



BOTANIC GARDEN



BOTANIC GARDEN is a new gated complex

located 7 km. from the ideal center of Varna, next to the beautiful resort complex "St. St. Constantine and Helena".

Quiet and calm area, connection with nature, own infrastructure, apartments with luxurious finishes, apartments with their own green garden and panoramic terraces, amenities for the whole family in one place.

The general concept is focused on a comfortable life for future residents: ideally planned living space, rich vegetation and adjacent infrastructure, a car-free courtyard, picturesque views of the sea and forest.



The location of the complex provides easy and quick access to numerous amenities located nearby - restaurants, cafes, sandy beaches, relaxation centers, numerous tourist attractions and iconic places of Varna. A location

that transports you to a different environment, without huge buildings, without heavy traffic, without crowds and noise. The area is characterized by greenery and tranquility, as well as noticeably cleaner air.

In the complex you will find apartments of various sizes - 2, 3 or 4 bedrooms, two-level



apartments (duplex) and apartments with their own green garden, as well as panoramic terraces and views of the sea and eco-park.

All apartments have large French windows, functionally designed with large rooms and regular shapes for easier furnishing.



To ensure the comfort of residents, the complex provides underground parking with individual garages and parking spaces, with the ability to charge electric vehicles. The internal landscaped courtyard is designed without access by cars - a guarantee of fresh air and carefree children's games.



The presence of all the necessary infrastructure is a key advantage of the project - at your disposal will be an outdoor swimming pool and relaxation center, fitness, playground, restaurant, dental clinic, pharmacy, shops, own park, sports grounds, underground parking with individual garages and parking spaces, control access and 24-hour video surveillance, professional management and maintenance.



ADVANTAGES OF THE COMPLEX

Exceptional Location- quiet and peaceful area of Varna

Greenery and Comfort- in close proximity to the Botanical Garden and the beaches of the resort of St. St. Constantine and Helena

Safety and Comfort- modern gated residential complex with access control and 24-hour video surveillance

Modern design, Functionality and Landscape Design

Rich infrastructure- own park, swimming pool, relaxation center, fitness, playground, sports grounds, restaurant, shops, dental clinic, pharmacy, beauty salon

Underground Parking

High quality materials and Execution

Smart control systems and access

Professional management and service

Installment plan possible



Complex amenities

Apartments. Interior

✔ A variety of one, two and four bedroom apartments. All apartments will be professionally completed "TURNKEY".

✔ massive, fire-resistant entrance and interior doors

✔ French windows

✔ walls and ceilings with environmentally friendly gypsum plaster

✔ Italian high quality granite tiles and/or laminate flooring

✔ luxuriously finished bathrooms with high quality Italian granite tiles, sanitary ware, built-ins, shower cabins with tempered glass partitions, linear siphons, boiler





- ✓ fire protection system installed
- ✓ intercom system installed (with video communication capability)
- ✓ hidden cabling for optical Internet and television
- ✓ balconies with wrought iron railings and frost-resistant granite tiles

Luxurious common areas

- ✓ Each of the buildings in the complex has a luxurious foyer, as well as common areas lined with first-class granite tiles.
- ✓ Two-level (duplexes) and ground apartments
- ✓ The ground floor apartments have their own courtyard surrounded by evergreen hedges for privacy and comfort.



Apartments with large panoramic terraces

✔ Some apartments have wide roof terraces and magnificent sea views.

Rich landscaping

✔ To ensure comfort and peace of mind, vehicle traffic within the complex is limited. More than 50% of the territory is decorated with a rich landscape design with low and tall plants and trees, rock gardens, areas for recreation and games.

✔ Smart irrigation and rainwater collection systems are provided, as well as lighting control systems for facades and parks



Access control and security

- ✔ electronic registration number recognition system and entry of cars into underground parking
- ✔ chip system for access to the complex and the corresponding building
- ✔ 24 hour security
- ✔ 24-hour video surveillance and video recording of entrances and approaches to the complex

Swimming pool, fitness and relaxation center

- ✔ There is an outdoor swimming pool, a children's playground, a relaxation center, a fitness center, and a yoga room.
- ✔ The pools are cleaned using a special salt electrolysis system - an environmentally friendly disinfection method that does not irritate the eyes and skin, does not cause allergic reactions, does not have the unpleasant smell of chlorine and always provides clean water.

Underground parking spaces and garages

✓ Spacious, well-lit underground garage, with direct elevator access to each floor, with designated spaces for people with special needs, storage areas for prams, bicycle parking and charging stations for electric vehicles.

Additional amenities

✓ restaurant, ✓ dental clinic

✓ pharmacy, ✓ shops

✓ beauty saloon

Infrastructure

Gated complex: safety and comfort, access control and 24-hour video surveillance.

Outdoor swimming pool and Relax center

School and kindergarten

Fitness

Playground

Own park and sports grounds

Restaurant

Beauty saloon

Dental clinic, pharmacy, shops

Landscaped yard without cars, own park

Smart control and access systems

Impeccable architecture and luxury apartments

Underground parking spaces and garages

Panorama of the sea and forest

Professional management and service





Technologies

During the construction of buildings, high-quality building materials and modern technologies are used, which provide high energy efficiency, good heat transfer and save significant operating costs for maintaining the building.

Facade and insulation with clinker elements

Clinker facade, characterized by exceptional strength and durability of the final coating

External and internal masonry made of multi-chamber ceramic bricks

Thermal insulation of the floor – extruded polystyrene GIAS Grafit XPS

External thermal insulation - stone wool 10 cm

German PVC window profile KÖMMERLING

Noise insulation



Soundproofing membrane with screed against impact noise on the floor of residential premises, using technology that prevents the transmission of vibrations from walking on both the floor and the walls, ensuring the absence of noise from

neighboring apartments.

Silent sewer system MASTER 3 Plus

Unbreakable even at low temperatures

Master 3 meets DIN 14366 noise level requirements

High ring rigidity

Very good conductivity due to exceptional smoothness of the inner layer

Excellent sound insulation

High impact resistance

High strength and long service life

Soundproofing tested according to EN 14366 Fraunhofer Institute, Stuttgart

ELEVATORS

High-quality modern and silent elevators

Low power consumption

Automatic evacuation



Clean mobility technology that delivers up to 30% less energy when driving

LED lighting

Elegant design

SOLAR PANELS

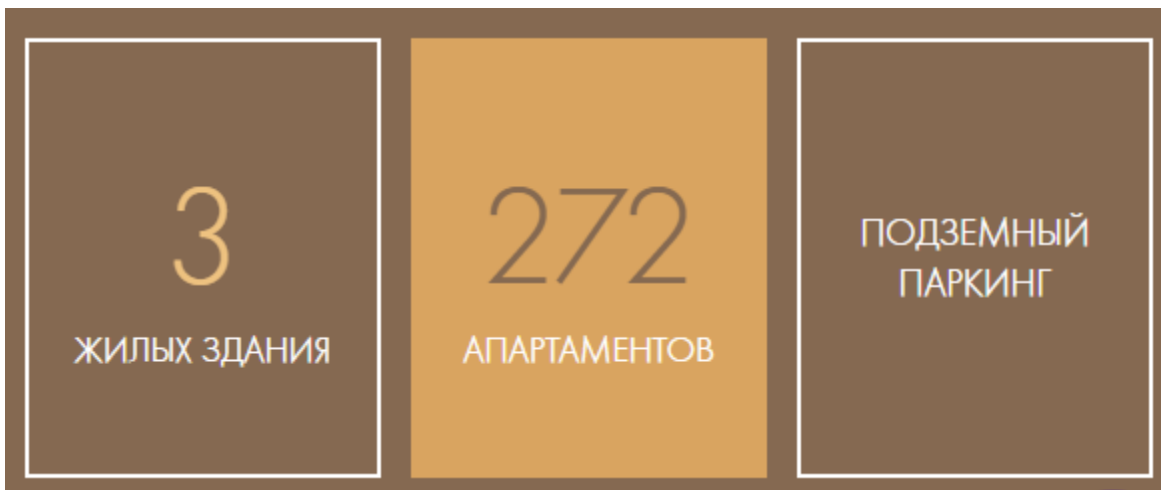
for lighting public areas, façade and courtyard lighting,

automatic watering system and emergency power supply for elevators

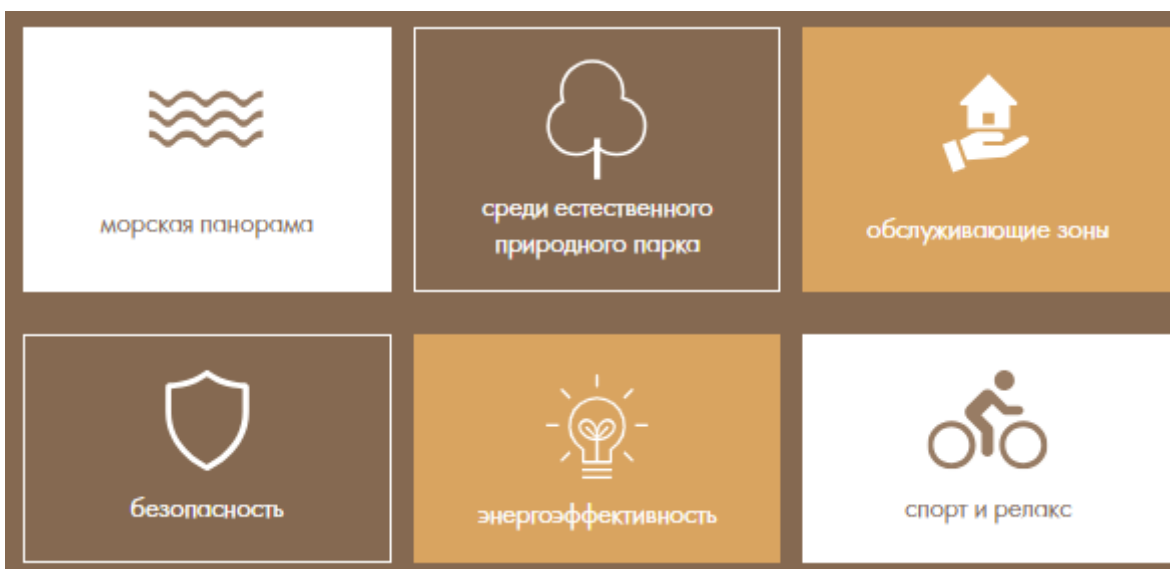


Energy efficiency CLASS "A"

For construction, we use high-quality building materials and modern technologies, which provide high energy efficiency, ideal heat transfer and allow significant savings on construction. Our buildings feature significantly lower operating costs, water and energy savings, reduced greenhouse gas emissions, and improved health, quality of life and safety for building occupants.



AMENITIES THAT INCREASE YOUR QUALITY OF LIFE!



The overall concept of BOTANIC GARDEN is aimed at a quality and healthy lifestyle that meets the expectations of a higher standard, safety, comfort and connection with nature.



Support

Owners of apartments in the complex will be provided with Professional Management and Maintenance of common parts and territory by highly qualified specialists. The annual support fee will include all current expenses: staff salaries, cleaning and consumables of the common parts and territory of the complex, landscaping and landscaping of the surrounding areas, swimming pool maintenance, snow removal from the approaches to the buildings of the complex, electricity costs in the common parts, subscription maintenance of elevators , ongoing maintenance of building communications, video surveillance, lighting of common areas, pest control in common areas, etc.).

CONSTRUCTION COMPLETION DATE 12/30/2025



TYPES OF APARTMENTS

All apartments have FRENCH WINDOWS, spacious, well-planned and with plenty of light.

The apartments offer a wonderful SEA PANORAMA or a view of the FOREST.

Apartments are available with 1, 2 and 3 bedrooms, and on the top floor there are also UNIQUE MAISONNETS with panoramic views.

Ground floor apartments have their own GREEN YARD, surrounded by evergreen hedges, providing privacy and comfort.

THE APARTMENTS ARE RENTED TURNKEY (included in the price).

Possibility of individual design and furnishing.









Apartment layouts: Building 1A, 1B, 1B, 1G



АПАРТАМЕНТ А01

Этаж	1
Жилая площадь	151.7 м ²
Гараж	79.46 м ²
Площадь	173.71 м ²
Зеленая терраса	13.2 м ²
Двор	55.7 м ²



АПАРТАМЕНТ А02

Этаж	1
Жилая площадь	146.2 м ²
Гараж	75.45 м ²
Площадь	167.42 м ²
Зеленая терраса	19.6 м ²
Двор	27.7 м ²



АПАРТАМЕНТ А03

Этаж	1
Жилая площадь	145.6 м ²
Гараж	37.72 м ²
Площадь	166.73 м ²
Зеленая терраса	19.1 м ²
Двор	27.7 м ²





АПАРТАМЕНТ А28

Этаж	5
Жилая площадь	140.2 м ²
Площадь	160.55 м ²
Терраса на крыше	95.3 м ²



АПАРТАМЕНТ А29

Этаж	5
Жилая площадь	137.1 м ²
Площадь	157 м ²
Терраса на крыше	48.2 м ²

Apartment layouts: Building 2A, 2B, 2B

АПАРТАМЕНТ А01

Этаж	1
Жилая площадь	151.7 м ²
Гараж	79.23 м ²
Площадь	172.47 м ²
Зеленая терраса	13.2 м ²
Двор	63.2 м ²



АПАРТАМЕНТ А02

Этаж	1
Жилая площадь	146.2 м ²
Гараж	75.56 м ²
Площадь	166.21 м ²
Зеленая терраса	19.6 м ²
Двор	29.4 м ²



АПАРТАМЕНТ А03

Этаж	1
Жилая площадь	145.6 м ²
Гараж	37.78 м ²
Площадь	165.53 м ²
Зеленая терраса	19.1 м ²
Двор	29.4 м ²



АПАРТАМЕНТ А04

Этаж	1
Жилая площадь	155.5 м ²
Гараж	79.58 м ²
Площадь	176.79 м ²
Зеленая терраса	21 м ²
Двор	48.3 м ²



АПАРТАМЕНТ А29

Этаж	5
Жилая площадь	140.3 м ²
Площадь	159.51 м ²
Терраса на крыше	92.8 м ²



Apartment layouts: Building 4



АПАРТАМЕНТ А01

Этаж	1
Жилая площадь	85.1 м ²
Площадь	100.76 м ²
Терраса	6.7 м ²
Двор	58.3 м ²



АПАРТАМЕНТ А04

Этаж	1
Жилая площадь	85.1 м ²
Площадь	100.76 м ²
Терраса	6.7 м ²
Двор	15.1 м ²



АПАРТАМЕНТ А05

Этаж 2
Жилая площадь 100.7 м²
Площадь 119.24 м²



АПАРТАМЕНТ А09

Этаж 3
Жилая площадь 100.7 м²
Площадь 119.24 м²



АПАРТАМЕНТ А14

Этаж 4
Жилая площадь 84.8 м²
Площадь 100.41 м²
Терраса на крыше 56.1 м²



АПАРТАМЕНТ А13

Этаж 4
Жилая площадь 94.6 м²
Площадь 112.01 м²
Терраса на крыше 56.1 м²

PRICE

2 and 3 bedroom apartments available for sale. Building 4

Apartment No.	Type	Floor	View	Total area(m ²)		Price
				Clean territory	total area	
IA01	2-room apartment	1		85.1	100.76	217 507,50
IA04	2-room apartment	1		85.1	100.76	194 827,50
IA05	2-room apartment	2		100.7	119.24	225 356,25
IA09	2-room apartment	3		100.7	119.24	225 356,25
And A13	2-room apartment	4		94.6	112,01	270 570,30
And A14	2-room apartment	4		84.8	100.41	246 202,95

Building 2

Apartment No.	Type	Floor	View	Total area(m ²)		Price
				Clean territory	total area	
IA01	3-room apartment	1		151.7	172.47	382 460,40
IA02	3-room apartment	1		146.2	166.21	354 948,30
IA03	3-room apartment	1		145.6	165.53	319 894,05
IA04	3-room apartment	1		155.5	176.79	385 848,75
A A29 + C6.1 (4.5 m ²)	3-room apartment	5		140.3	159.51	370 242,60
B B01	3-room apartment	1		151.7	176.68	372 944,25

*Prices are indicated in euros with VAT and include turnkey premium delivery and deferred payment until completion of construction (30-20-20-20-10% or according to the individual scheme) - December 2025, buildings 1-3, building 4 - December 2026

The deposit period is 14 working days. After this, clients choose a payment plan and sign an agreement.

CONTRACTS

The contracts are bound with a payment plan and, together with the preliminary purchase and sale agreement for the apartment, a service agreement is signed.

The annual support fee is 12 euros/sq.m.

Building 1

Apartment No.	Type	Floor	View	Total area(m ²)		Price
				Clean territory	total area	
I A01	3-room apartment	1		151.7	173.71	380 693,25
I A02	3-room apartment	1		146.2	167.42	355 849,20
I A03	3-room apartment	1		145.6	166.73	320 835,90
A A29	3-room apartment	5		137.1	157	322 026,60
B V01 + C1.1 (4.00 m2)	3-room apartment	1		151.7	177.94	386 239,35
B V02 + C1.2 (4.00 m2)	3-room apartment	1		146.2	171.64	363 542,55
B V03 + C1.3 (4.90 m2)	3-room apartment	1		145.6	171.91	331 642,50
B B28 + C1.25 (4.90 m2)	3-room apartment	5		140.2	166.04	366 622,20
B B29 + C1.4 (4.90 m2)	3-room apartment	5		137.1	162.17	335 783,70
B01+C2.5 (4.90 m2)	3-room apartment	1		151.7	178.89	397 359,90
B02+C2.1+C2.2 (8.00 m2)	3-room apartment	1		146.2	175.87	379 505,70
B03+C2.3+C2.4 (9.80 m2)	3-room apartment	1		145.6	177.09	346 582,95
B04+C2.6 (4.30 m2)	3-room apartment	1		155.5	182.61	401 145,15
B28+C2.30+C2.31 (9.20 m2)	3-room apartment	5		140.2	170,06	378 204,75
B B29+C2.32+C2.33 (9.20 m2)	3-room apartment	5		137.1	166.5	346 746,75
D D01 + C3.1 (6.80 m2)	3-room apartment	1		151.7	180.69	400 344,00
D D02 + C3.2 (5.30 m2)	3-room apartment	1		146.2	173,02	368 907,00
D D03 + S3.3 (4.10 m2)	3-room apartment	1		145.6	171,06	330 844,50
D D04 + C3.4 (4.10 m2)	3-room apartment	1		155.5	182.4	396 430,65
D D29 + S3.9 (5.50 m2)	3-room apartment	5		140.3	165.94	383 821,20

*2-room apartments in building 4 on the 1st floor have their own yard with an area of up to +58 sq.m, 3-room apartments in buildings 1-2 (maisonettes are located on the 1st floor - on 2 floors, with their own yard up to 50 sq.m ., prices include underground garages for 1 or 2 cars, they are listed on our website)

*on the top floor there are penthouses with 2 and 3 bedrooms with panoramic windows up to +100 sq.m. and a view of the sea and eco-park.

PAYMENT METHODS

СТАНДАРТНЫЙ ПЛАН

5000 ЕВРО ДЕПОЗИТ	30% ОПЛАТА В ТЕЧЕНИЕ 14 ДНЕЙ ПОСЛЕ ВНЕСЕНИЯ ДЕПОЗИТА	20%	20%	20%	10%
-------------------------	---	-----	-----	-----	-----

ОПТИМАЛЬНЫЙ ПЛАН

 -3%

5000 ЕВРО ДЕПОЗИТ	50% ОПЛАТА В ТЕЧЕНИЕ 14 ДНЕЙ ПОСЛЕ ВНЕСЕНИЯ ДЕПОЗИТА	20%	20%	10%
----------------------	--	-----	-----	-----

ИНВЕСТИЦИОННЫЙ ПЛАН

 -5%

5000 ЕВРО ДЕПОЗИТ	90% ОПЛАТА В ТЕЧЕНИЕ 14 ДНЕЙ ПОСЛЕ ВНЕСЕНИЯ ДЕПОЗИТА	10%
----------------------	--	-----

*All plans are valid only until construction begins

Payment until December 2026!

TRANSFER OF PROPERTY

After act 15 and after payment of the cost of the apartment



The best prices and special conditions BEFORE CONSTRUCTION STARTS. Be the first to choose!

ONLY NOW WE ACCEPT FLEXIBLE PAYMENT PLANS

Refined and luxurious apartments tailored to your individual tastes



+359 89-202-2011

+359 88-933-8334

+972 53-281-4559

(WhatsUp, Viber, Telegram)

