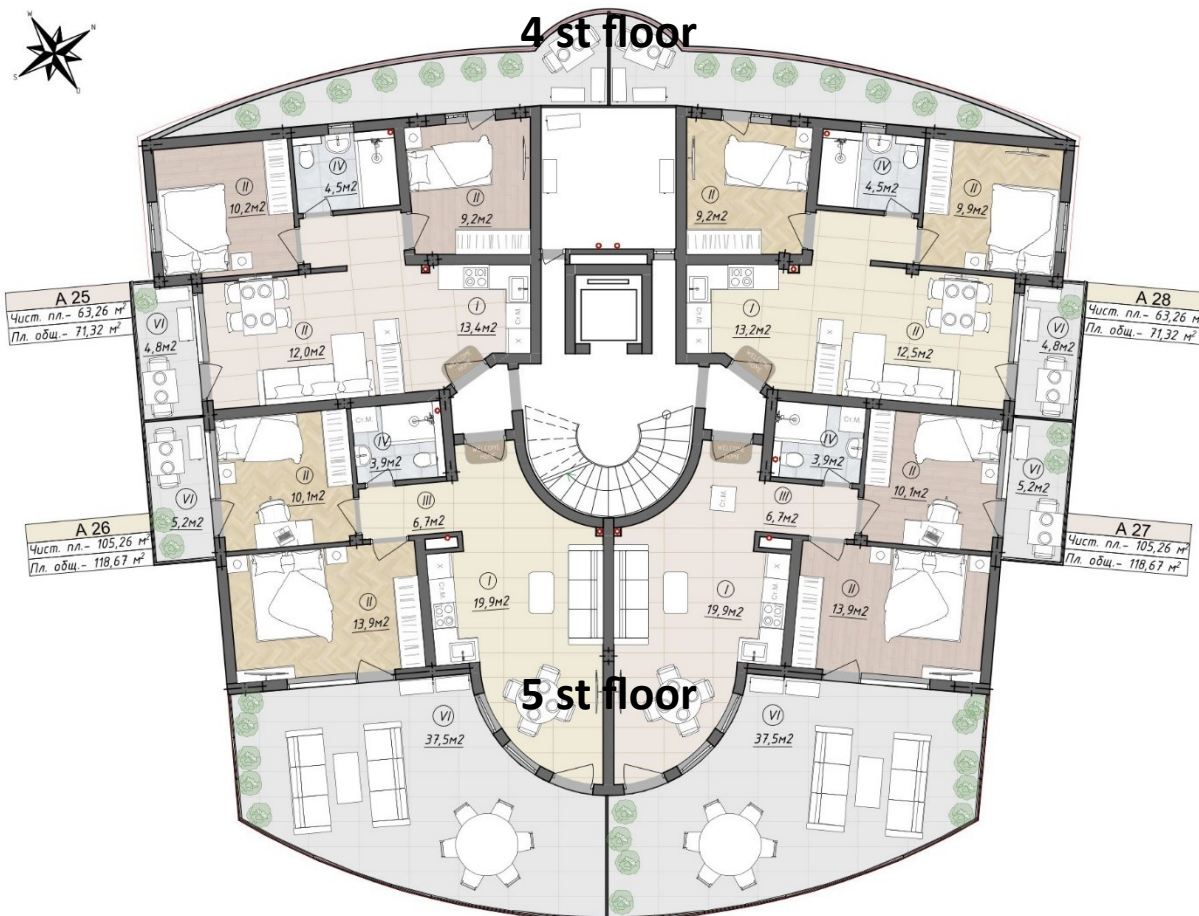
3-й этаж
Вар №1



5-й этаж



4 st floor



5 st floor



**The KUB residential complex on Kabakum has the following planning solutions:
studios, one-room (1+1), two-room (2+1) apartments**

(the buyer pays an additional commission to the agency in the amount of 5% of the cost of the apartment)

Floor	No.	View	Clean area	Patio	Terrasa	Total area	, Euro/kv.	General price	Installment
1	A01	3 packs	155,35	23,73	7,97	169,34	950,00 €	160 873,00 €	24 months
	A02	3 packs	203,22	28,36	29,04	219,75	900,00 €	197 775,00 €	24 months
	A2	3 packs	75,14	17,53	14,47	81,00	1 400,00 €	113 400,00 €	18 months
	A3	2 packs	55,91			61,22	1 460,00 €	89 381,20 €	18 months
	A4	2 packs	55,91			61,22	1 460,00 €	89 381,20 €	18 months
	A5	3 packs	75,14	66,93	14,47	81,00	1 480,00 €	119 880,00 €	18 months
2	A03	3 packs	170,40		19,70	187,70	990,00 €	185 823,00 €	24 months
	A04	3 packs	209,90		28,80	231,76	1 000,00 €	231 760,00 €	24 months
	A8	3 packs	76,20			84,13	1 500,00 €	126 195,00 €	18 months
	A9	2 packs	55,91			61,73	1 650,00 €	101 854,50 €	18 months
	A10	2 packs	55,91			61,73	€1,650.00	€101,854.50	18 months
	A11	3 packs	76,20			84,13	€1,500.00	€126,195.00	18 months
3	Ap.05	3 packs	141,50		31,00	159,52	1 020,00 €	162 710,40 €	24 months
	Ap.06	3 packs	155,69			175,33	1 150,00 €	201 629,50 €	24 months
	A13	2 packs	46,44			52,36	1 500,00 €	78 540,00 €	18 months
	A14	2 packs	48,61			54,80	1 500,00 €	82 200,00 €	18 months
	A15	2 packs	55,91			63,03	1 800,00 €	113 454,00 €	reserved
	A16	2 packs	55,91			63,03	1 800,00 €	113 454,00 €	reserved
	A18	2 packs	46,44			52,36	1 500,00 €	78 540,00 €	18 months
4	studio	studio	33,36			35,36	1 800,00 €	63 648,00 €	18 months
	A19	2 packs	47,47			53,52	1 850,00 €	99 012,00 €	18 months
	A23	2 packs	48,61			54,80	2 240,00 €	122 752,00 €	18 months
5	A25	3 camp	63,26			71,32	2 250,00 €	160 470,00 €	18 months
	A26	3 flocks	105,26		37,50	118,67	2 060,00 €	190 385,20 €	18 months
	A27	3 flocks	105,26		37,50	118,67	€2,060.00	€190,385.20	18 months
	A28	3 packs	63,26			71,32	€2,250.00	€160,470.00	18 months

PARKING SPACES

I	P 2	parking place	11	14,00	15,000.00€
I	P 4	parking place	11	14,00	15,000.00€
I	P 5	parking place	11	14,00	15,000.00€
I	P 6	parking place	11	14,00	15,000.00€
I	P 7	parking place	11	14,00	15,000.00€
I	P 8	parking place	11	14,00	15,000.00€



30 %

первый взнос



18 месяцев

срок рассрочки



0 %

без подорожания



1 год

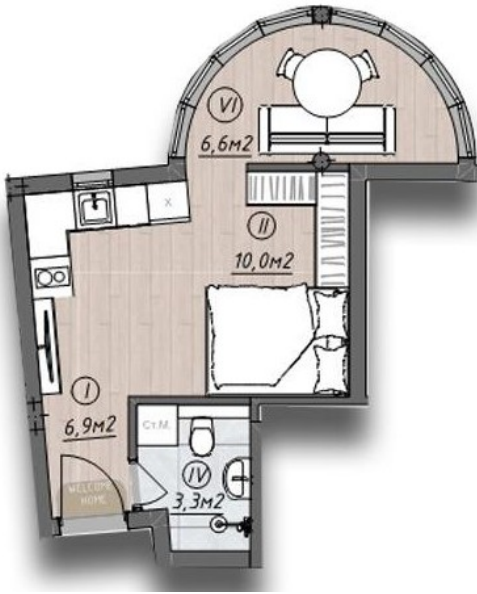
срок строительства

INTEREST-FREE INSTALLMENTS

Apartment layout options (optional)

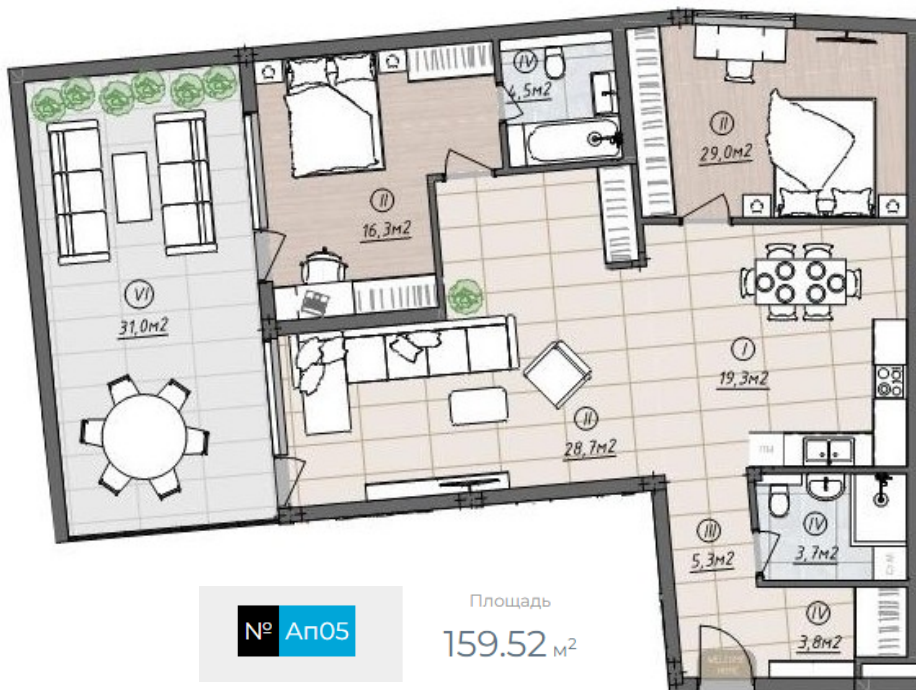
№ СТУДИЯ

Площадь
35.36 м²



№ A19

Площадь
53.52 м²



№ A05

Площадь
159.52 м²



A gated boutique building designed to provide comfortable and relaxing living.

A small number of apartments, stylish design and green recreation areas guarantee owners a high level and maximum comfort.

Apartments with excellent layout, exquisite interiors, sea views and spacious terraces to fully enjoy the unique view.

DON'T MISS THE OPPORTUNITY TO BECOME A HAPPY OWNER OF REAL ESTATE IN THE CUBE PROJECT AT KABAKUM



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