



NOVORUD

INVESTMENTS & PROPERTY



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(WhatsUp, Viber,
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Residential complex SAINT SOFIA

Price 1100 euro m2

An elite complex located in a prestigious location in Sozopol, equipped with modern life

support systems, with a protected landscaped area with a swimming pool and underground parking, this means safety and privacy.

The residential complex "Saint Sophia" is a unique offer for those who want to combine the prestige and intimacy of living in a quiet, enclosed area with the energy of a seaside resort.

The complex consists of four-story buildings (buildings A, B, C, D, D and E), each of which has a separate entrance and elevator. The " SAINT Sophia" complex has underground parking for apartment owners and outdoor parking for guests, a swimming pool, a spa center, a fitness center, a restaurant, 24-hour security. Nearby there is a tennis court, a field for playing football, basketball and volleyball, shops, children's playgrounds.



Sozopol

Sozopol is an ancient city on the Black Sea coast of Bulgaria. Located 30 km south of the city of Burgas, the resort is popular with artists, painters and musicians.

In this amazing place, a beach holiday can be combined with walks along the old cozy streets of the Old Center, and hang gliding with dancing and fun at night discos. And when all the resort's entertainment, of which there are many, has exhausted itself, you can explore the Hellenic ruins on the coast, go on an excursion to a magnificent reserve with a real tropical forest, or go shopping in the pretentious and noisy Burgas. The climate of this region is typical of the Black Sea resorts of Bulgaria. There are dry and hot summers, when the air warms up to an average of +26°C, and the water to +22-26°C, and mild winters - with temperatures around +5°C. The high season is in July and August.



The complex "St. Sophia" is located in the resort part of the city, 500 meters from the Black Sea beaches in an area with developed infrastructure, surrounded by a pine forest.

Advantages of the complex:

Unique location - a combination of the seashore and pine forest near a beautiful city in Bulgarian coast - Sozopol.

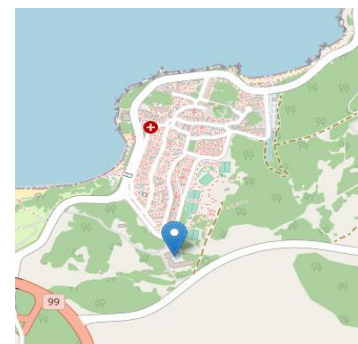
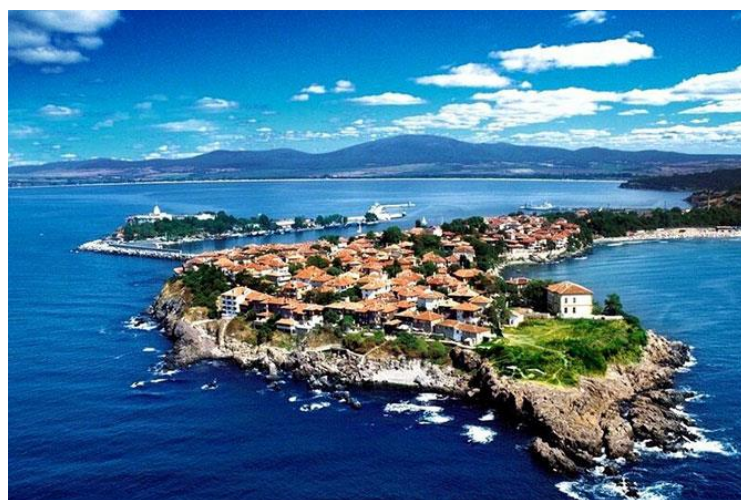
- cool in summer with minimal use

air conditioning, warmth and lack of moisture with minimal

winter care, comfortable silence amid the cheerful din of the resort and gusts of sea wind.

- Ten years of construction experience allowed the developer to take into account all the features construction of a facility by the sea.

- The complex was built using the best construction materials available today technologies.



The construction was carried out using modern materials, ensuring comfort and low operating costs. The apartments are delivered turnkey, and the owners can choose various interior solutions depending on the class of furniture and materials or create an individual design.

SAINT SOFIA – HIGH QUALITY CONSTRUCTION

BUYING AN APARTMENT BY THE SEA IS A MULTIPURPOSE INVESTMENT, THE SUCCESS OF WHICH DEPENDS ON:

- high-quality implementation of a successful architectural project;
- beautiful natural and professionally created landscape;
- subsequent reliable management and maintenance of the complex (support fee 12 euro per m2 per year)



The most important point for the subsequent operation of real estate is the quality of construction!

Strict adherence to the technology of seaside construction production, the use of special high-quality thermal insulation, sound insulation and waterproofing materials ensure many years of operation of the property without unpleasant surprises and, albeit small, repairs.

Materials used in construction:

A ten-year guarantee of the quality of construction of the SAINT Sophia complex is possible thanks to the high-tech building structures and thermal insulation with rock wool from the company “ROCKWOOL”, which has the best physical parameters.



6-chamber German windows 82 mm wide with triple glazing - SCHÜCO CORONA SI82. Double-glazed window 44 mm. - 6 mm. external glass “Four Seasons” + 14 mm. distance to middle glass 4 mm. + distance to internal 5 mm. As well as windows from the German company “REHAU” and 86mm.



All windows and doors are equipped with fittings from the ROTO company - the world leader in window and door technologies for more than 70 years.

Glass produced by Saint-Gobain Glass, France. Double-glazed windows with a passive ventilation system.

The finishing work of the facades, interiors and common parts of the Hagia Sophia complex was carried out with environmentally friendly paints, putties, grouts and glue.



Italian elevators, inverter air conditioners with the ability to cool and heat, natural granite, traditional natural Bulgarian materials in combination with a swimming pool, restaurant and shop made according to individual projects by the best metropolitan architects and designers correspond to the DE LUX status of the Hagia Sophia complex.

Our ten years of experience in construction on the sea coast, cooperation with the best European and Bulgarian suppliers, admiration for the uniqueness of Sozopol and the original natural landscape have allowed us to make the Hagia Sophia complex a reliable, cozy European summer home!



Infrastructure:

Pool

A fitness center

SPA-center

**Children's swimming
pool**

Playground

Bar

Restaurant

Parking

24/7 security

CCTV

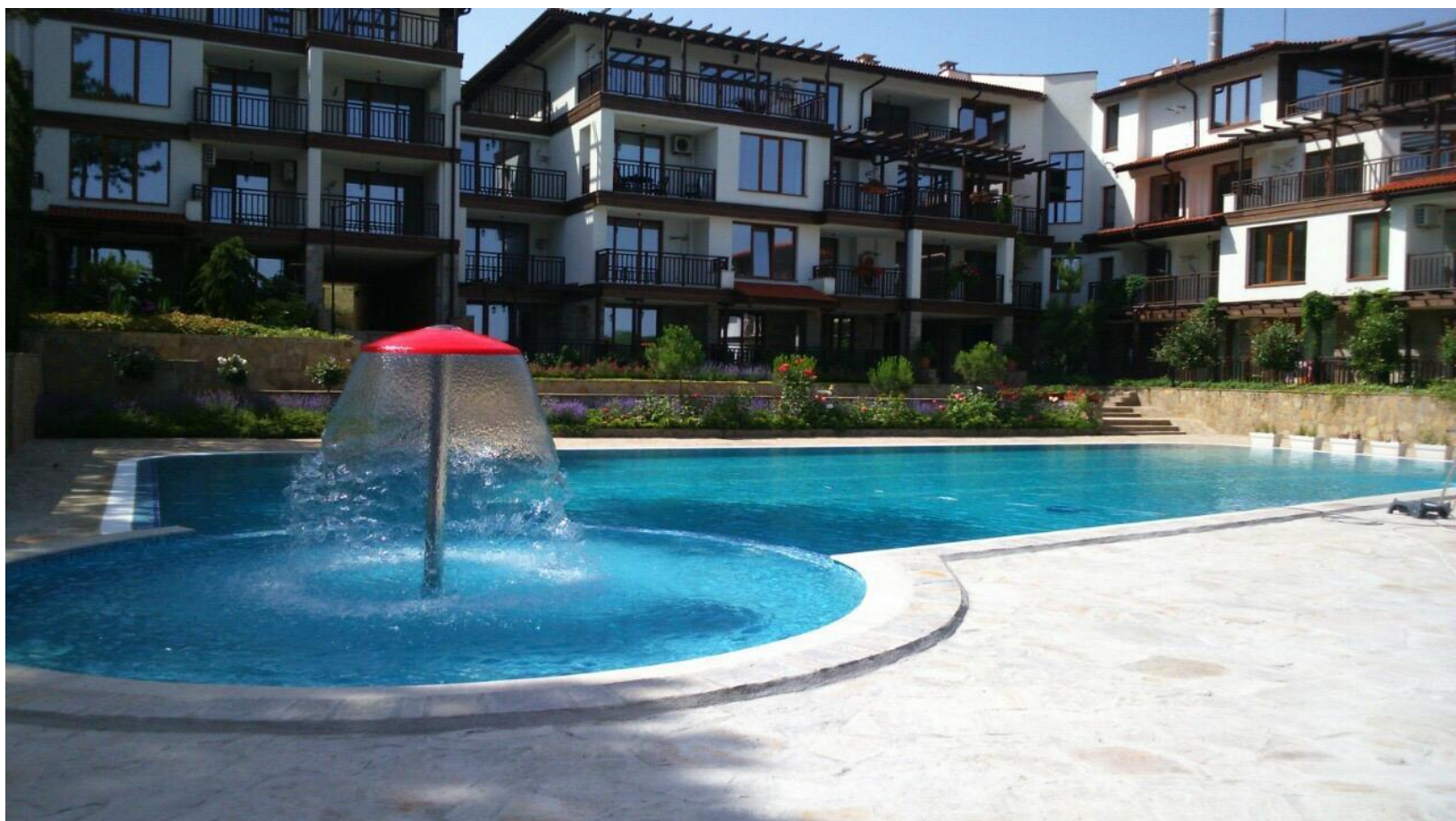
Underground Parking

Elevator

Guaranteed rental

Distance to the sea 500 m.



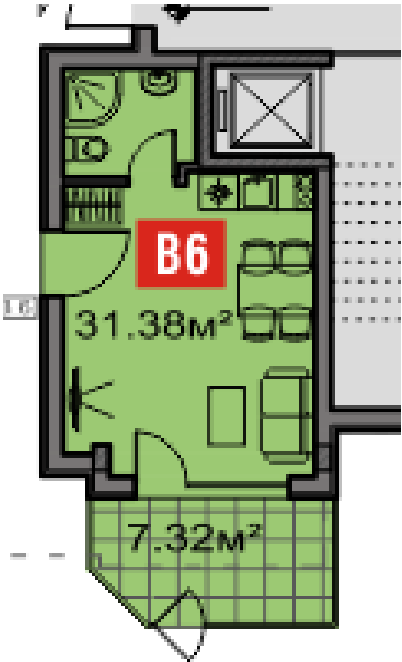


Examples of apartment layouts in the St. Sophia residential complex

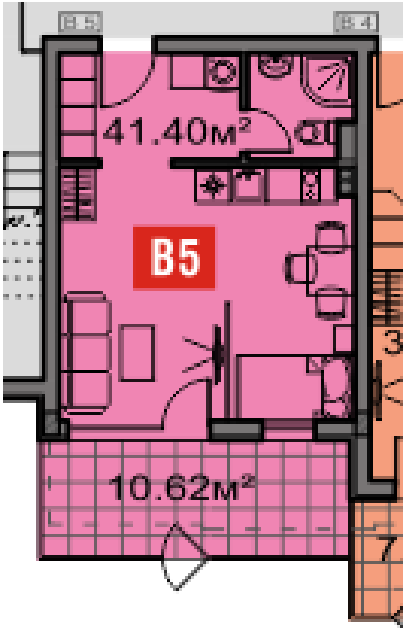


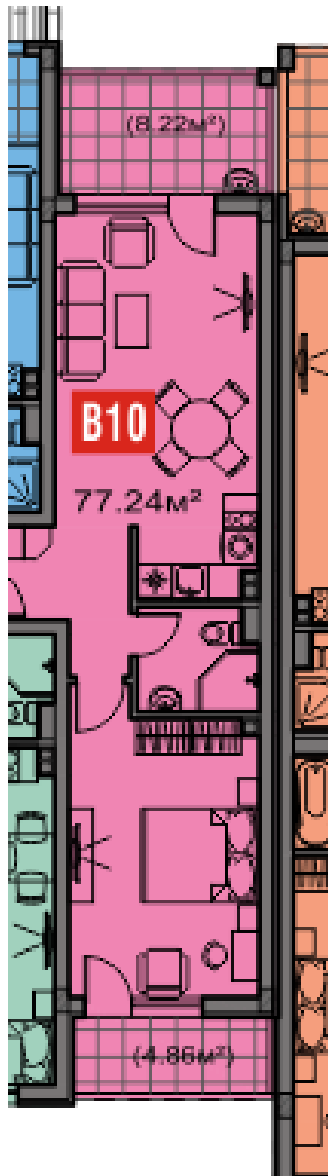
One-bedroom apartment, total area 55.82 m², terrace 13.39 m², view of the pine forest.

Studio apartment, ground floor, total area 31.38 m², terrace 7.32 m², view from the windows and access to the terrace overlooking the pine forest.



Studio apartment, ground floor, total area 41.40 m², terrace 10.62 m², view from the windows and access to the terrace overlooking the pine forest.





One-bedroom apartment, second floor, total area 77.24 m², two terraces 8.22 and 4.86 m², view from the windows and access to the terrace on two sides: to the pool and pine forest.

View from the main exit to the pool



Examples of apartments ready for sale







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