

EMILIA ROMANA - PARK



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About Us

Lodax Investment Ltd. is a company founded by Yordan Iliev and Alexander Ivanov in 2018 with the aim of implementing their own projects and exclusive offers in the real estate market of the Southern Black Sea region.

Both partners have 15 years of experience in the resort real estate market and have completed over 1,000 individual sales to clients worldwide. A good reputation and personal relationship are the most important rules that guide both partners.

Emilia Romana Park

Everyday life and consumer preferences are changing around the world. People who choose to live in the city center are now looking for more spacious, open, naturally lit homes with a garden or terrace. In addition, with global warming, interest in swimming pool complexes and providing a comfortable climate in the summer months is increasing.

Today, more and more people prefer to relax in apartments rather than in standard hotel rooms.

We are pleased to present the Emilia Romana Park project in Sunny Beach, Bulgaria. This beautiful aparthotel has been designed in accordance with the modern requirements of the real estate market and offers good value for money, quality and comfort.

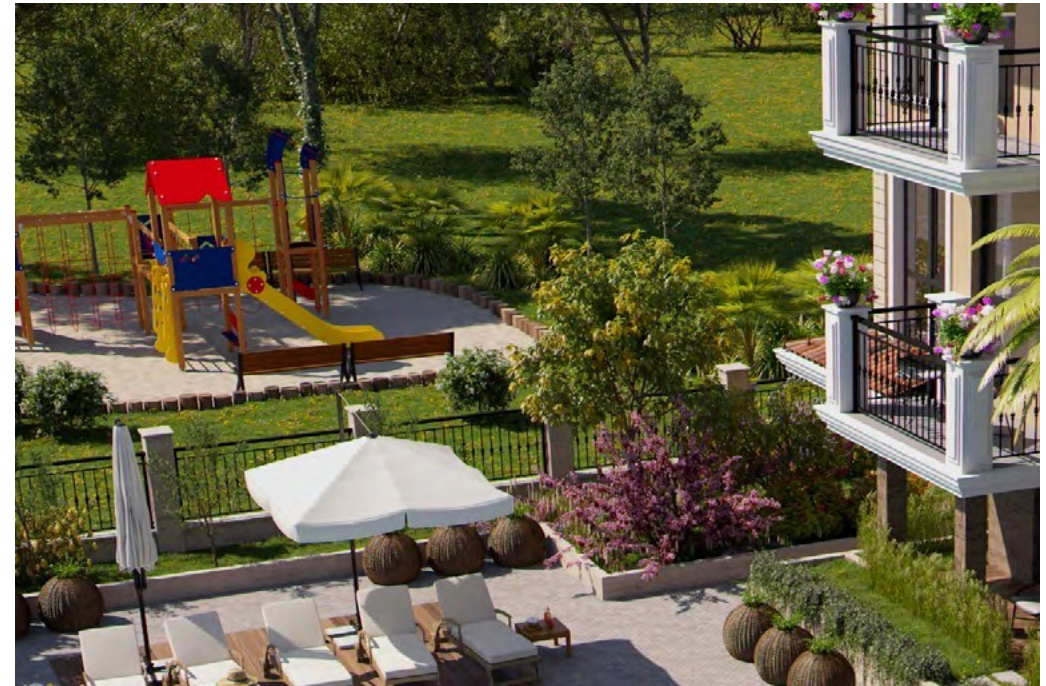
The complex will consist of 79 apartments with an average area of 60 sq.m., distributed as follows: 2 studios, 55 one-bedroom apartments and 22 two-bedroom apartments.

The plot on which the complex is being built is located in the very center of Sunny Beach, 600 meters from the beach, in a quiet green area with developed infrastructure.

To the west, the site is bordered by a 7,000 square meter plot of land designated for a municipal park.

The complex has a 30-meter-long swimming pool, a children's playground, a sauna and parking for property owners. The project involves rich landscaping of the area, which will consist of 30 different types of plants. Apartments in the complex are offered to buyers with ready-made common areas, finishing and air conditioning.

The main advantage of buying real estate in Emilia Romana Park is the originally designed infrastructure for renting out real estate and the possibility of receiving a good income from it. Lodax Estate Ltd. offers subsequent property management, rental or resale.





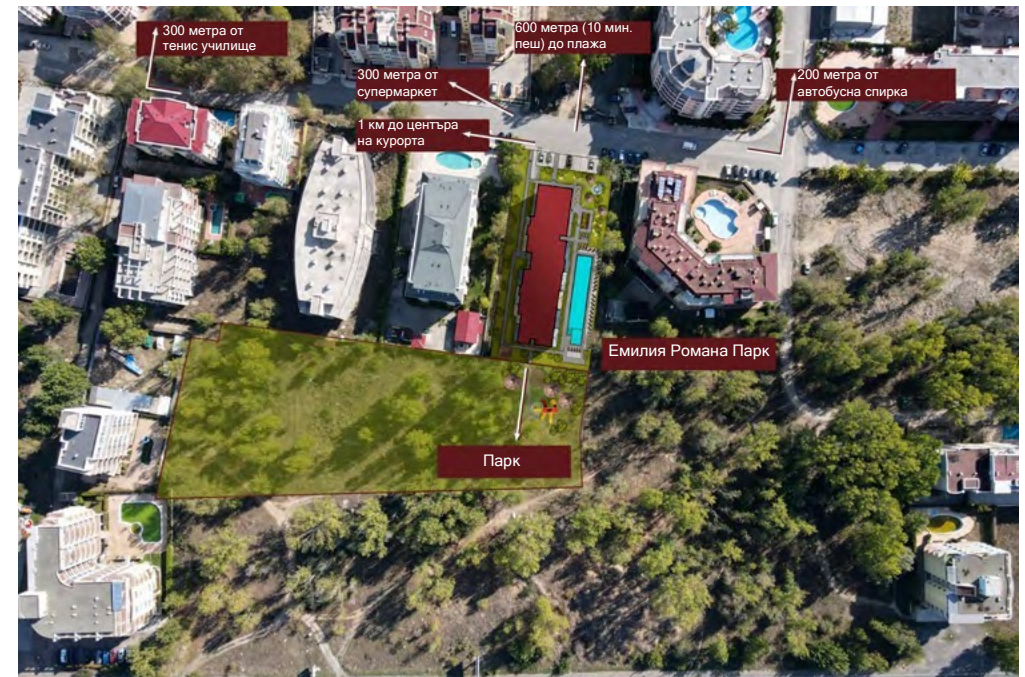




Location

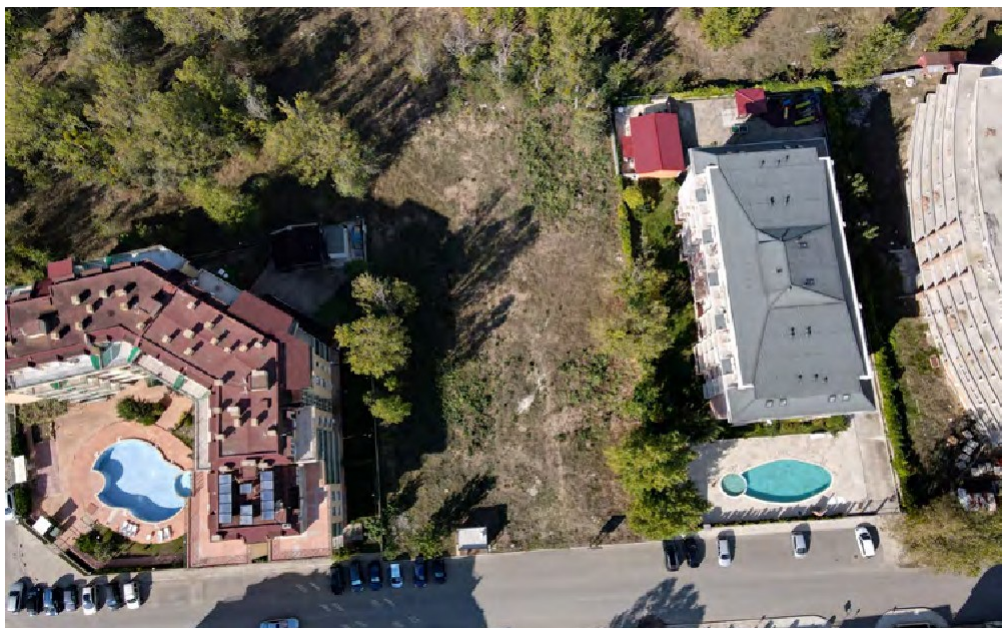
Emilia Romana Park:

- • 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.

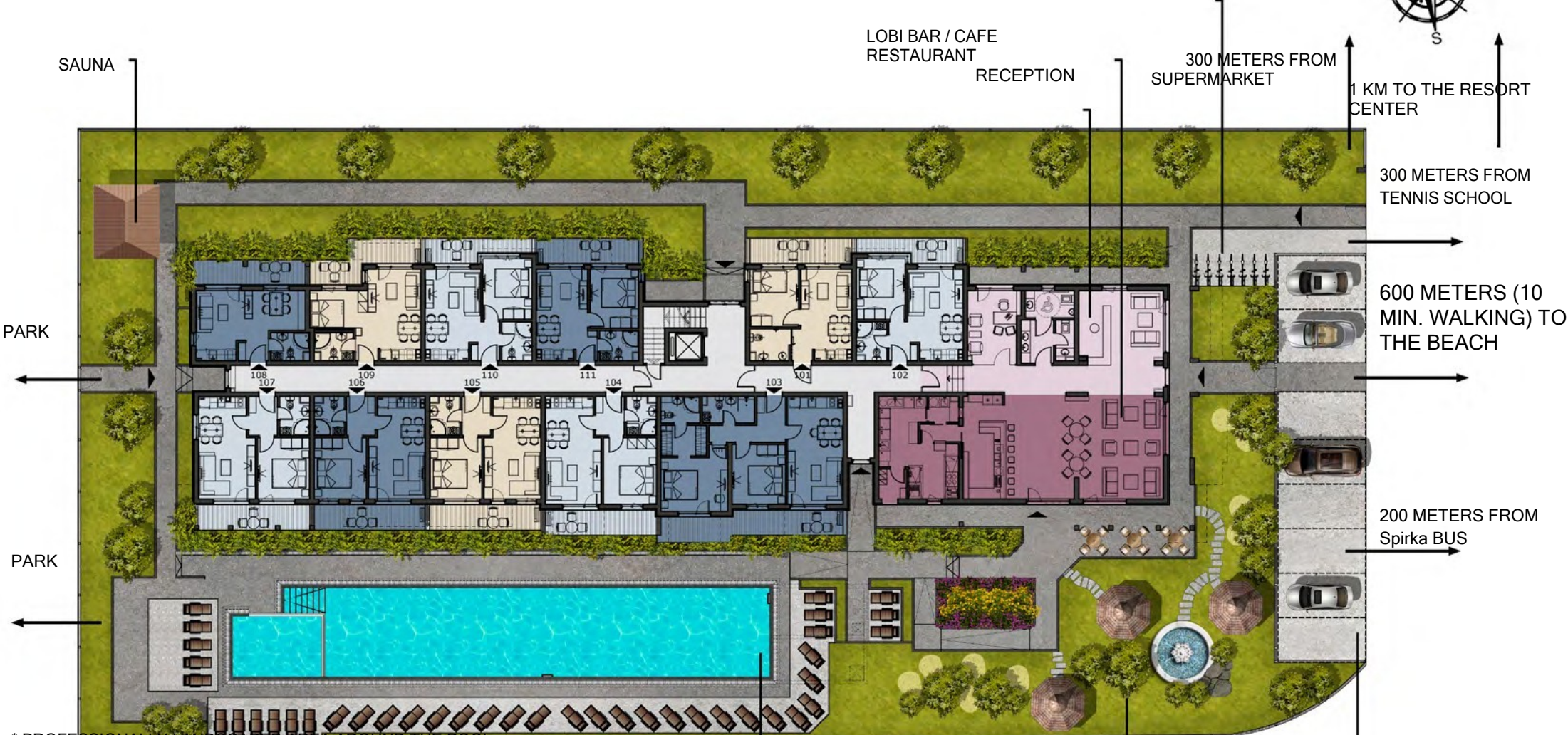




Parks and green areas



**EMILIA ROMANA PARK
PLAN**



SAUNA

LOBI BAR / CAFE
RESTAURANT
RECEPTION

300 METERS FROM
SUPERMARKET

1 KM TO THE RESORT
CENTER

300 METERS FROM
TENNIS SCHOOL

600 METERS (10
MIN. WALKING)
TO THE BEACH

200 METERS FROM
Spirka BUS

PARK

PARK

* PROFESSIONALLY LANDSCAPED AREA AROUND THE POOL
AND THE ALLEYS AROUND THE BUILDING

* FULLY CLOSED TERRITORY WITH VIDEO SURVEILLANCE
SYSTEM

MAIN POOL + CHILDREN'S POOL
WITH TOTAL LENGTH 30m.

REST AREA AND
CHILDREN'S PLAYGROUND

PARKING WITH THE POSSIBILITY OF CHARGING ELECTRIC
VEHICLES

Registration desk

- Lobby bar/cafe
- Parking spaces with the possibility of charging electric vehicles
- Main pool + children's pool with a total length of 30 meters.
- Professionally landscaped area around the pool and paths around the building.
- Fully fenced territory with a video surveillance system.
- Bicycle parking
- Sauna
- Rest area and playground



Project benefits



Profitability and comfort.

A team of designers and architects worked on the project, creating a modern complex that will bring profit to the owners and comfort to the guests. Selection of materials and executions allows to minimize possible inaccuracies in the construction and decoration of the building and helps future owners to know exactly what kind of property they will buy.



Optimal distribution of plots.

Efficient distribution of spaces. The rational use of each square meter of square footage helps to achieve optimal room sizes, which reduces the costs of construction, equipment and maintenance of the property.



Inside and outside.

The complex has a 30-meter pool, a children's playground, a sauna, and parking for the property owners. Apartments in the complex are offered to buyers with clean floors and walls, interior doors, installed plumbing and air conditioning.



Smart solutions.

Modern equipment that allows you to automate the processes of managing your home and helps make your life comfortable. The building will be equipped with high-speed Internet access, and future owners will be offered the opportunity to purchase equipment with Internet connectivity for an additional fee.



Personal office.

Every buyer of an apartment in our project will have a personal account of the owner through a mobile application. Thus, you will receive information about your account balance, service payment details, payment history, etc.



20-year experience.

During the construction process, we will cooperate with a construction company with 20 years of experience in building complexes on the Bulgarian Black Sea coast.



Profitable investment.

When buying at the initial stage of construction, buyers can choose the most suitable property for them at a favorable price. As construction progresses, the price will increase, and the number of purchase options will decrease.



Guaranteed return.

The main advantage of buying real estate in Park Emilia Romana is the established infrastructure for professional rental with the help of large tour operators. We offer the subsequent management of the property, its rental or resale.

Sunny Beach, as the largest and most popular resort in Bulgaria, receives the largest number of tourists and offers the best ratio of season length and occupancy.

Proximity to the historical city - Old Nessebar makes it a place suitable not only for summer tourism, but also for visits throughout the year.

Individual approach.

We provide solutions according to the needs and goals of each client and offer full support throughout the entire purchasing process.

Finishing and furnishing options (packages).

Basic

- Skirts - laminate.
- Walls painted with latex and/or wallpaper.
- Installed electrical sockets and sockets for TV and Internet.
- Intercom and fire alarm.
- The bathroom will be fully equipped with installed plumbing, boiler, fan.
- Inverter air conditioner.

Gold

In addition to the BASIC plan, in this plan we add furniture and decoration to the apartment in accordance with our interior design, shown below, which includes:

- Full equipment (furniture and electrical appliances) according to interior visualizations.
 - Granite tile in the hallway and living room.
 - Decorative applications on the walls.
 - LED lighting, cornices and backlight according to the design project.
 - Bathroom furniture - sink cabinet, boiler and washing machine cabinet.
 - Wooden details on walls with mirrors.
 - Curtains on all windows.
- * * The surcharge for the GOLD package will be 7,900 euros for a two-room apartment and 9,900 euros for a three-room apartment..

Premium

In addition to the PREMIUM GOLD completion plan, we add all the accessories necessary for renting apartments, and guarantee an annual rental income of 5% for the first 3 years.

Plan Basic

Two-room apartment with an area of 54 sq.m



Three-room apartment with an area of 75 sq.m



Two-room apartment with an area of 44 sq.m



Two-room apartment with an area of 50 sq.m



Plan Basic

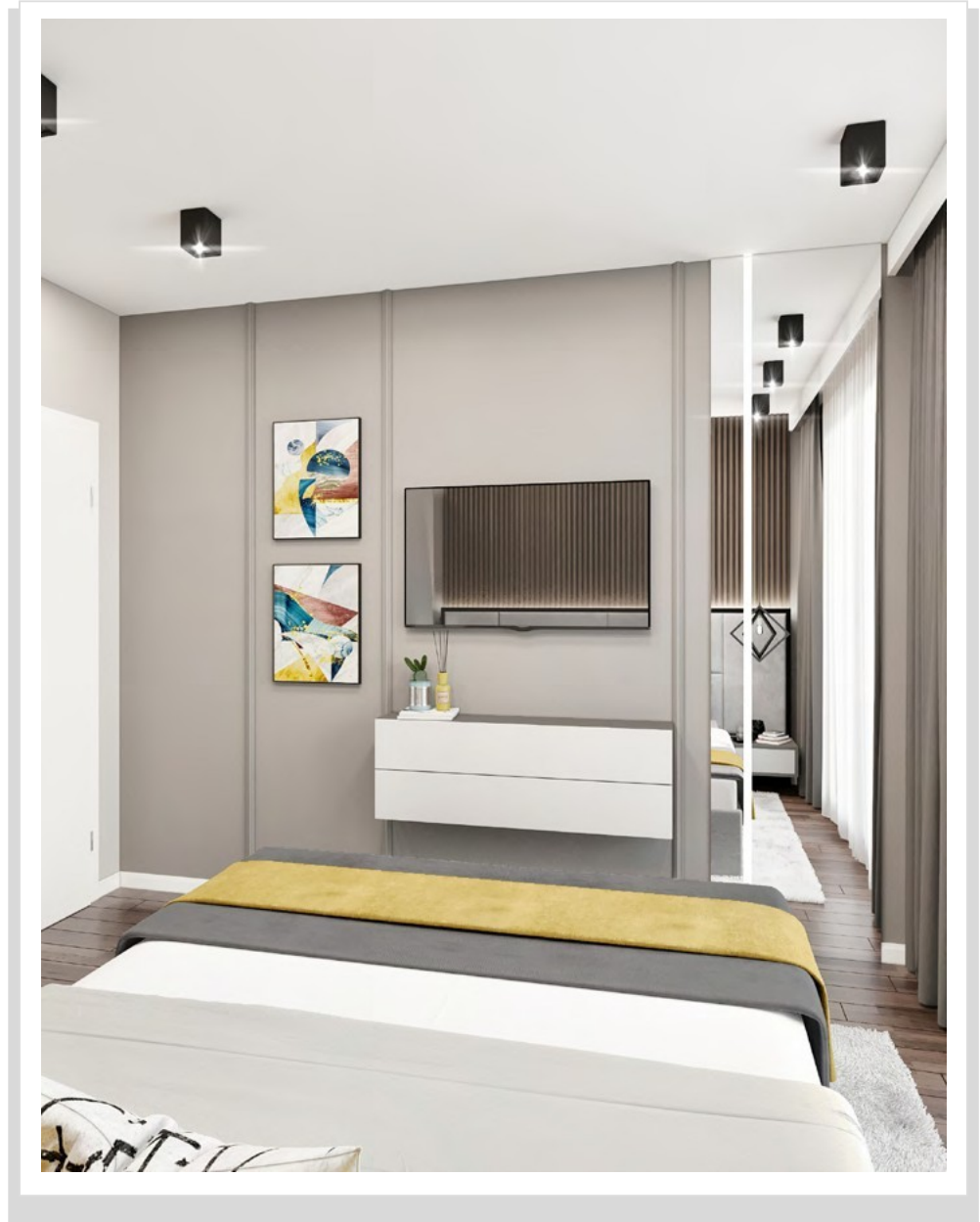
Three-room apartment with an area of 81 sq.m



Three-room apartment with an area of 91 sq.m









Plan reservations and payments

- Deposit in the amount of 2000 euros and signing of the preliminary contract.
- •
- • 30% down payment at the beginning of construction.
- •
- • 40%, ACT 14 (draft construction)
- •
- • 30% - completion of construction and signing of the notarial deed/Act 16

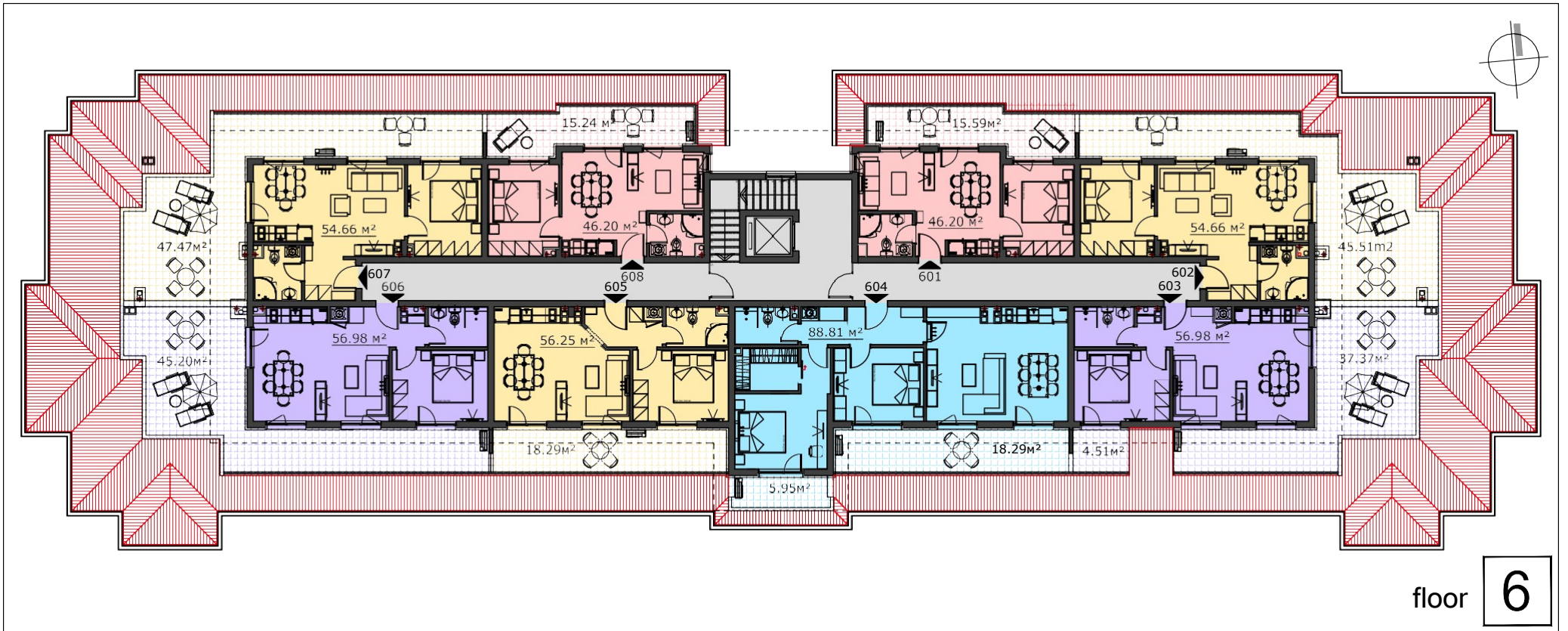
PRICE LIST

EMILIA ROMANA PARK							PRICE in euros	furniture and household appliances
ready and put into operation								
<small>COMPLETION DATE May 2025</small>	602	2 rooms		92,16	7,34	99,50	157500*	
<small>Payment scheme: 70% 30MAY 2025</small>	603	2 rooms		90,51	7,65	98,16	reserve	
	* additionally heated floor in the bathroom and awning on the terrace							

Layout







Support and management

- A professional team will be formed to maintain and manage the complex, led by a specialist in the field of tourism and hotel business with 30 years of experience.
- The goal of the project is to provide maximum comfort, profitability and satisfaction to its investors.
- The property maintenance fee will be 1 euro per square meter per month.
- The expected return on rental property is from 4 to 6% per year.
- PREMIUM plan offers a guaranteed rental yield of 5% per year for a period of 3 years.



25



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