

EMILIA ROMANA VERDE

LIVING GREEN


NOVORUD
INVESTMENTS & PROPERTY

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Following the undeniable success of the newly built EMILIA ROMANA PARK complex and the recently started construction of EMILIA ROMANA BOUTIQUE, the investor of boutique holiday complexes LODAX INVESTMENT OOD is pleased to present its latest project EMILIA ROMANA VERDE - a modern, innovative building with stylish architecture, exquisite in every detail.

The name VERDE (from the Italian GREEN) draws attention to the rich landscape design of the complex and the presence of a park in front of it, as well as innovative green façade solutions and environmentally friendly construction.



The plot on which EMILIA ROMANA VERDE is built is adjacent to the PARK and BOUTIQUE buildings. Three buildings will make up one common complex with 3 different swimming pools, rich landscape design, restaurants, parking lots - underground and above ground, electric charging stations for cars, a protected area, a sauna, a dry fountain, etc. The complex borders on an area allocated for a park of 7000 square meters. m.

EMILIA ROMANA PARK, BOUTIQUE and VERDE are part of the future EMILIA ROMANA RESORT complex, which together with the public park will have a total area of more than 20,000 sq.m.

EMILIA ROMANA VERDE is located:

- 300 meters from the tennis school
- 300 meters from the supermarket
- 200 meters from the bus stop
- 1 km to the resort center
- 600 meters (10 minutes walk) to the beach

Within a radius of 400 meters from the complex there are 4 park areas with numerous attractions for children.





The modern appearance of the building and functional layout are the biggest advantage of EMILIA ROMANA VERDE among competing buildings in the Sunny Beach area.

On an area of 4270 sq.m. The 6-story building has 94 apartments - 61 two-room and 33 three-room. Apartments on the 6th floor will have spacious terraces with beautiful landscaping.



The building has underground parking, 2 elevators, a reception and a technical room. The investor provides complete security with parking spaces. In the center of the project there is a large swimming pool for adults, a swimming pool for children,

jacuzzi. In the OPEN SKY FITNESS, SUNSET LOUNGE on the 6th floor you will feel like a star. A mobile BAR will offer the owners and guests of the complex the opportunity to eat delicious food and refresh drinks.



The investor's desire is to present a building on the real estate market that will destroy the stereotype that resort real estate is intended only for the summer season. The quality of construction will reach a new, higher level, unknown for the region. When implementing the external parts of the building, modern curtain walls and the best quality external plasters on the market were used.



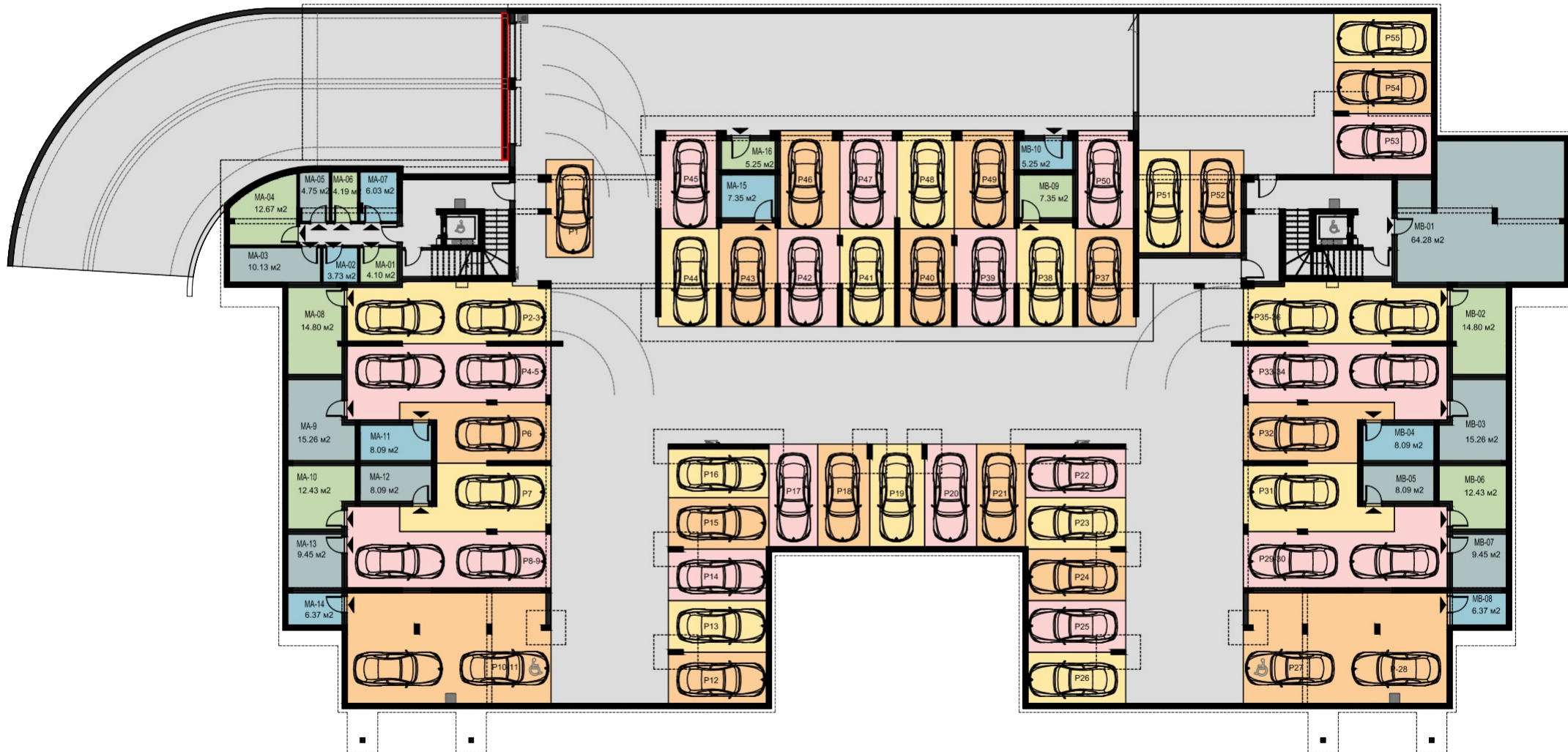
Functionality and luxury are complemented by uncompromising quality and an excellent location in the heart of Sunny Beach. The concept of the project provides residents with the opportunity to immerse themselves in comfort and tranquility, both for summer holidays and for year-round living.



The apartments have three types of exposure - south, east and north. All apartments have views of the building's pool or park. All apartments have a cozy terrace. This is the only complex on the Sunny Beach market in which future owners have the opportunity to purchase a small warehouse for an apartment of up to 5 square meters. A very practical solution for clients who prefer to live close to the sea all year round, or for those who want to rent out their property and want to keep their personal belongings in a safe place.



Layout



Layout

first floor



Layout



second floor



Layout

third floor



Layout

fourth floor





Планировка

sixth floor



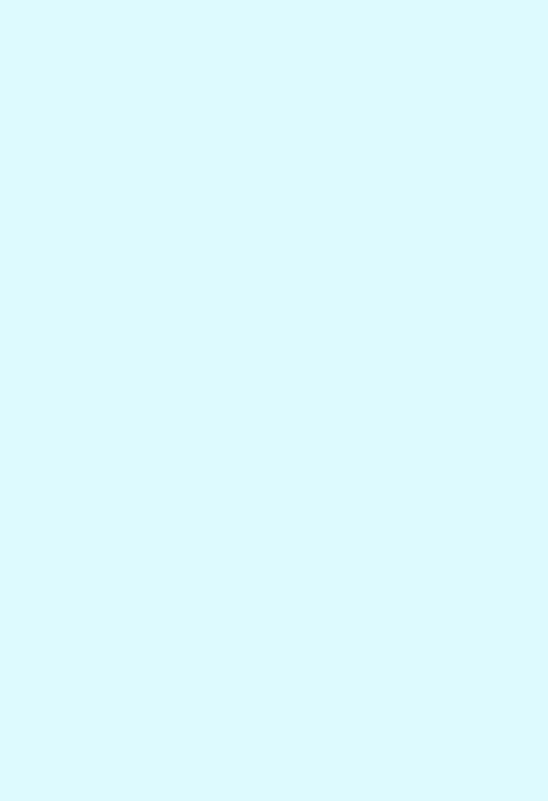
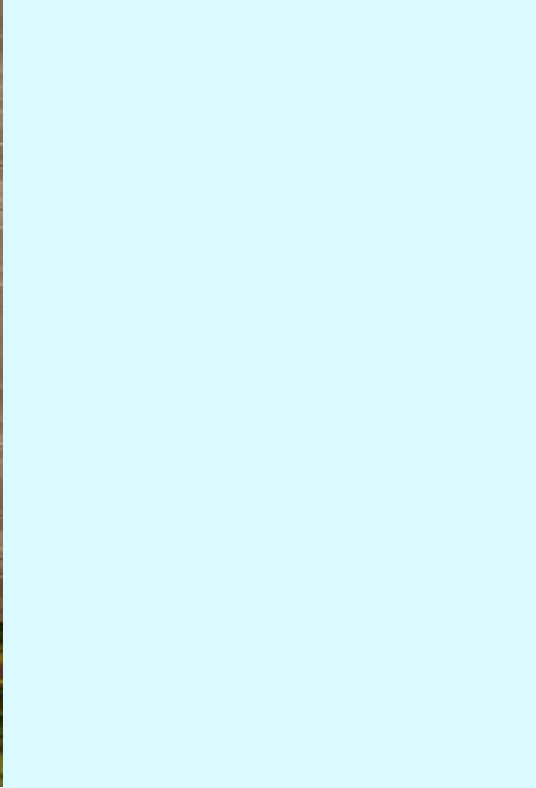


All properties are delivered on a turnkey basis».









The trust of our clients is important to us. Complexes that we have already built:

Emilia Romana Park



Emilia Romana Boutique



Emilia Romana Ravda



**STILL ON SALE
ONE APARTMENT**

**ONE BEDROOM APARTMENT
FROM 50 to 66 sq.m**

**TWO BEDROOM APARTMENT FROM
73 to 129 sq.m
Underground parking spaces at prices
from 18,900 euro.**





20.08.2024

EMILIA ROMANA VERDE

COMPLETION DATE May 2025

Payment scheme: 70% - 30% in May 2025

FLOOR	NUMBER	TYPE	VIEW	LIVING AREA	COMMON PARTS	TOTAL AREA	PRICE in euros
1st floor							
1	A104	2 rooms		59,6	11,12	70,72	104895 reserve
1	A106	2 rooms		50,62	9,44	60,06	showroom!!!
1	B101	3 rooms		61,62	11,49	73,11	104895 reserve
1	B103	2 rooms		47,49	8,86	56,35	87045
1	B107	2 rooms		55,78	10,40	66,18	sold
1	B109	2 rooms		47	8,77	55,77	sold
3rd floor							
3	B303	3 rooms		75,75	13,09	88,84	sold
4th floor							
4	A406	2 rooms		55,78	10,40	66,18	sold
5th floor							
5	A501	3 rooms		61,62	11,49	73,11	115395 reserve
5	A503	3 rooms		70,2	13,09	83,29	sold

