



# Residential buildings „ Smokinite 2“

The residential building "Smokinite 2" is the latest project of the construction company EUROBUILDING ENGINEERING. It will be built in the Izgrev area of Burgas, meters from the PLAZA shopping center and the KAUF LAND and LIDL hypermarkets, next to the Smokinite complex that is already under construction. The most actively developing area at the moment promises to compete with other parts of the city, having a number of advantages.



For the concept of the residential buildings, we chose a facade in soft earthy tones, which complements the feeling of harmony with nature. At the same time, we rely on facade solutions that have proven themselves in our many years of practice: coatings, thermal insulation, high-quality joinery, etc., to ensure trouble-free operation and optimal energy efficiency of the houses.

The total number of apartments in the building is 253, divided into 3 entrances. Each of them is equipped with two high-speed elevators. All

objects are carefully designed - with correct forms and maximum functional distribution of premises.



## Rich infrastructure

Residents of \*SMOKINITE 2\* will have access to 3 stores, a medical center and a bistro with indoor and outdoor areas. On the territory of the houses there will be a children's playground, a multifunctional playground, a richly landscaped recreation area with gazebos - infrastructure that will provide residents with a high-quality living environment and an opportunity to enjoy their free time. and outdoors, without any additional costs.

### Amenities in a residential building



Детская  
площадка



Многофункциональная игровая  
площадка



Богато благоустроенная зона  
отдыха с беседками



Три  
магазина



Медицинский центр



Бистро с крытой и открытой  
частью



Parking on site includes 12 above-ground garages, 76 underground parking spaces and 174 open parking spaces.

The concept of **\*SMOKINITE\*** residential buildings is to provide a calm and natural environment, maximum comfort and convenience for the needs of the family.

Designed to be significantly below the maximum permissible parameters for a given area, the buildings will retain a cozy atmosphere and high quality of life for their residents.

## Apartments available for sale:

	Object	Floor	Type	Location	Total area	Price	
Building A	Medical Center 101	Floor 1			153.79 sq. m,	205 440,00 €	free
	Warehouse A 1	Floor 3			7.70 sq. m,	6 955,00 €	free
	Warehouse A 2	Floor 3			7.70 sq. m,	6 955,00 €	free
	Warehouse A 5	Floor 3			5.15 sq. m,	5 885,00 €	free
	warehouse A 34	Floor 4			3.47 sq. m,	4 815,00 €	free
Building B	Apartment B 401	Floor 4	two-room	north	61.03 sq. m,	89 880,00 €	free
	Apartment B 501	5th floor	two-room	north	61.03 sq. m,	89 880,00 €	free
	Apartment B 508	5th floor	two-room	north	62.87 sq. m,	88 810,00 €	free
	Apartment B 601	Floor 6	two-room	north	61.03 sq. m,	89 880,00 €	free
	Apartment B 608	Floor 6	two-room	north	62.87 sq. m,	88 810,00 €	free
Building C	Apartment B 204	Floor 2	three-room	north	103.55 sq. m,	142 310,00 €	free
	Apartment B 210	Floor 2	two-room	north	65.20 sq. m,	90 950,00 €	free
	Apartment B 501	5th floor	two-room	northwest	66.81 sq. m,	89 880,00 €	free
	Warehouse B 18	5th floor			8.52 sq. m,	6 420,00 €	free
	Warehouse B 22	Floor 6			8.52 sq. m,	6 420,00 €	free
	Warehouse B 33	Floor 8			8.52 sq. m,	6 420,00 €	free



BUILDING	NUMBER	PRICE
Sgrada A	Parking lot 14.15	24 610 €
	Parking lot 16,17	24 610 €
	Parking lot 38	18 190 €
	Parking lot 44	18 190 €
	Parking lot 45	18 190 €
Sgrada B	Parking lot 55	19 260 €
	Parking lot 56	18 190 €
	Parking lot 60	18 190 €
	Parking lot 62	20 330 €
	Parking lot 63	19 260 €
	Parking lot 65	18 190 €
	Parking lot 74	19 260 €
	Parking lot 53	13 375 €
OPEN PARKING SPACES	Parking lot 68	12 305 €
	Parking lot 81	12 305 €
	Parking lot 83	12 305 €



# Residential buildings "Smokinite 3"



## Location

The location of the complex is convenient and strategic: in the Izgrev quarter, next to the Plaza and Kaufland shopping centers. This is the most actively developing area at the moment, promising to compete with other parts of Burgas with a number of advantages: fast and convenient access to the main road arteries,

completely new infrastructure, a high level of comfort for residents, new technologies, more green spaces and a healthier environment.



### **Mixed-use building.**

The modern building has an extended built-up area of 22,000 sq.m., located on a vast site of 11,000 sq.m. It is designed to the maximum possible parameters, in order to provide optimal distances from neighboring buildings, sufficient space and light, as well as a large common area with many amenities for residents.



The total number of objects is 255, divided into 3 entrances, each of which has two high-speed elevators.

All objects are carefully designed: with correct forms and maximum functional distribution of spaces.

The large dimensions of the building and its convenient location on the ground make it possible to implement various types and layouts of apartments:



## Apartments available for sale:

### Building A

**two-room apartments with an area from 60 to 70 sq.m.**  
**three-room apartments ranging from 72 to 145 sq.m.**

Floor	Object	Type	Location	Built-up area sq.m.	General parts, m,	Total area sq.m.,	Total cost	
Floor 2	apartmentA203	two-room	East	57,10	8,94	66,04	82 390,00 €	free
	apartmentA204	three-room	southeast	98,97	15,79	114,76	138 030,00 €	free
	apartmentA206	two-room	west	54,20	8,82	63,02	80 250,00 €	free
	apartmentA207	two-room	west	56,70	9,22	65,92	81 320,00 €	free
	apartmentA208	three-room	northwest	68,60	10,96	79,56	98 440,00 €	free
Floor 3	apartmentA301	three-room	northeast	65,12	10,32	75,44	90 950,00 €	free
	apartmentA306	two-room	west	57,10	9,48	66,58	83 460,00 €	free
	apartmentA307	two-room	west	56,70	9,43	66,13	81 320,00 €	free
	apartmentA308	three-room	northwest	68,60	11,17	79,77	95 230,00 €	free
Floor 4	apartmentA401	three-room	northeast	65,12	10,32	75,44	90 950,00 €	free
	apartmentA408	three-room	northwest	68,60	11,17	79,77	95 230,00 €	free
5th floor	apartmentA502	two-room	East	53,10	8,66	61,76	81 320,00 €	free
	apartmentA507	two-room	west	56,70	9,43	66,13	81 320,00 €	free
Floor 6	apartmentA601	three-room	northeast	65,12	10,32	75,44	92 020,00 €	free
	apartmentA604	three-room	southeast	98,97	16,12	115,09	147 660,00 €	free
	apartmentA608	three-room	northwest	68,60	11,17	79,77	96 300,00 €	free
Floor 7	apartmentA701	three-room	northeast	65,12	10,32	75,44	92 020,00 €	free
	apartmentA703	two-room	East	57,10	9,13	66,23	85 600,00 €	free
Floor 8	apartmentA801	three-room	northeast	65,12	10,32	75,44	92 020,00 €	free
	apartmentA802	two-room	East	53,10	8,66	61,76	80 250,00 €	free
	apartmentA805	three-room	southwest	98,97	16,56	115,53	147 660,00 €	free
Floor 9	apartmentA901	three-room	northeast	65,12	9,71	74,83	90 950,00 €	free
	apartmentA902	two-room	East	53,10	8,14	61,24	77 040,00 €	free
	apartmentA903	two-room	East	57,10	8,59	65,69	80 250,00 €	free
	apartmentA904	three-room	southeast	98,97	15,18	114,15	141 240,00 €	free
	apartmentA905	three-room	southwest	98,97	15,58	114,55	144 450,00 €	free
	apartmentA906	two-room	west	57,10	8,94	66,04	80 250,00 €	free
	apartmentA908	three-room	northwest	68,60	10,51	79,11	94 160,00 €	free



# Building B

Floor	Object	Type	Location	Built-up area sq.m.	General parts, m,	Total area sq.m,	Total cost	
Floor 1	garageB1			32,58	5,35	37,93	40 660,00 €	free
	garageB2			23,33	3,82	27,15	29 960,00 €	free
Floor 2	apartment B201	three-room	south	99,62	16,87	116,49	139 100,00 €	free
	apartment B203	two-room	south	56,27	9,52	65,79	84 530,00 €	free
	Apartment B 204	two-room	south	58,63	9,92	68,55	85 600,00 €	free
	apartment B206	two-room	north	54,87	8,24	63,11	73 830,00 €	free
	apartment B207	three-room	northwest	71,17	11,12	82,29	99 510,00 €	free
Floor 3	apartment B303	two-room	south	56,27	9,52	65,79	85 600,00 €	free
	apartment B305	two-room	north	56,82	8,89	65,71	75 970,00 €	free
Floor 4	apartment B404	two-room	south	58,63	9,92	68,55	85 600,00 €	free
	apartment B405	two-room	north	56,82	8,89	65,71	97 370,00 €	free
Floor 6	apartment B601	three-room	southwest	99,92	16,87	116,49	114 450,00 €	free
	apartment B604	two-room	south	58,63	9,92	68,55	85 600,00 €	free
	apartment B606	two-room	north	54,87	8,59	63,46	75 970,00 €	free
	apartment B607	three-room	northwest	71,17	11,59	82,76	102 720,00 €	free
Floor 7	apartment B701	three-room	southwest	99,62	16,87	116,49	144 450,00 €	free
	apartment B703	two-room	south	56,27	9,52	65,79	85 600,00 €	free
	apartment B704	two-room	south	58,63	9,92	68,55	85 600,00 €	free
Floor 8	apartment B801	three-room	southwest	99,62	16,87	116,49	144 450,00 €	free
	apartment B803	two-room	south	56,27	9,52	65,79	85 600,00 €	free
	apartment B804	two-room	south	58,63	9,92	68,55	86 670,00 €	free
	apartment B806	two-room	north	54,87	8,59	63,46	74 900,00 €	free
	apartment B807	three-room	northwest	71,17	11,59	82,76	102 720,00 €	free
Floor 9	apartment B901	three-room	southwest	99,62	15,88	115,50	138 030,00 €	free
	apartment B903	two-room	south	56,27	8,96	65,23	83 460,00 €	free
	apartment B904	two-room	south	58,63	9,34	67,97	84 530,00 €	free
	apartment B906	two-room	north	54,87	8,07	62,94	72 760,00 €	free

# Building C

Floor	Object	Type	Location	Built-up area sq.m.	General parts, m,	Total area sq.m,	Total cost	
Floor 1	apartment B 101	two-room	south	68,15	10,84	78,99	98 440,00 €	free
	apartment B 102	two-room	south	65,79	10,46	76,25	96 300,00 €	free
	garage B2			26,39	4,34	30,76	32 100,00 €	free
	garage B4			23,07	3,80	26,93	27 820,00 €	free
	garage B5			30,33	4,97	35,30	38 520,00 €	free
	garage B6			26,76	4,41	31,17	32 100,00 €	free
	garage B7			26,76	4,41	31,17	32 100,00 €	free
	garage B8			26,76	4,41	31,17	32 100,00 €	free
Floor 2	apartment B 201	two-room	south	58,63	9,92	68,55	85 600,00 €	free
	apartment B 202	two-room	south	56,27	9,52	65,79	84 530,00 €	free
	apartment B 203	two-room	south	56,27	9,52	65,79	84 530,00 €	free
	apartment B 205	three-room	northeast	67,37	10,25	77,62	95 230,00 €	free
Floor 3	apartment B 305	three-room	northeast	67,37	10,67	78,04	97 370,00 €	free
	apartment B 306	two-room	north	53,60	8,47	62,07	75 970,00 €	free
Floor 4	apartment B 405	three-room	northeast	67,37	10,67	78,04	97 370,00 €	free
	apartment B 406	two-room	north	53,60	8,47	62,07	75 970,00 €	free
5th floor	apartment B 505	three-room	northeast	67,37	10,67	78,04	97 370,00 €	free
	apartment B 506	two-room	north	53,60	8,47	62,07	75 970,00 €	free
Floor 6	apartment B 604	three-room	southeast	70,72	11,99	82,71	111 280,00 €	free
	apartment B 605	three-room	northeast	67,37	10,67	78,04	98 440,00 €	free
	apartment B 606	two-room	north	53,60	8,47	62,07	74 900,00 €	free
Floor 7	apartment B 702	two-room	south	56,27	9,52	65,79	87 740,00 €	free
	apartment B 704	three-room	southeast	70,72	11,99	82,71	111 280,00 €	free
	apartment B 705	three-room	northeast	67,37	10,67	78,04	98 440,00 €	free
	apartment B 706	two-room	north	53,60	8,47	62,07	74 900,00 €	free
Floor 8	apartment B 804	three-room	southeast	70,72	11,99	82,71	111 280,00 €	free
	apartment B 806	two-room	north	53,60	10,67	62,07	74 900,00 €	free
	apartment B 807	two-room	north	56,75	8,96	65,71	74 900,00 €	free
Floor 9	apartment B 901	two-room	south	58,63	9,34	67,97	83 460,00 €	free
	apartment B 904	three-room	southeast	70,72	11,28	82,00	109 140,00 €	free
	apartment B 905	three-room	northeast	67,37	10,04	77,41	95 230,00 €	free
	apartment B 906	two-room	north	53,60	7,98	61,58	72 760,00 €	free

# Building G

Floor	Object	Type	Location	Built-up area sq.m.	General parts, m,	Total area sq.m,	Total cost		
Floor 1	apartment D 101	two-room	west	63,45	6,86	70,31	90 950,00 €	free	
	Garage G2			20,33	2,38	22,71	23 540,00 €	free	
	Garage G6			40,13	4,70	44,83	44 940,00 €	free	
	Garage G8			24,02	2,82	26,84	29 960,00 €	free	
	Garage G9			32,68	3,83	36,51	34 240,00 €	free	
	Garage G10			30,16	3,54	33,70	32 100,00 €	free	
	Garage G11			26,94	3,16	30,10	29 960,00 €	free	
	Garage G12			27,56	3,23	30,79	31 030,00 €	free	
	Garage G14	double		45,31	5,32	50,66	48 150,00 €	free	
	Garage G15			25,11	2,94	28,04	32 100,00 €	free	
	Garage G16			28,69	3,32	31,64	32 100,00 €	free	
	Floor 2	apartment D 201	three-room	northwest	65,12	7,00	72,12	92 020,00 €	free
		apartment D 202	two-room	west	53,10	5,78	58,88	81 320,00 €	free
		apartment D 203	two-room	west	57,10	6,17	63,27	83 460,00 €	free
		apartment D 204	three-room	southwest	98,97	10,33	109,30	141 240,00 €	free
		apartment D 205	three-room	southeast	98,97	10,33	109,30	138 030,00 €	free
apartment D 206		two-room	East	57,10	6,17	63,27	82 390,00 €	free	
apartment D 207		two-room	East	56,70	6,18	62,88	79 180,00 €	free	
Floor 3	apartment D 301	three-room	northwest	65,12	7,00	72,12	95 230,00 €	free	
	apartment D 302	two-room	west	53,10	5,78	58,88	81 320,00 €	free	
	apartment D 305	three-room	southeast	98,97	10,33	109,30	141 240,00 €	free	
	apartment D 307	two-room	East	56,70	6,18	62,88	80 250,00 €	free	
Floor 4	apartment D 401	three-room	northwest	65,12	7,00	72,12	95 230,00 €	free	
	apartment D 402	two-room	west	53,10	5,78	58,88	81 320,00 €	free	
	apartment D 405	three-room	southeast	98,97	10,33	109,30	144 450,00 €	free	
	apartment D 407	two-room	East	56,70	6,18	62,88	80 250,00 €	free	
5th floor	apartment D 501	three-room	northwest	65,12	7,00	72,12	95 230,00 €	free	
	apartment D 502	two-room	west	53,10	5,78	58,88	81 320,00 €	free	
	apartment D 507	two-room	East	56,70	6,18	62,88	80 250,00 €	free	
Floor 6	apartment D 601	three-room	northwest	65,12	7,00	72,12	94 160,00 €	free	
	apartment D 604	three-room	southwest	98,97	10,33	109,30	147 660,00 €	free	
	apartment D 605	three-room	southeast	98,97	10,33	109,30	147 660,00 €	free	
	apartment D 607	two-room	East	56,70	6,18	62,88	80 250,00 €	free	
Floor 7	apartment D 701	three-room	northwest	65,12	7,00	72,12	94 160,00 €	free	
	apartment D 702	two-room	west	53,10	5,78	58,88	81 320,00 €	free	
Floor 8	apartment D 801	three-room	northwest	65,12	7,00	72,12	94 160,00 €	free	
	apartment D 802	two-room	west	53,10	5,78	58,88	81 320,00 €	free	
Floor 9	apartment D 901	three-room	northwest	65,12	7,00	72,12	93 090,00 €	free	
	apartment D 902	two-room	west	53,10	5,78	58,88	77 040,00 €	free	
	apartment D 903	two-room	west	57,10	6,17	63,27	80 250,00 €	free	

## Parking spaces

Parking on site includes 30 above-ground garages, 60 underground parking spaces and 205 open parking spaces.

BUILDING	NUMBER	m2	PRICE
Sgrada A	Parking lot 1	15,04	16 050 €
Sgrada A	Parking lot 2	15,04	17 120 €
Sgrada A	Parking lot 3	15,04	17 120 €
Sgrada A	Parking lot 4	15,04	17 120 €
Sgrada A	Parking lot 5	15,04	17 120 €
Sgrada A	Parking lot 6	15,04	16 050 €
Sgrada A	Parking lot 7	15,04	17 120 €
Sgrada A	Parking lot 8	15,04	17 120 €
Sgrada A	Parking lot 9	15,04	17 120 €
Sgrada A	Parking lot 10	15,04	17 120 €
Sgrada A	Parking lot 11	12,05	16 050 €
Sgrada A	Parking lot 13	12,05	13 910 €
Sgrada A	Parking lot 14	15,03	18 190 €
Sgrada A	Parking lot 15	16,01	
Sgrada A	Parking lot 16	16,05	21 400 €
Sgrada A	Parking lot 17	16,05	
Sgrada A	Parking lot 20	18,25	24 610 €
Sgrada A	Parking lot 21	18,25	
Sgrada A	Parking lot 22	16,63	25 680 €
Sgrada A	Parking lot 23	16,63	
Sgrada A	Parking lot 27	14	13 910 €
Sgrada B	Parking lot 35	21,10	17 120 €
Sgrada B	Parking lot 36	22,28	17 120 €
Sgrada B	Parking lot 37	25,6	18 190 €
Sgrada B	Parking lot 42	19,56	16 050 €
Sgrada B	Parking lot 43	18,9	16 050 €
Sgrada B	Parking lot 48	20,98	16 050 €
Sgrada B	Parking lot 56	19,54	16 050 €
Sgrada B	Parking lot 59	18,09	16 050 €
OPEN PARKING SPACES			
Sgrada A	Parking lot 6	12,05	11 663 €
Sgrada A	Parking lot 7	12,05	11 663 €
Sgrada A	Parking lot 8	12,05	11 663 €
Sgrada A	Parking lot 10	12,05	11 663 €
Sgrada A	Parking lot 15	12,05	11 663 €
Sgrada A	Parking lot 20	12,05	11 663 €
Sgrada A	Parking lot 21	12,05	11 663 €
Sgrada A	Parking lot 22	12,05	11 663 €
Sgrada B	Parking lot 23	12,05	11 663 €
Sgrada B	Parking lot 24	12,05	11 663 €
Sgrada B	Parking lot 25	12,05	11 663 €
Sgrada B	Parking lot 26	12,05	11 663 €
Sgrada B	Parking lot 27	12,05	11 663 €
Sgrada B	Parking lot 28	12,05	11 663 €
Sgrada B	Parking lot 29	12,05	11 663 €
Sgrada B	Parking lot 30	12,05	11 663 €
Sgrada B	Parking lot 31	12,05	11 663 €
Sgrada B	Parking lot 32	12,05	11 663 €
Sgrada B	Parking lot 33	12,05	11 663 €
Sgrada B	Parking lot 34	12,05	11 663 €
Sgrada B	Parking lot 35	12,05	11 663 €
Sgrada B	Parking lot 36	12,05	11 663 €
Sgrada B	Parking lot 37	12,05	11 663 €
Sgrada B	Parking lot 38	12,05	11 663 €
Sgrada B	Parking lot 39	12,05	11 663 €
Sgrada B	Parking lot 40	12,05	11 663 €
Sgrada B	Parking lot 41	12,05	11 663 €
Sgrada B	Parking lot 42	12,05	11 663 €
Sgrada B	Parking lot 43	12,05	11 663 €

BUILDING	NUMBER	m2	PRICE
Sgrada B	Parking lot 44	12,05	11 663 €
Sgrada B	Parking lot 44	12,05	11 663 €
Sgrada B	Parking lot 45	12,05	11 663 €
Sgrada B	Parking lot 46	12,05	11 663 €
Sgrada B	Parking lot 47	12,05	11 663 €
Sgrada B	Parking lot 48	12,05	11 663 €
Sgrada B	Parking lot 49	12,05	11 663 €
Sgrada G	Parking lot 50	12,05	11 663 €
Sgrada G	Parking lot 51	12,05	11 663 €
Sgrada G	Parking lot 52	12,05	11 663 €
Sgrada G	Parking lot 53	12,05	11 663 €
Sgrada G	Parking lot 54	12,05	11 663 €
Sgrada G	Parking lot 55	12,05	11 663 €
Sgrada G	Parking lot 56	12,05	11 663 €
Sgrada G	Parking lot 57	12,05	11 663 €
Sgrada G	Parking lot 58	12,05	11 663 €
Sgrada G	Parking lot 59	12,05	11 663 €
Sgrada G	Parking lot 60	12,05	11 663 €
Sgrada G	Parking lot 61	12,05	11 663 €
Sgrada G	Parking lot 62	12,05	11 663 €
Sgrada G	Parking lot 63	12,05	11 663 €
Sgrada G	Parking lot 64	12,05	11 663 €
Sgrada G	Parking lot 68	12,05	11 663 €
Sgrada G	Parking lot 69	12,05	11 663 €
Sgrada G	Parking lot 71	12,05	11 663 €
Sgrada G	Parking lot 72	12,05	11 663 €
Sgrada B	Parking lot 74	12,05	11 663 €
Sgrada B	Parking lot 80	12,05	11 663 €
Sgrada B	Parking lot 81	12,05	11 663 €
Sgrada B	Parking lot 82	12,05	11 663 €
Sgrada B	Parking lot 83	12,05	11 663 €
Sgrada B	Parking lot 84	12,05	11 663 €
Sgrada B	Parking lot 85	12,05	11 663 €
Sgrada B	Parking lot 86	12,05	11 663 €
Sgrada B	Parking lot 88	12,05	11 663 €
Sgrada B	Parking lot 89	12,05	11 663 €
Sgrada B	Parking lot 90	12,05	11 663 €
Sgrada B	Parking lot 91	12,05	11 663 €
Sgrada B	Parking lot 92	12,05	11 663 €
Sgrada B	Parking lot 93	12,05	11 663 €
Sgrada B	Parking lot 94	12,05	11 663 €
Sgrada B	Parking lot 97	12,05	11 663 €
Sgrada A	Parking lot 128	12,05	11 663 €
Sgrada A	Parking lot 129	12,05	11 663 €
Sgrada A	Parking lot 130	12,05	11 663 €
Sgrada A	Parking lot 137	12,05	11 663 €
Sgrada B	Parking lot 145	12,05	11 663 €
Sgrada B	Parking lot 146	12,05	11 663 €
Sgrada B	Parking lot 147	12,05	11 663 €
Sgrada B	Parking lot 148	12,05	11 663 €
Sgrada B	Parking lot 149	12,05	11 663 €
Sgrada B	Parking lot 175	12,05	11 663 €
Sgrada B	Parking lot 176	12,05	11 663 €
Sgrada G	Parking lot 200	12,05	11 663 €
Sgrada G	Parking lot 201	12,05	11 663 €
Sgrada G	Parking lot 202	12,05	11 663 €
Sgrada G	Parking lot 203	12,05	11 663 €
Sgrada G	Parking lot 204	12,05	11 663 €

The concept of \*SMOKINITE\* residential buildings is to provide a calm and natural environment, maximum comfort and convenience for the needs of the family.

Designed to be significantly below the maximum permissible parameters for a given area, the buildings will retain a cozy atmosphere and high quality of life for their residents.



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