

ESTE by

EMILIA ROMANA

Just over two years ago, we boldly, ambitiously and with great enthusiasm laid the foundation for our first complex in the most attractive and green quarter of Sunny Beach - Emilia Romana Park.

Today we already know that we are recognizable by its stylish architecture, sophisticated design, optimal functionality and modern interior.

We are pleased to present our new fifth project - ESTE by Emilia Romana. ESTE is our natural development in the spirit and rhythm of Emilia Romana PARK, BOUTIQUE and VERDE.

Natural is the spirit of the Emilia Romana region, the name of a noble family that left a significant mark on the history of Europe. Natural is a symbol of class, abundance, development. The standard of a beautiful, modern, elegant home, combining our experience, professionalism and passion.

Our dedication and belief in our company, our product and our customers successfully bring your dream projects to life.

Because ESTE is a homecoming!



The site on which ESTE by Emilia Romana will be built is located in close proximity to already completed projects - PARK, BOUTIQUE and VERDE.

The four complexes form a single complex, offering their owners and visitors 4 themed swimming pools, rich landscaping, restaurants, underground and surface parking, charging stations for electric vehicles, a secure area, a large sports center, a sauna, a dry fountain and playgrounds.

The complex borders on an area allocated for a park with an area of 7000 sq.m. - serviced and maintained by an investor company. Emilia Romana ESTE, PARK, BOUTIQUE and VERDE are part of the future Emilia Romana RESORT complex, located on a total area of more than 20,000 sq.m.

All owners and visitors of Emilia Romana RESORT will have the opportunity to take advantage of the club system between the complexes and the general infrastructure.

LOCATION

EMILIA ROMANA ESTE 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 min. walk) to the beach.

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





Modern, luxurious design and functional layouts are the biggest advantage of ESTE by Emilia Romana among competing buildings in the area.

On an area of 3850 sq.m. three houses will be built, consisting of 109 apartments.

Our clients will be given a choice of any type of housing - from practical studios and two-room apartments, three-room apartments with one or two bathrooms, to four-room apartments and spacious penthouses on the sixth floor.



BUILDING 1 will house underground parking, as well as one of the highlights of the complex - a modern sports and recreation center with an area of 1000 sq.m., which will consist of a gym, SPA area, rooms for various sports

sports, massage room and cafe. Office space will complement the ground floor of the building, while the upper 5 floors contain a total of 47 apartments and 11 warehouses.



A common reception will connect BUILDINGS 2 and 3 and will provide management of the complex and rental of apartments for clients who have decided to purchase their property for investment purposes. Each of the two buildings will consist of 31 apartments located on 6 floors.

At the center of the project will be an Asian-style adult swimming pool surrounded by exotic landscaping that will transport you to a paradise!





A high-angle, wide shot of a modern apartment complex courtyard. The central feature is a rectangular swimming pool with a large elephant sculpture in the middle. The pool is surrounded by a wooden deck with numerous lounge chairs and large patio umbrellas. The courtyard is filled with lush greenery, including palm trees and various tropical plants. In the background, a multi-story apartment building with white facades and dark window frames is visible. The building has several balconies with glass railings and potted plants. The sky is blue with some light clouds.

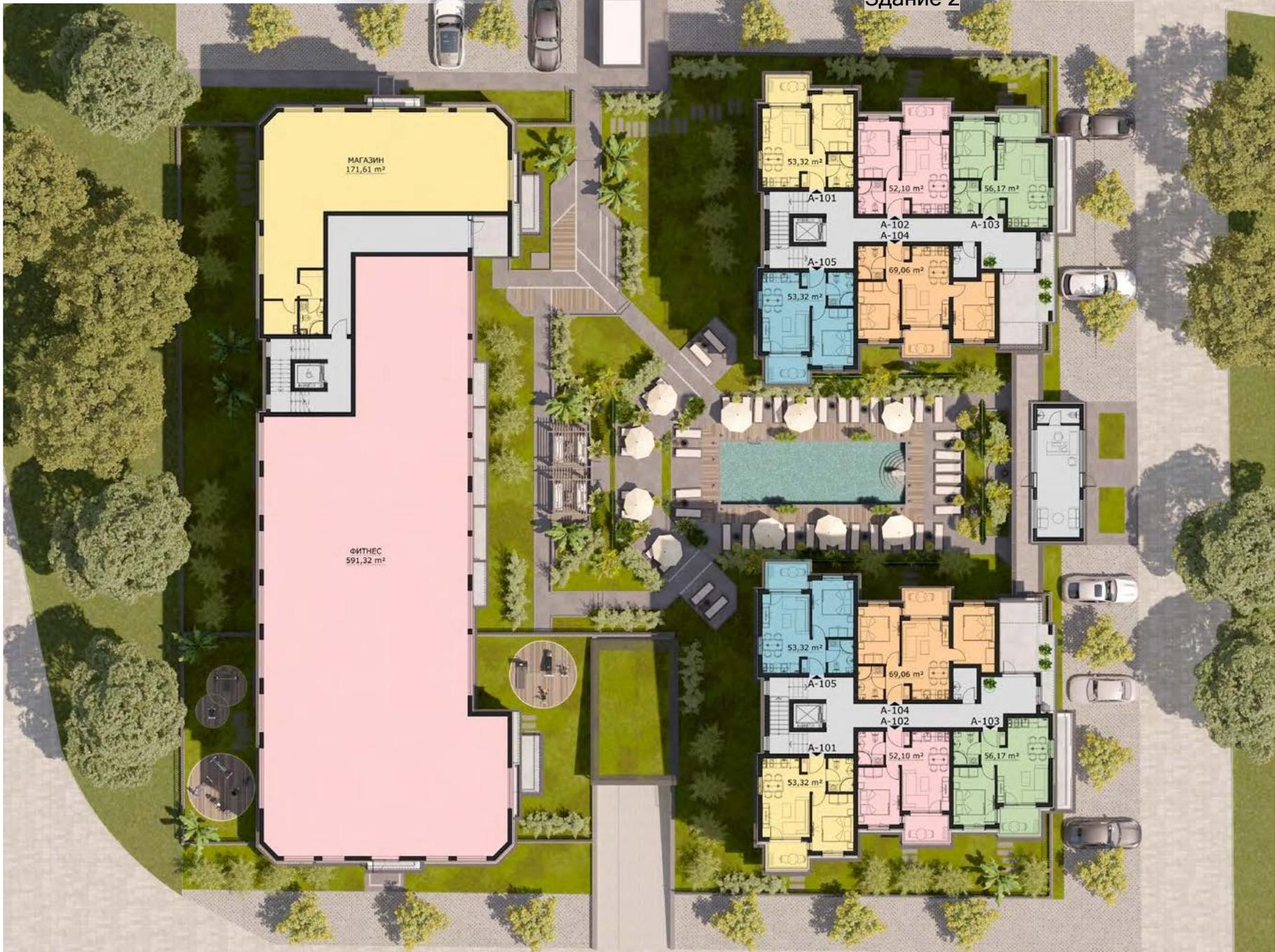
Each apartment overlooks the pool and the beautifully landscaped area of the complex or the park that we have equipped for our clients. The apartments have cozy covered terraces.

Future owners of apartments located in BUILDING 1 will have the opportunity to purchase a small storage room in addition to the apartment.

The quality of construction will be at the highest level. When implementing the external parts of the building, it is planned to use modern suspended facades and the highest quality plaster on the market

Layout 1st floor

Сграда 2
Здание 2



Здание 1

Здание 3

Layout 2st floor

Сграда 2
Здание 2



Сграда 1

Сграда 3

тераса 21,80 m²

8,78 m²

54,63 m²

60,92 m²

36,29 m²

40,01 m²

12,70 m²

56,64 m²

3,81 m²

ФИТНЕС 426,66 m²

тераси към фитнес 63,72 m²

53,32 m²

52,10 m²

55,93 m²

Layout 3rd floor

Здание 2

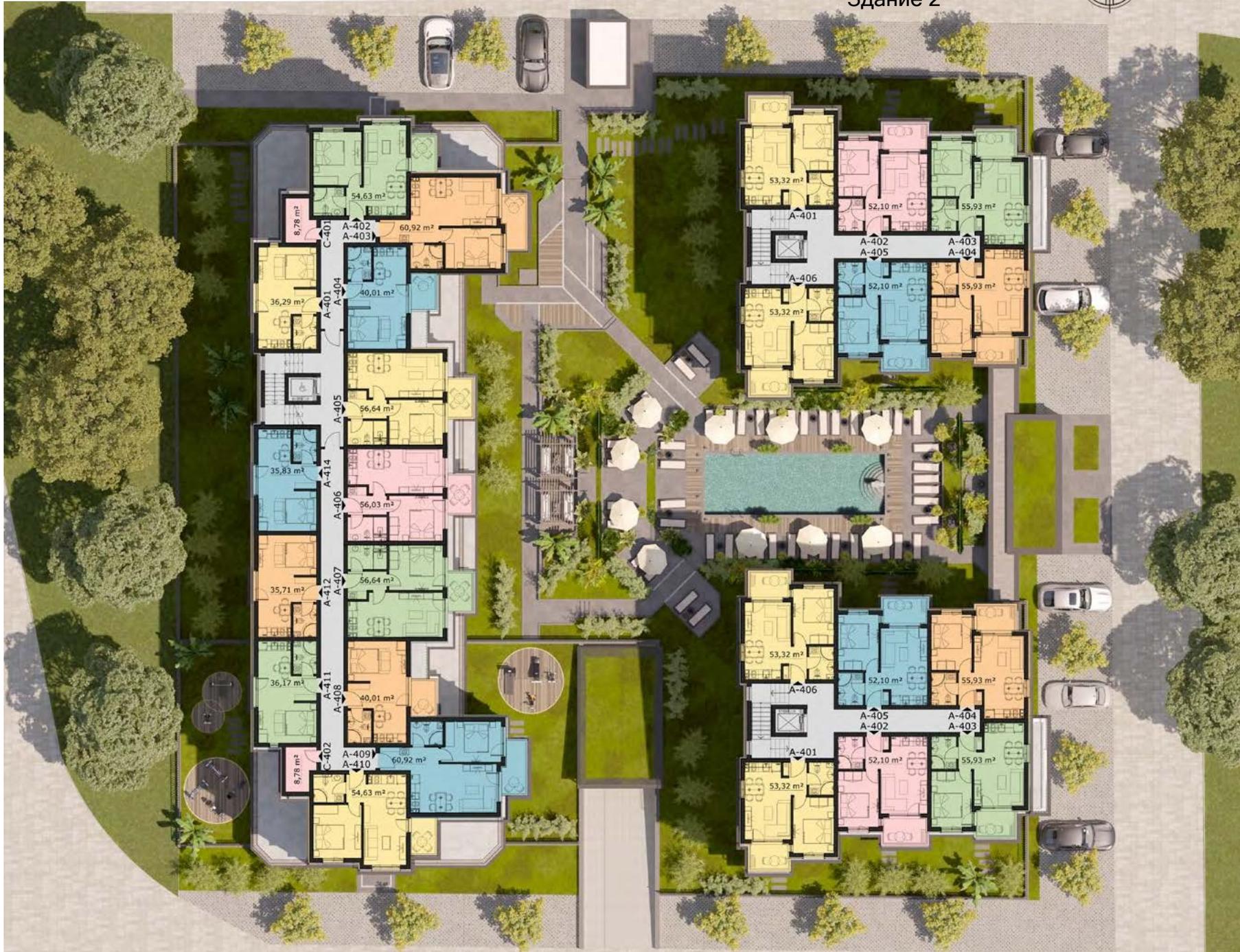


Здание 1

Здание 3

Layout 4th floor

Здание 2



Здание 1

Здание 3

Layout 5th floor

Сграда 2
Здание 2



Сграда 1

Сграда 3

Layout 6th floor

Сграда 2
Здание 2



Сграда 1

Сграда 3



~~yesterday~~
NOW.
~~tomorrow~~

“
Everything
you can
imagine is
real
”
Peters

All apartments will be offered turnkey. Until 12.2023, each buyer will have the opportunity to choose flooring for their apartment, according to a predetermined budget for finishing work.









Yesterday
is just
NOW.
Tomorrow
is just
today.

“
Everything
you can
imagine is
real.”
—
Pablo Picasso

















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

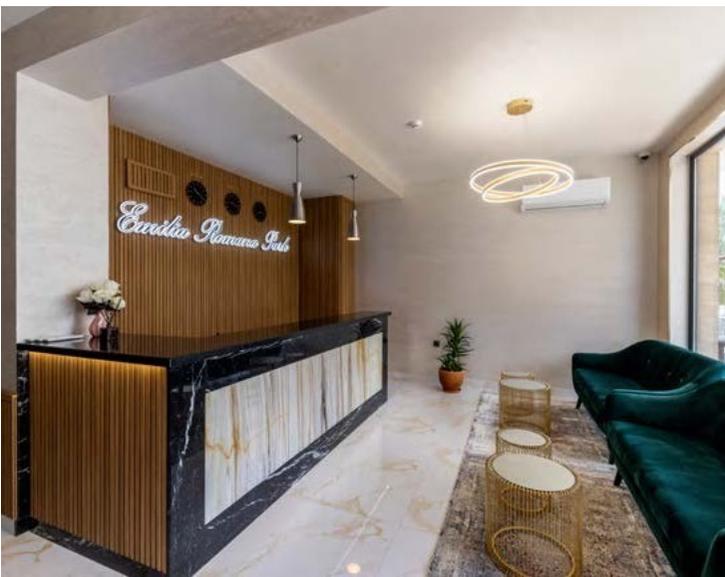
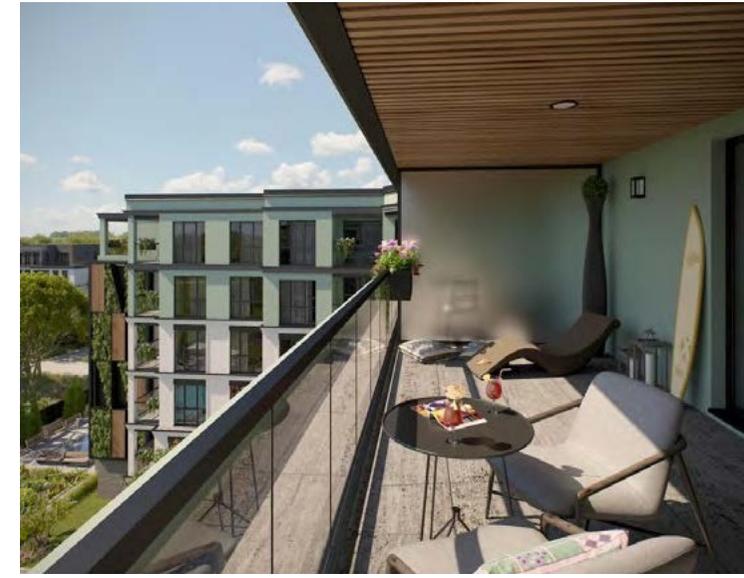
Emilia Romana Park



Emilia Romana Boutique



Emilia Romana Verde



START OF CONSTRUCTION - 01. 2024
CONSTRUCTION DURATION – 24 MONTHS
STUDIOS from 36 sq.m

ONE BEDROOM APARTMENT from 53 sq.m

TWO BEDROOM APARTMENT from 66 sq.m

THREE BEDROOM APARTMENT from 123 sq.m

EMILIA ROMANA ESTE (1) 08/20/2024

START OF CONSTRUCTION - JANUARY 2024

CONSTRUCTION COMPLETION DATE: December 2025

Payment scheme: 40% - 30% until 12/30/2024 - 30% until 12/30/2025

FLOOR	NUMBER	TYPE	RESIDENTIAL SQUARE	COMMON PARTS	GENERAL SQUARE	PRICE in EURO
FLOOR 1						
1	Shop	Shop	149,27	22,34	171,61	313950
Floor 2						
2	1-S201	warehouse	7,64	1,14	8,78	9345
Floor 4						
4	1-S41	warehouse	7,64	1,14	8,78	9345
FLOOR 5						
5	1-503	3 rooms	75,08	11,24	86,32	reserve
5	1-507	3 rooms	75,08	11,24	86,32	131145 reserve

FLOOR 6

Underground parking spaces at prices starting from 15,000 euros and storage rooms

EMILIA ROMANA ESTE (2-3)

FLOOR	NUMBER	TYPE	LIVING AREA M2	COMMON PARTS M2	GENERAL AREA M2	PRICE in EURO
FLOOR 5						
5	3-503	3 rooms	78,74	15,44	94,18	reserve
FLOOR 6						
6	3-601	3 rooms	98,02	13,33	111,35	157 395
6	3-602	4 rooms	107,2	16,34	123,54	188 895



LOOKING HOMES

NOVORUD
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