

EMILIA ROMANA CITY

We are pleased to present to your attention our most new sixth project - EMILIA ROMANA CITY. A building that will overturn the stereotype that resort properties are only intended for use in the summer season.

EMILIA ROMANA CITY is a small boutique building in an urban style, bringing homeliness and comfort. It is located close to the center of Sunny Beach and at the same time in one of its greenest and quietest areas.





The plot on which EMILIA ROMANA CITY will be built is adjacent to the buildings ESTE, VERDE, BOUTIQUE and PARK. The complex also borders a park area with an area of 7,000 sq.m.

Modern architecture, practical layouts and high-quality construction - the main competitive advantages of the building. On an area of 850 sq.m. a fashionable building will be built, consisting of only 19 apartments.



V. Emilia Romana City offers a selection of two-room apartments with one bathroom and three-room apartments with bathroom and separate toilet. Apartments of different sizes and with different orientations on the sides light, but all will have a compact terrace where the owners can enjoy warm spring, sunny summer or golden autumn in a wonderful climate Bulgaria.



The complex has open parking and the owners will have the opportunity purchase a parking space



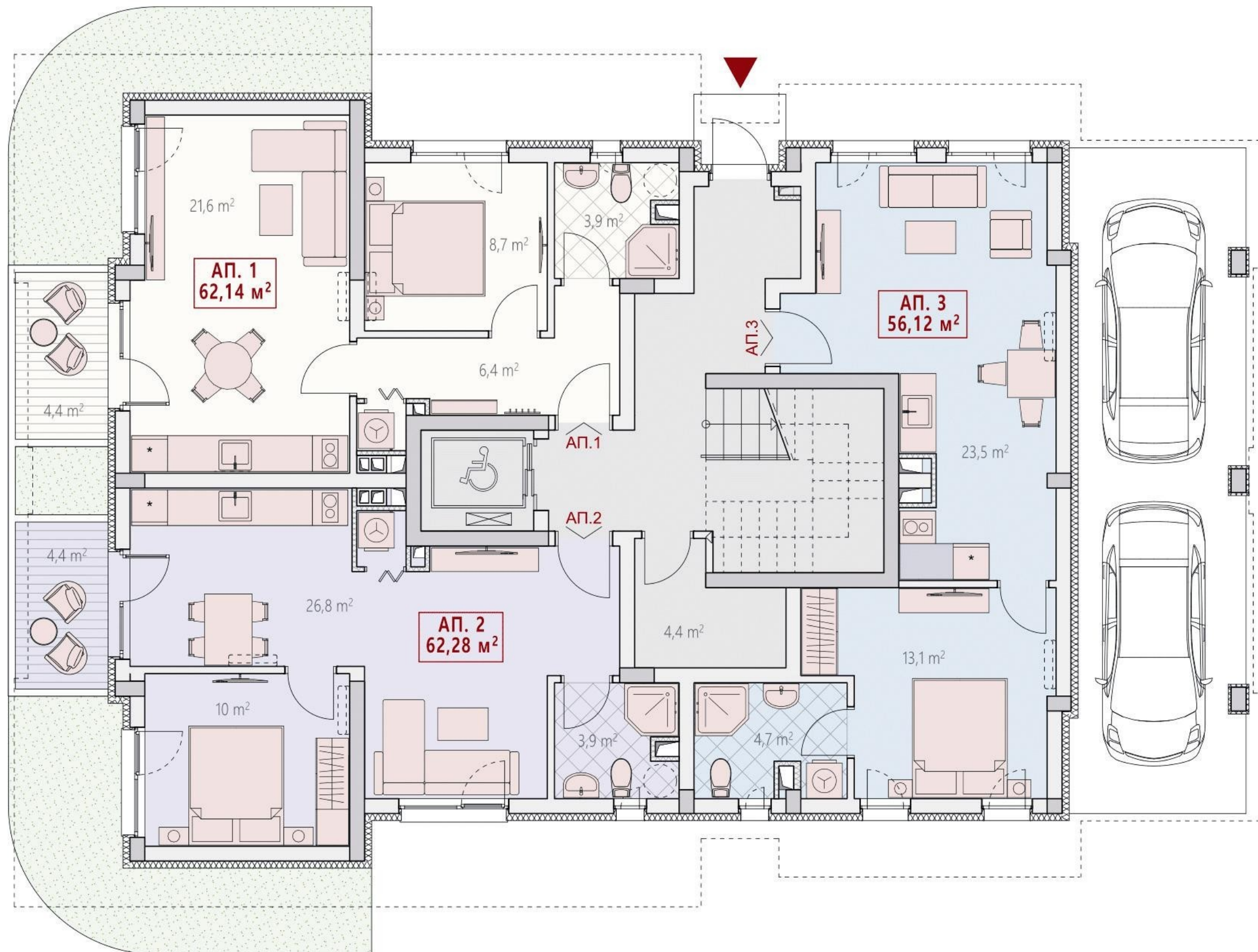
Owners in EMILIA ROMANA CITY will have the opportunity, for an additional fee, to use the infrastructure and club system of buildings that are part of the future EMILIA ROMANA RESORT complex, which includes the ESTE, VERDE, BOUTIQUE and PARK complexes, offers 4 themed pools, rich landscape design, restaurants , car and bicycle parking, charging stations for electric vehicles, a protected area, a large sports center, a sauna, a dry fountain and other amenities.

EMILIA ROMANA CITY is located:

- 10 meters from a public park;
- 300 meters from the tennis school
- 300 meters from the supermarket
- 250 meters from the bus stop
- 1 km to the resort center
- 700 meters (10 min. walk) to the beach.
- within a radius of 400 m from the complex there are 4 park areas with numerous attractions for children.

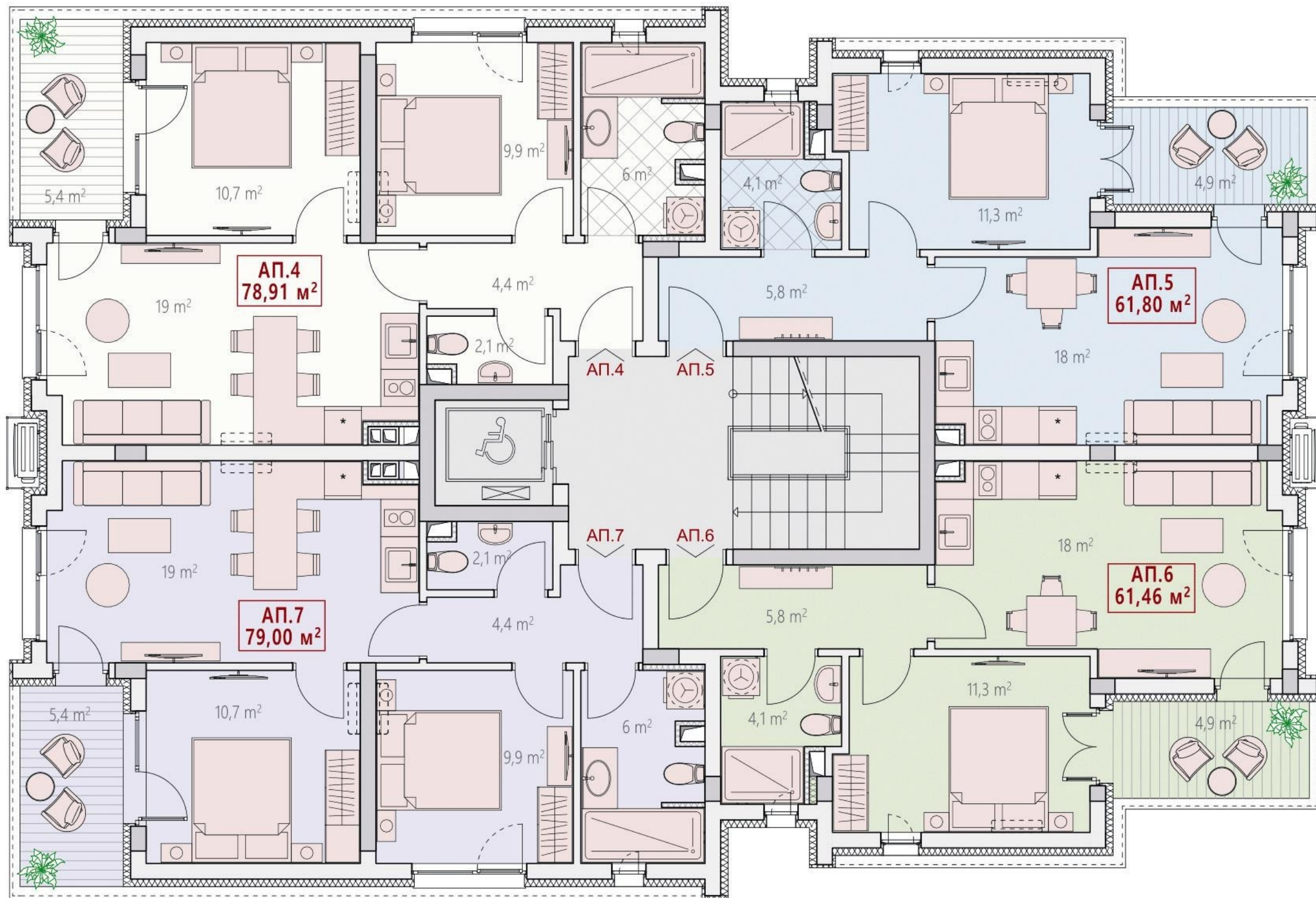


**Location
complexes
EMILIA ROMANA**



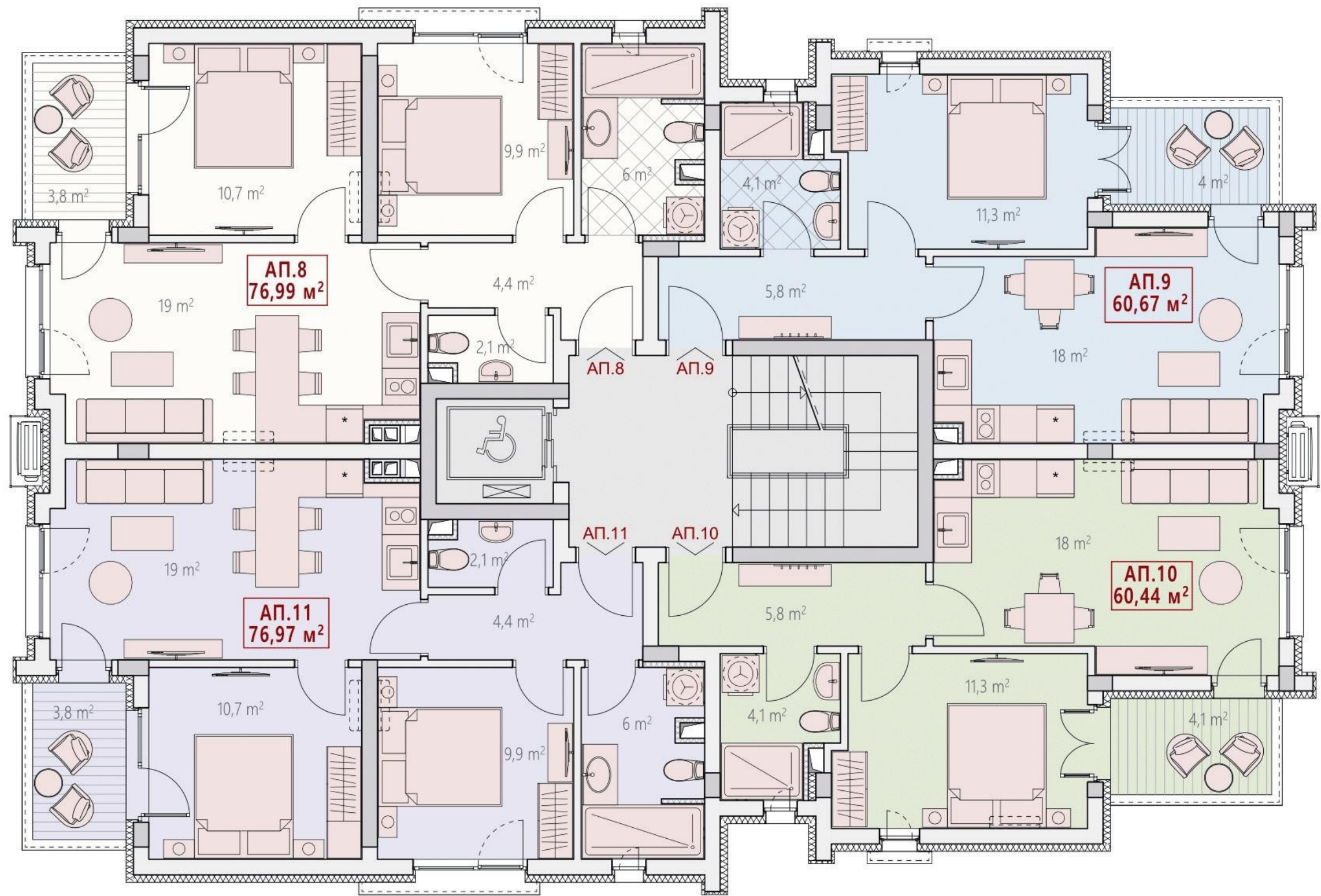
№ жилище	площ (без общи части)		брой спални	№ жилище	площ (без общи части)		брой спални
	общи части	площ (с общи части)			общи части	площ (с общи части)	
АП. 1	55,6 кв.м.	62,14 кв.м.	1	АП. 3	50,1 кв.м.	56,12 кв.м.	1
АП. 2	55,6 кв.м.	62,28 кв.м.	1				

LAYOUT 1ST FLOOR



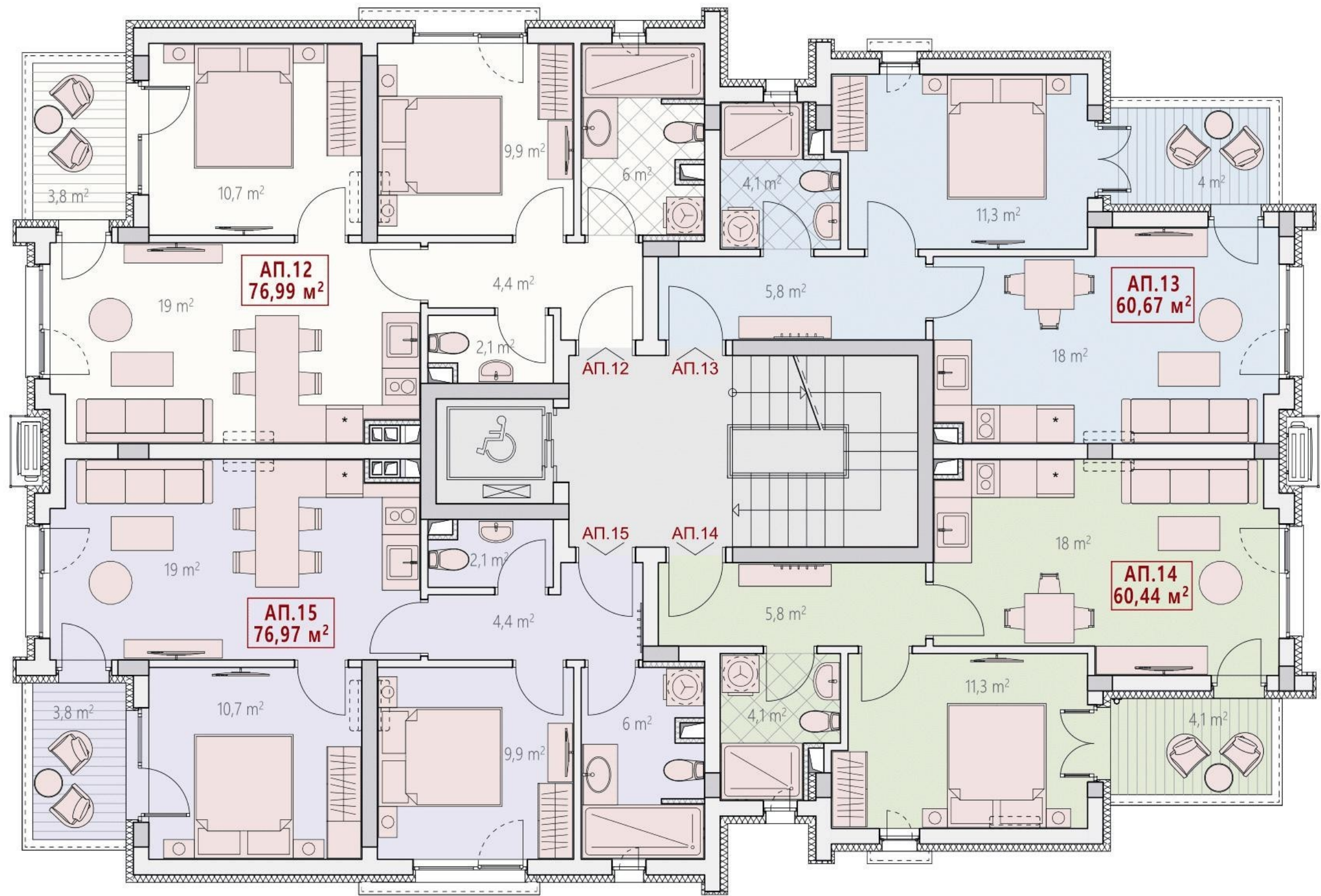
№ жилище	площ (без общи части)		брой спални	№ жилище	площ (без общи части)		брой спални
	обща площ	площ (с общи части)			обща площ	площ (с общи части)	
АП. 4	69,9 кв.м.	78,91 кв.м.	2	АП. 6	54,0 кв.м.	61,46 кв.м.	1
АП. 5	54,3 кв.м.	61,80 кв.м.	1	АП. 7	69,9 кв.м.	79,0 кв.м.	2

LAYOUT 2ND FLOOR



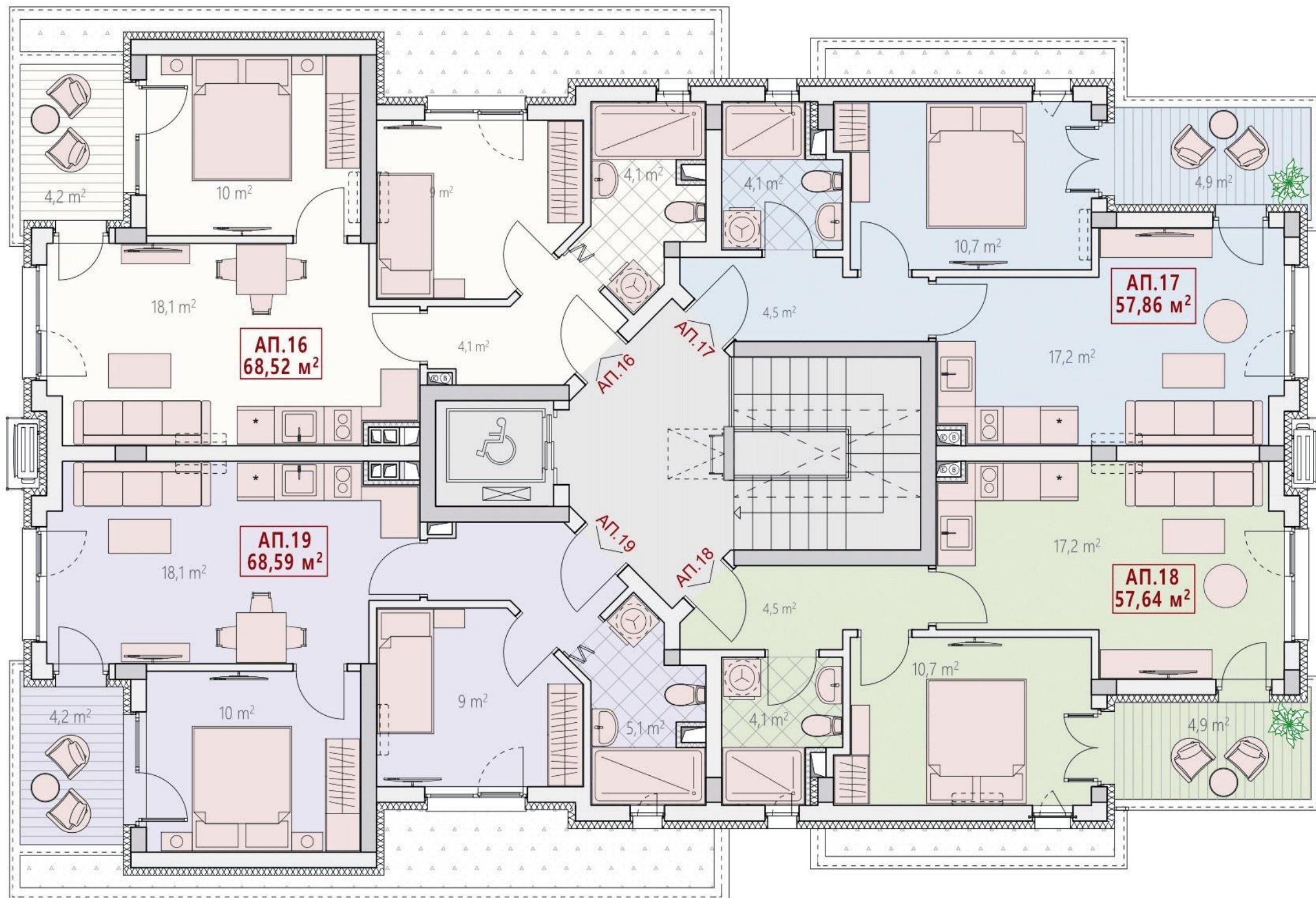
№ жилище	площ (без общи части)		брой спални	№ жилище	площ (без общи части)		брой спални
	обща площ	площ (с общи части)			обща площ	площ (с общи части)	
АП. 8	68,2 кв.м.	76,99 кв.м.	2	АП. 10	53,10 кв.м.	60,44 кв.м.	1
АП. 9	53,3 кв.м.	60,67 кв.м.	1	АП. 11	68,10 кв.м.	76,97 кв.м.	2

LAYOUT 3rd FLOOR



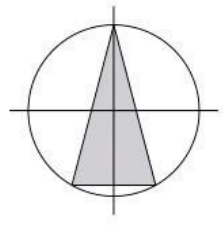
№ жилище	площ (без общи части)		брой спални	№ жилище	площ (без общи части)		брой спални
	обща площ	площ (с общи части)			обща площ	площ (с общи части)	
АП. 12	68,2 кв.м.	76,99 кв.м.	2	АП. 14	53,10 кв.м.	60,44 кв.м.	1
АП. 13	53,3 кв.м.	60,67 кв.м.	1	АП. 15	68,10 кв.м.	76,97 кв.м.	2

LAYOUT 4TH FLOOR



№ жилище	площ (без общи части)		брой спални	№ жилище	площ (без общи части)		брой спални
	обща част	с обща част			обща част	с обща част	
АП. 16	61,1 кв.м.	7,42 кв.м.	2	АП. 18	51,0 кв.м.	6,64 кв.м.	1
АП. 17	51,2 кв.м.	6,66 кв.м.	1	АП. 19	61,10 кв.м.	7,49 кв.м.	2

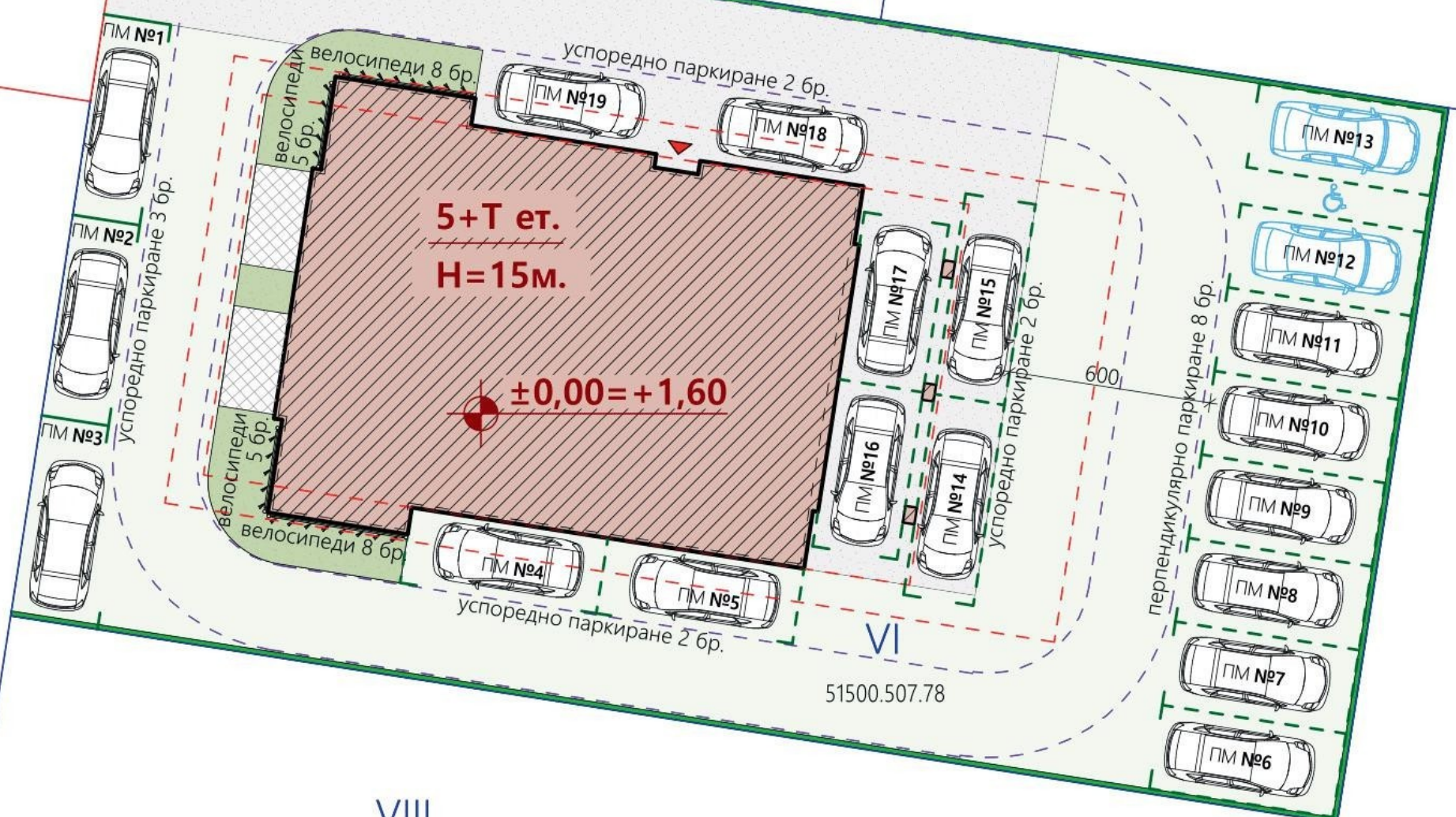
LAYOUT 5TH FLOOR



IV
507.588

XIV
507.589

X общ.
51500.507.82



VIII
51500.507.79

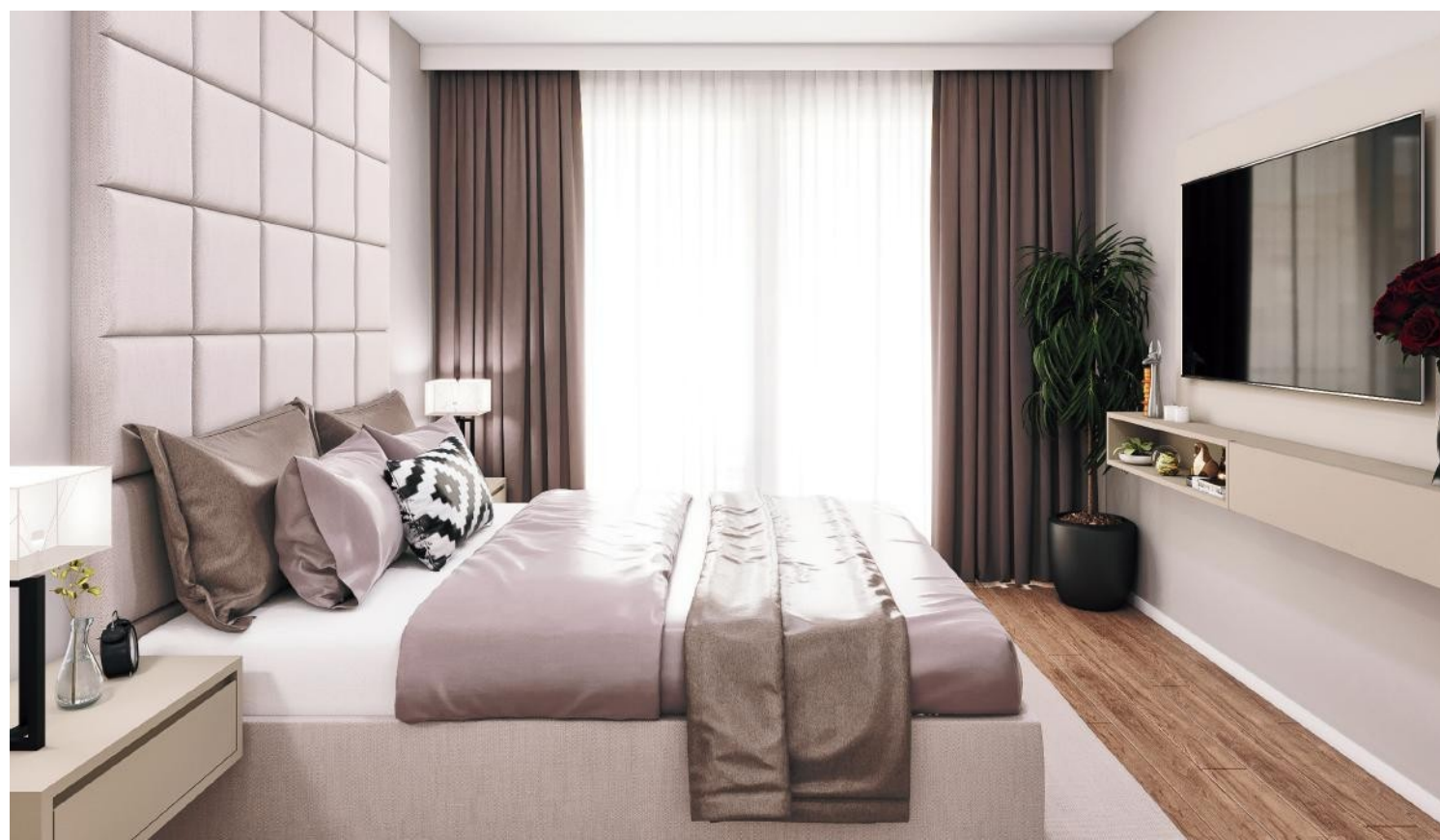
V
51500.507.77

VI
51500.507.78

PARKING

All apartments are offered turnkey. For an additional fee, future owners can order a set of furniture and household appliances according to the design proposed to the investor.











The trust of our customers is very important to us.
Our projects:

EMILIA ROMANA PARK



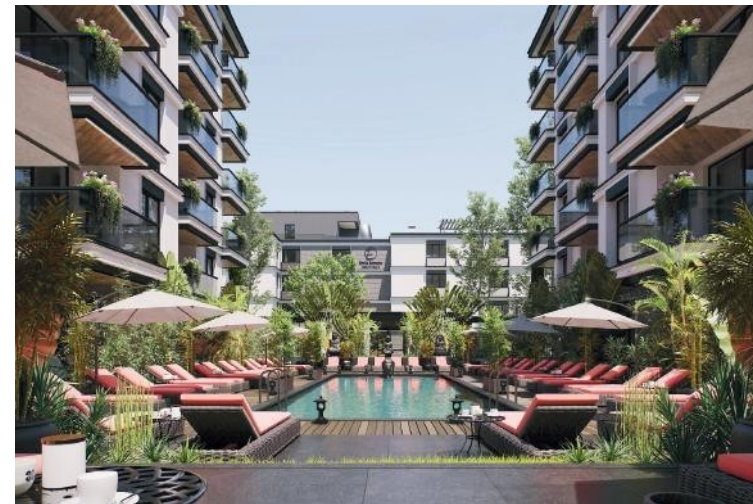
EMILIA ROMANA BOUTIQUE



EMILIA ROMANA VERDE



EMILIA ROMANA ESTE



START OF CONSTRUCTION - 10.2024
CONSTRUCTION DURATION - 24
MONTHS

TWO-ROOM APARTMENTS from 56 sq.m.
THREE-ROOM APARTMENTS from 68 sq.m.



Become part of the big EMILIA ROMANA family!

EMILIA ROMANA CITY 08/20/2024

START OF CONSTRUCTION - OCTOBER 2024 COMPLETION DATE - APRIL 2026

FLOOR	NUMBER	TYPE	RESIDENTIAL AREA M2	COMMON PARTS	GENERAL AREA M2	PRICE in EURO (1300 sq.m)
FLOOR 1						
1	1	2 rooms	55,6	6,54	62,14	84 525
1	2	2 rooms	55,6	6,68	62,28	84 525
1	3	2 rooms	50,1	6,02	56,12	sold
FLOOR 2						
2	4	3 rooms	69,9	9,01	78,91	107625 reserve
2	5	2 rooms	54,3	7,05	61,35	83895 reserve
2	6	2 rooms	54	7,46	61,46	sold
2	7	3 rooms	69,9	9,1	79	107 625
FLOOR 3						
3	8	3 rooms	68,2	8,79	76,99	105,000 reserve
FLOOR 4						
FLOOR 5						

Payment scheme: 10% deposit, 30% - at the start of construction (October 2024), 40% - upon receipt of ACT14, 20% - upon registration of ownership (April 2026)



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