



# EMILIA ROMANA AVENUE

We are pleased to present a new, seventh project  
EMILIA ROMANA AVENUE.

SAINT VLAS ←  
5 KM.

BEACH ↓  
200 M.

→ NESSEBAR  
1 KM.

EMILIA ROMANA  
AVENUE ↓

BUS STOP ↓

→ SUPERMARKET  
350 M.




The EMILIA ROMANA AVENUE complex will be situated in Sunny Beach, just 200 meters from the sandy dunes and wide beachfront of the southern beach. A six-story building in a modern style will be constructed on an area of 4020 sq.m. The name and design of the complex are a nod to the renowned Fifth Avenue, embodying the luxury, elegance, and class of the famous boulevard in New York.



**EMILIA ROMANA AVENUE** is designed with an emphasis on high-quality materials, an impressive exterior, and an interior that radiates style and comfort—the very idea of the investor is a perfect blend of functionality and luxury. The facades will be clad in stone, which lends solidity and majesty to the building. The windows are large, allowing maximum natural light into the spaces.



The image shows a modern, multi-story apartment complex with a mix of dark grey and light beige exterior panels. Each floor has a balcony with a glass railing and a hanging planter box filled with pink and purple flowers. In the foreground, there is a lush garden with various plants, including two large palm trees. A swimming pool area is visible, featuring several lounge chairs and white patio umbrellas. A few cars are parked on a street to the right, and the sky is a clear, bright blue.

The EMILIA ROMANA AVENUE complex will offer a total of 109 residences—20 studios, 74 one-bedroom apartments, 12 two-bedroom, and 3 three-bedroom units. All apartments are divided into two sections—A and B, offering a variety of sizes and exposures. The residences feature an open terrace with views of the pool or garden. The building will have a reception and a builder's office on the first floor.

The investor plans to construct an underground parking, storage spaces on level -1, and open parking spots. Future owners will have the opportunity to purchase a small storage space for their residence and an open/covered parking spot.





At the heart of the AVENUE project will be a sunbathing and relaxation area with sun loungers, an adult pool, and a children's pool. Highlights of the complex include lush landscaping, an open children's playground, bicycle parking, a secured area with controlled access, and, of course, the location.



**EMILIA ROMANA AVENUE** also offers commercial spaces for sale—4 shops with varying sizes. They are located on the first floor facing the central street between Nessebar and Sunny Beach.



# PLAN 1ST FLOOR







# PLAN 4TH FLOOR



# PLAN 5TH FLOOR



# PLAN 6TH FLOOR

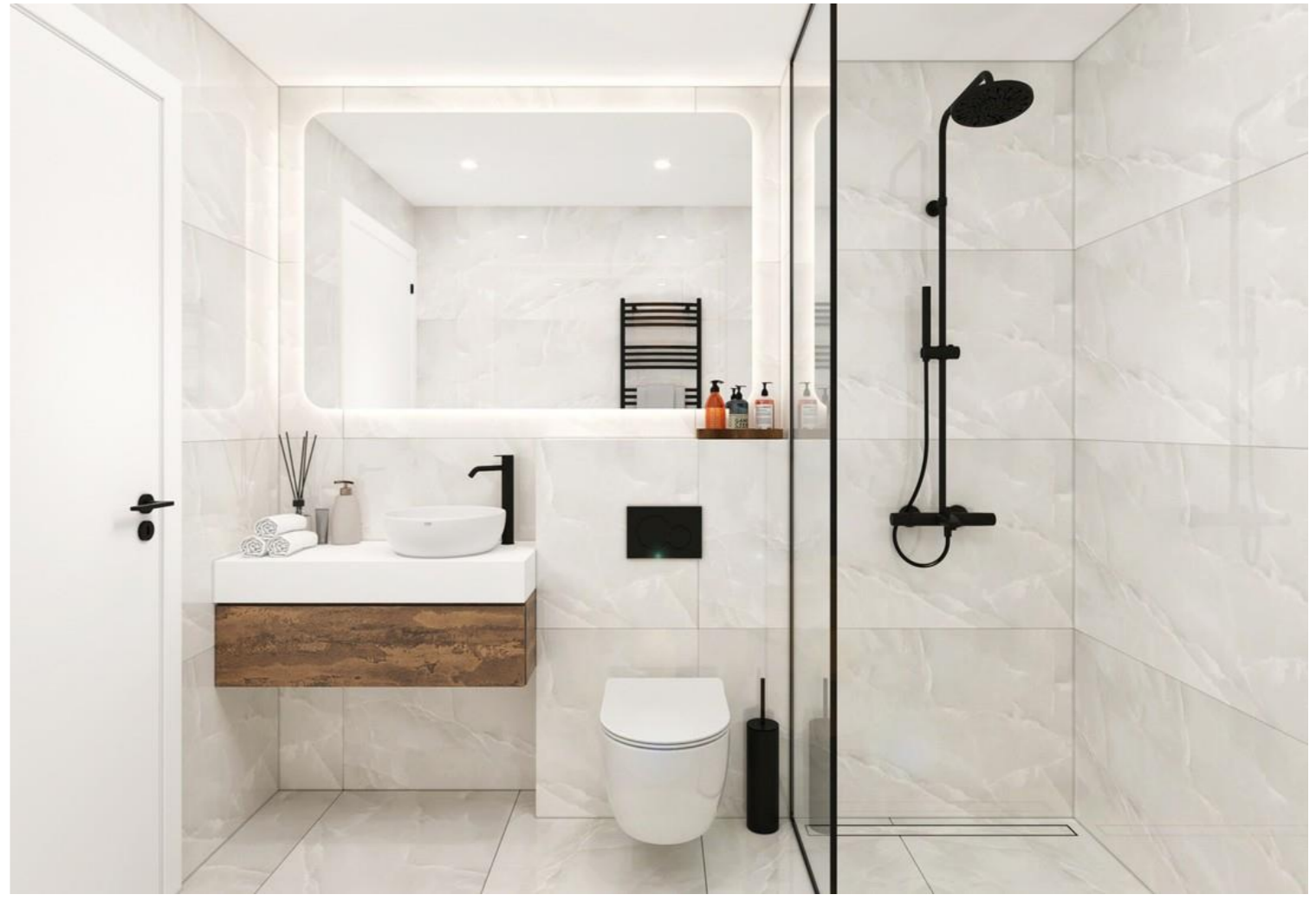


**We boldly and proudly claim that we create successful enterprises characterized by a satisfied team of people behind the company's name and, of course, happy and content clients.**

**At EMILIA ROMANA, you're not just buying a home, but you're making a long-term investment in timeless design, innovation, ambiance, and comfort—a guaranteed investment from which you will experience true satisfaction.**

**All properties will be offered complete "turnkey." By December 2025, every client will have the opportunity to order an additional furniture package according to a design previously presented by the investor.**





**\*interior design in Emilia Romana Verde & Este complexes\***





**STUDIOS FROM 37 SQ.M.  
ONE-BEDROOM APARTMENTS FROM 46 - 61 SQ.M.**

**TWO-BEDROOM APARTMENTS FROM 81 – 93 SQ.M.  
TWO AND THREE-BEDROOM PENTHOUSES FROM 132 – 216 SQ.M.**



CONSTRUCTION START - 01.2025

CONSTRUCTION PERIOD - 30 MONTHS

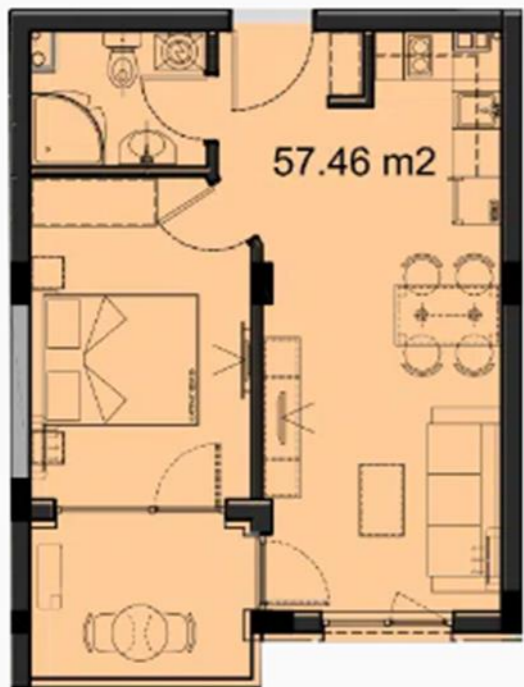


Three-room apartment with an area of 181 sq.m. on the 6th floor of the Emilia Romana Avenue complex. Consists of a living room with kitchen and living room, 2 bedrooms, 2 bathrooms with toilet and a terrace. For an additional fee, you can fully equip and purchase a parking space and a storage room.

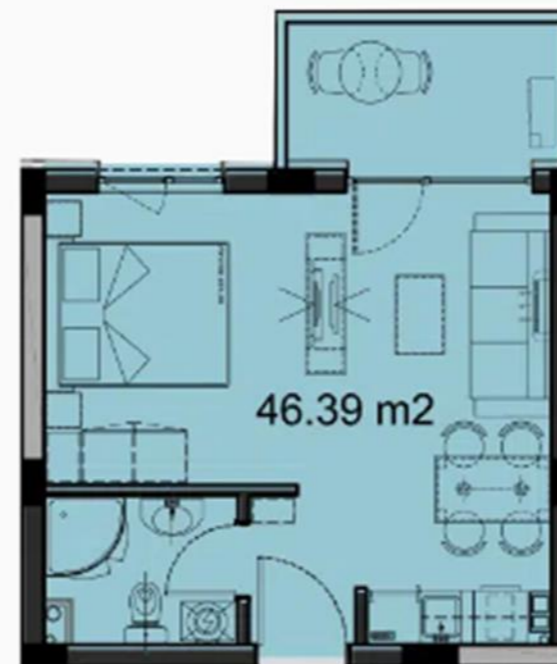
Three-room apartment with an area of 132 sq.m. on the 6th floor of the Emilia Romana Avenue complex. Consists of a living room with kitchen and living room, 2 bedrooms, 2 bathrooms with toilet and a terrace. For an additional fee, you can fully equip and purchase a parking space and a storage room.



Three-room apartment with an area of 166 sq.m. on the 6th floor of the Emilia Romana Avenue complex. Consists of a living room with kitchen and living room, 2 bedrooms, 2 bathrooms with toilet and a terrace. For an additional fee, you can fully equip and purchase a parking space and a storage room.



Two-room apartment with an area of 57 sq.m. on the 5th floor of the Emilia Romana Avenue complex. Consists of a living room with kitchen and living room, bedroom, bathroom with toilet and terrace. For an additional fee, you can fully equip and purchase a parking space and a storage room.



Studio with an area of 46 sq.m. on the 5th floor of the Emilia Romana Avenue complex. Consists of a corner with kitchen-living room and bedroom, bathroom with toilet and terrace. For an additional fee, you can fully equip and purchase a parking space and a storage room.

# EMILIA ROMANA AVENUE

21.08.2024

START OF CONSTRUCTION - JANUARY 2025  
CONSTRUCTION COMPLETION DATE: MARCH 2027

Payment scheme: 10% deposit, 40% - January 2025, 30% - January 2026, 20% - March 2027

floor	number	type	square	genera l	square general	price in Euro
<b>1st floor</b>						
floor 1	B102	1 bedroom apartment	43,47	7,58	51,05	86625
floor 1	B103	studio	43,47	7,58	51,05	86625
floor 1	B104	studio	45,65	7,96	53,61	86625
floor 1	B105	1 bedroom apartment	43,47	7,58	51,05	86625
floor 1	B106	1 bedroom apartment	45,07	7,86	52,93	86625
floor 1	B107	1 bedroom apartment	51,14	8,92	60,06	100695
floor 1	B108	1 bedroom apartment	48,92	8,54	57,46	99645
floor 1	B109	1 bedroom apartment	48,92	8,54	57,46	99645
floor 1	B110	1 bedroom apartment	48,92	8,54	57,46	99645
floor 1	B111	1 bedroom apartment	48,92	8,54	57,46	99645
floor 1	B112	1 bedroom apartment	48,92	8,54	57,46	99645
floor 1	B113	1 bedroom apartment	50,30	8,78	59,08	99645
floor 1	M01	shop	220,00	38,38	258,38	on request
floor 1-2	M02	shop	280,26	48,90	329,16	on request
floor 1	M03	shop	77,98	13,61	91,59	on request
floor 1	M04	shop	95,31	16,63	111,94	on request
<b>2nd floor</b>						
floor 2	A202	1 bedroom apartment	50,59	8,83	59,42	104895
floor 2	A203	1 bedroom apartment	48,92	8,54	57,46	104895
floor 2	A216	studio	39,66	6,92	46,58	80325
floor 2	B201	studio	40,31	7,03	47,34	80325
floor 2	B202	1 bedroom apartment	39,50	6,89	46,39	83895 reserve
floor 2	B204	apartment with 2 bedrooms	79,26	13,83	93,09	162645
floor 2	B209	1 bedroom apartment	48,92	8,54	57,46	104895
floor 2	B210	1 bedroom apartment	49,06	8,56	57,62	104895
<b>3rd floor</b>						
floor 3	A306	1 bedroom apartment	48,92	8,54	57,46	104895
floor 3	A307	1 bedroom apartment	48,92	8,54	57,46	104895
floor 3	B304	apartment with 2 bedrooms	79,26	13,83	93,09	167895
<b>5th floor</b>						
floor 5	A505	1 bedroom apartment	51,49	8,98	60,47	104895
floor 5	A507	1 bedroom apartment	48,92	8,54	57,46	104895
floor 5	B501	studio	40,31	7,03	47,34	83895
floor 5	B503	1 bedroom apartment	39,50	6,89	46,39	83895
floor 5	B504	apartment with 2 bedrooms	79,26	13,83	93,09	167895
floor 5	B505	1 bedroom apartment	48,92	8,54	57,46	104895
floor 5	B508	1 bedroom apartment	48,92	8,54	57,46	104895
floor 5	B509	1 bedroom apartment	48,92	8,54	57,46	104895
floor 5	B510	1 bedroom apartment	49,06	8,56	57,62	104895
floor 5	B513	studio	39,50	6,89	46,39	83895 reserve
<b>6th floor</b>						
floor 6	A601	apartment with 3 bedrooms	125.81+24.97	21,95	172,73	367500
floor 6	A602	apartment with 2 bedrooms	97.89+51.99	17,08	166,96	341250
floor 6	A603	apartment with 2 bedrooms	98.24+65.85	17,14	181,23	393750
floor 6	B601	apartment with 3 bedrooms	118.74+77.23	20,72	216,69	420000
floor 6	B602	apartment with 2 bedrooms	87.3+30.07	15,23	132,60	288750
<b>Storerooms</b>						
floor 5	CA503	pantry	2,43	0,42	2,85	3675
floor 5	CA504	pantry	2,57	0,45	3,02	3675

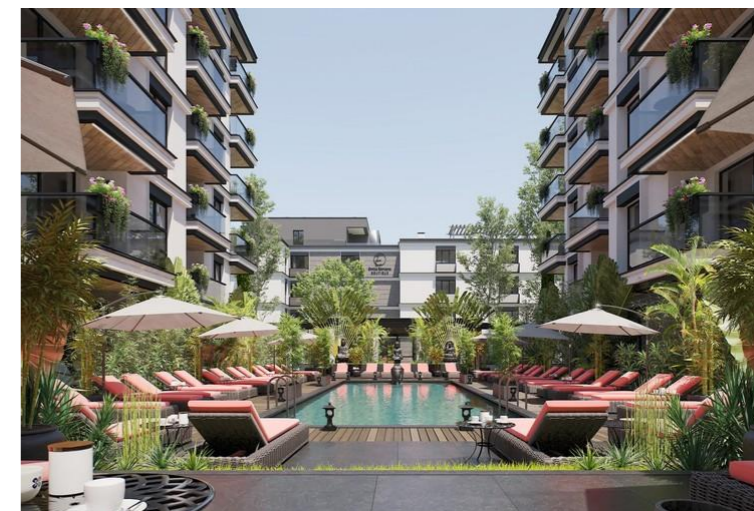
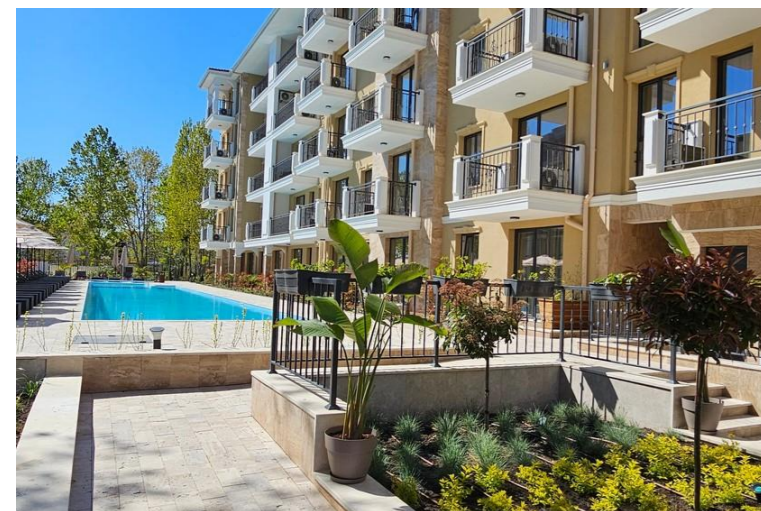
The trust of our customers is important to us!

**EMILIA ROMANA PARK**

**EMILIA ROMANA BOUTIQUE**

**EMILIA ROMANA VERDE**

**EMILIA ROMANA ESTE**





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**NOVORUD**  
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