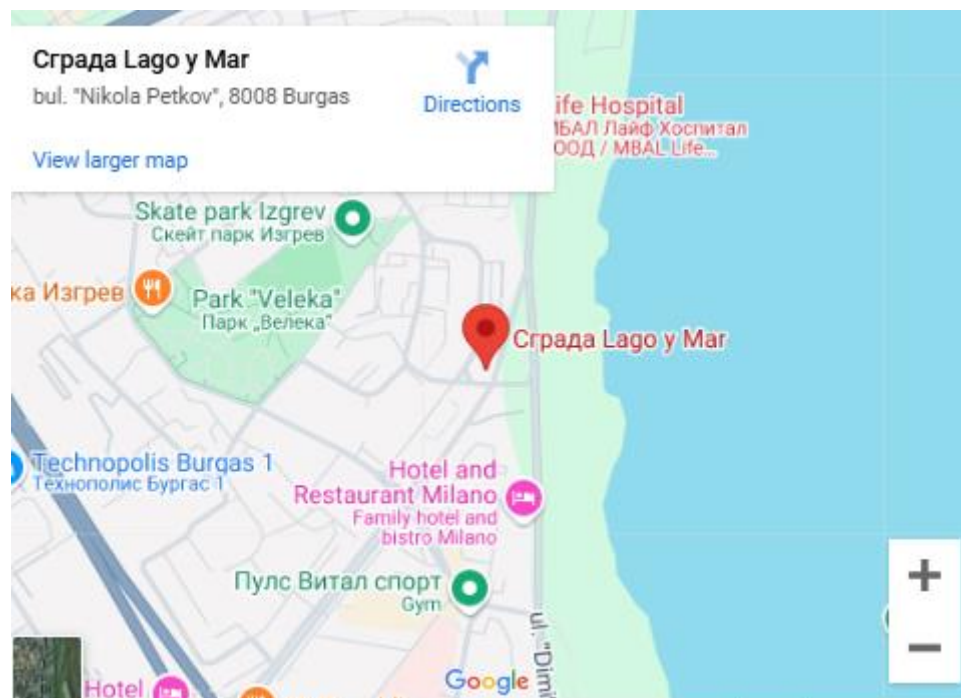




LAGO Y MAR

Introducing Lago Y Mar, a unique residential project located near the Black Sea coast. Here, the sea breeze will fill your home with the scent of freshness and give you energy and peace.





The building is located on Nikola Petkov Boulevard, not far from the Black Sea coast.

Lago Y Mar, designed with a modern urban vision, fits harmoniously into the residential area. "Izgreve", which is one of the preferred residential areas of the city. Here you will find everything you need - convenient transport links, many shops, restaurants and green areas for walking and relaxing.



DESCRIPTION OF THE BUILDING

Lago y Mar will be designed with one basement floor and 6 residential floors. You will be able to choose between two elegant entrances A and B.

On the ground floors there are parking spaces and garages where you can safely park your cars, as well as 5 retail outlets, ideally located for your daily needs.



Lago Y Mar will have a total of 95 parking spaces and garages, as well as 83 residential apartments, all equipped with all the necessary amenities. The green areas and the basement of the building will also have convenient bicycle racks for healthy and ecological transportation.

TECHNICAL SPECIFICATIONS

The façade of Lago y Mar impresses with its modern and elegant design. The oval shape of the balconies and the rounded corners give the building a modern and fluid appearance that

fits harmoniously into the surrounding space. Large

Windows allow natural light to enter the apartments, and balconies offer beautiful views of the surrounding area.

The building has a reinforced concrete supporting structure, which includes strong reinforced concrete elements, columns, slabs, earthquake-resistant washers and brick walls with thermal insulation. External non-load-bearing walls will be built from Porotherm bricks with additional thermal insulation from 10 cm thick expanded polystyrene.

The building's roofs are flat and have the necessary heat and waterproofing coatings, which guarantees durability and protection from external influences.

FINISHING WORKS ON FACADES:

Facade mineral
plaster;

Decorative elements
from



composite aluminum and plates;

Railings made of safety laminated glass;

Cladding with composite aluminum panels with wood veneer;

Decorative lattice made of wooden elements;

Metal mesh;

Improvement of the facade;

PVC joinery in graphite color + glazing according to the project



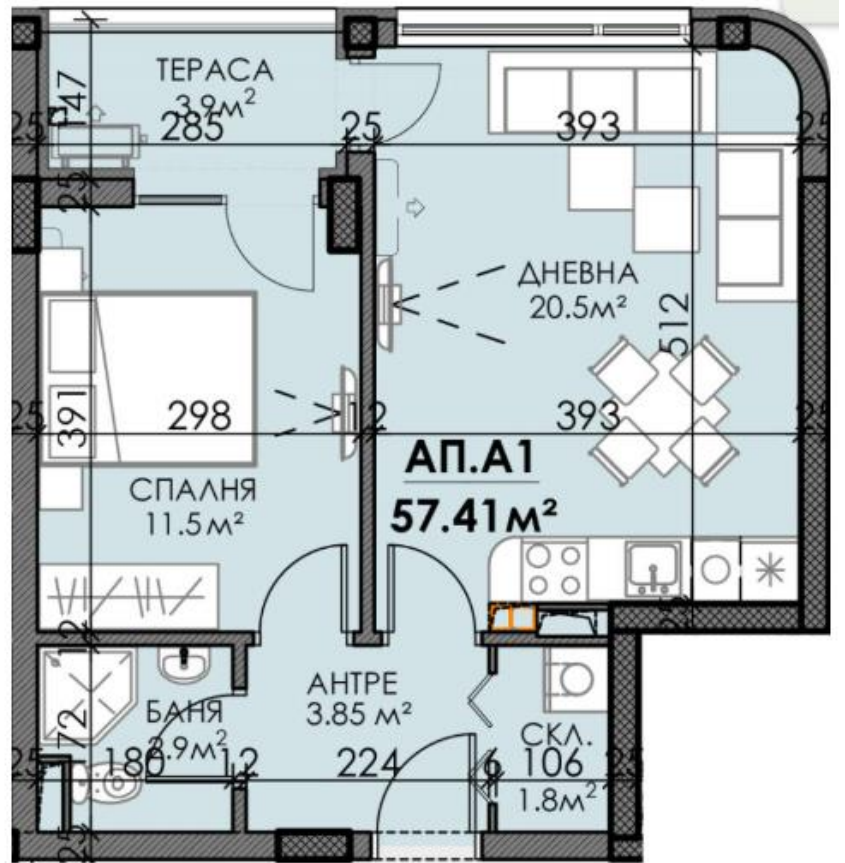
On the floors you will find 8 apartments in entrance A and 7 in entrance B. Here you will find your ideal home - a cozy two-room or

spacious three-room apartment. And for true connoisseurs of luxury life on the top floor of each entrance there is an exclusive penthouse with four bedrooms. The apartments are functional, of different sizes. We work with high-quality building materials that guarantee high energy efficiency, sound and thermal insulation, as well as low operating costs. The apartments are delivered in the degree of completion according to BDS (plaster and screed).

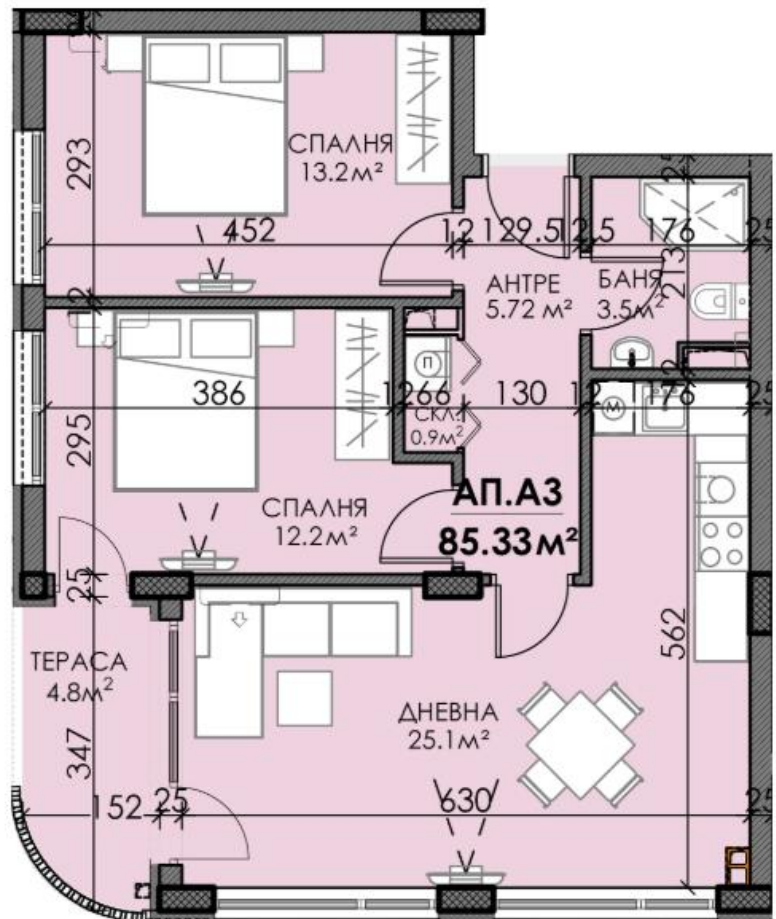


**Layout of
apartments on
floors of entrance A**

LAGO Y MAR - FLOOR 2,
APARTMENT A1



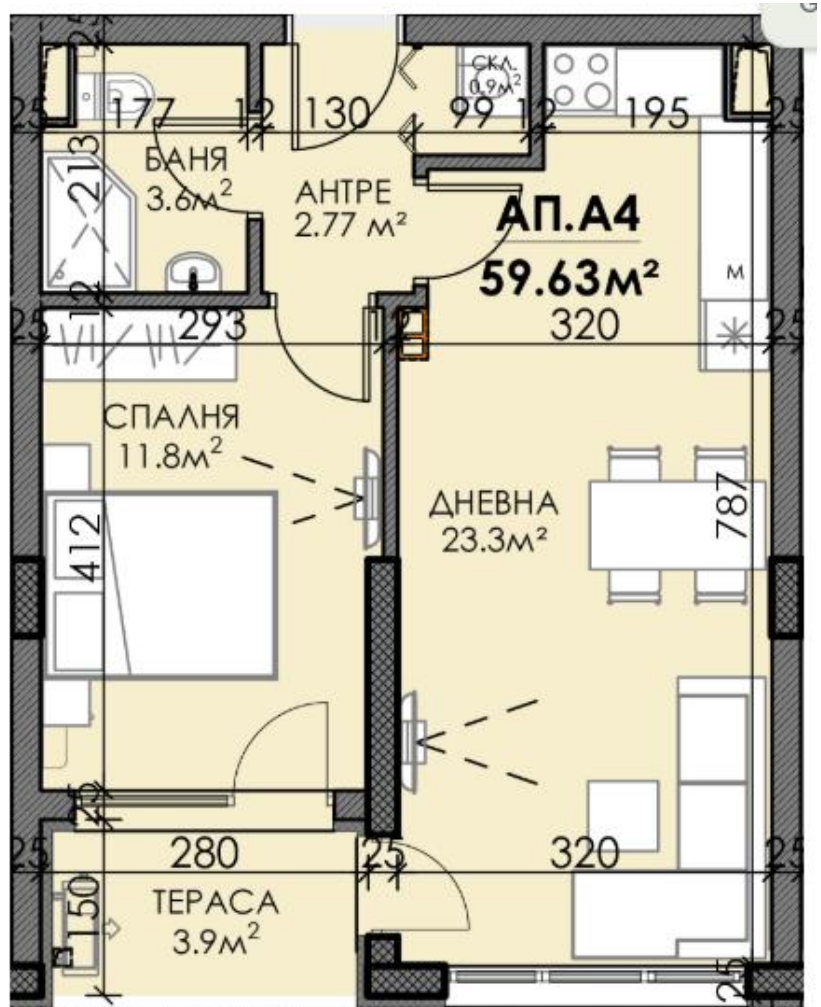
LAGO Y MAR - FLOOR 2,
APARTMENT A3



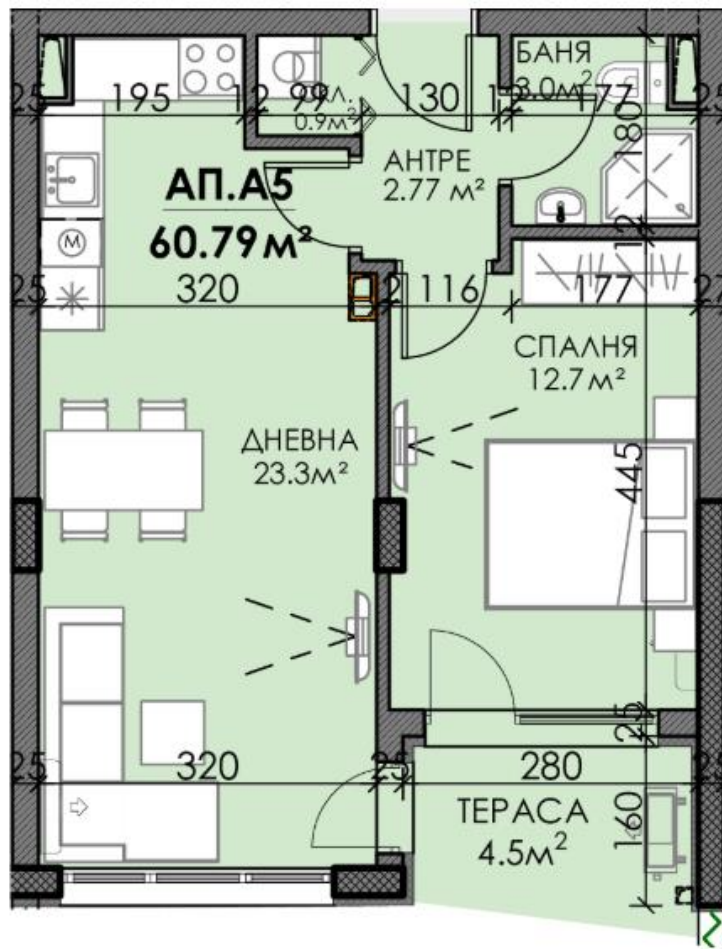
LAGO Y MAR -
FLOOR 2,
APARTMENT A2



LAGO Y MAR - FLOOR 2,
APARTMENT A4



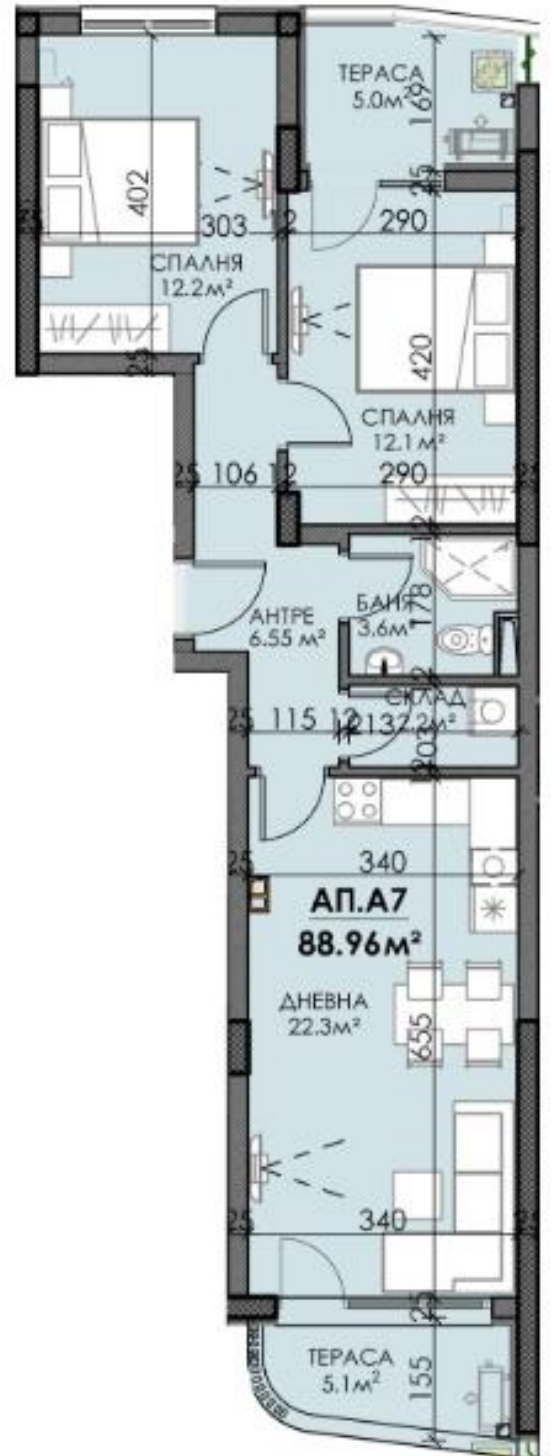
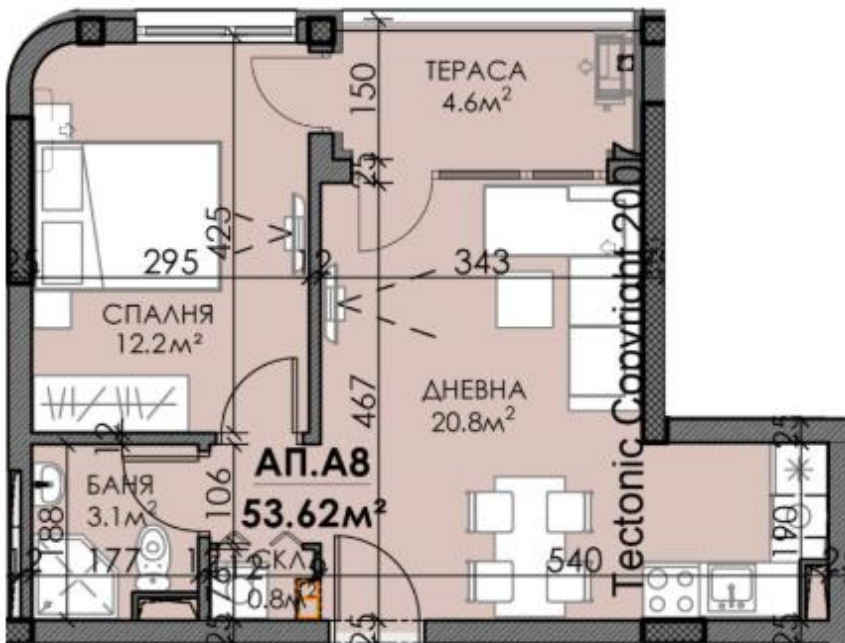
LAGO Y MAR - FLOOR 2,
APARTMENT A5



LAGO Y MAR - FLOOR 2,
APARTMENT A6



LAGO Y MAR - FLOOR 2,
APARTMENT A8



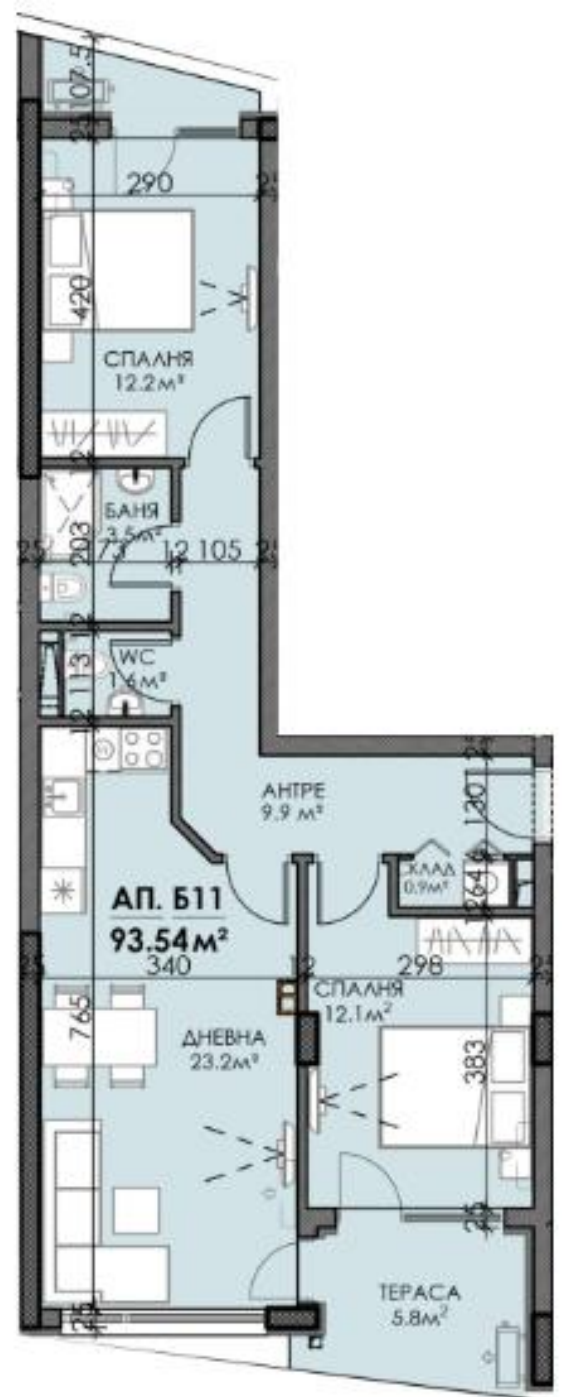
LAGO Y MAR - FLOOR 2, APARTMENT
A7

Layout of apartments on the floors of entrance B

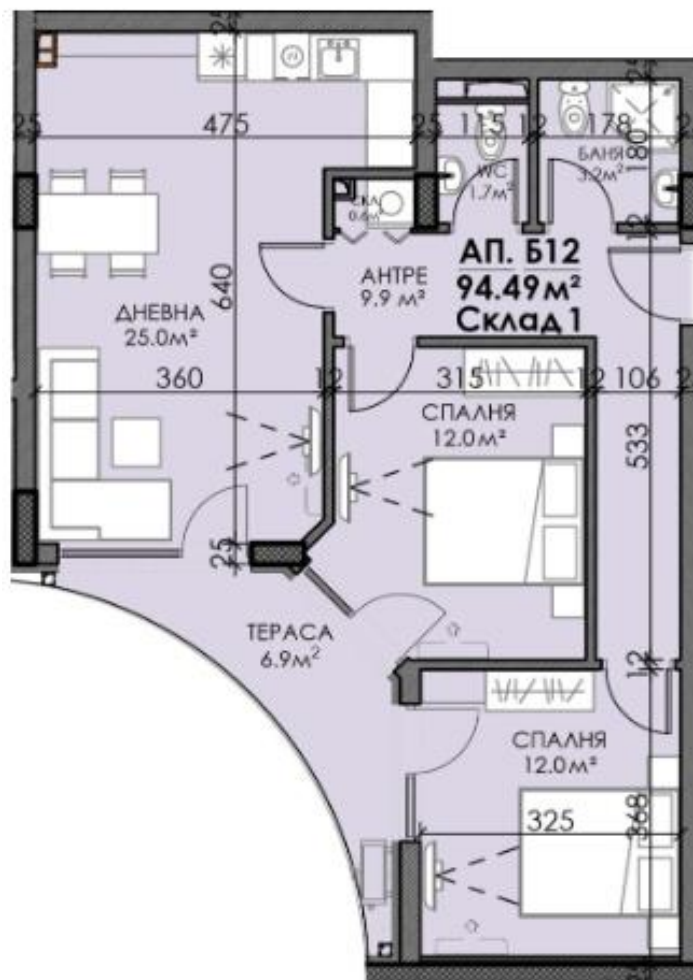


LAGO Y MAR - FLOOR 3, APARTMENT

B11



LAGO Y MAR - FLOOR 3,
APARTMENT B12



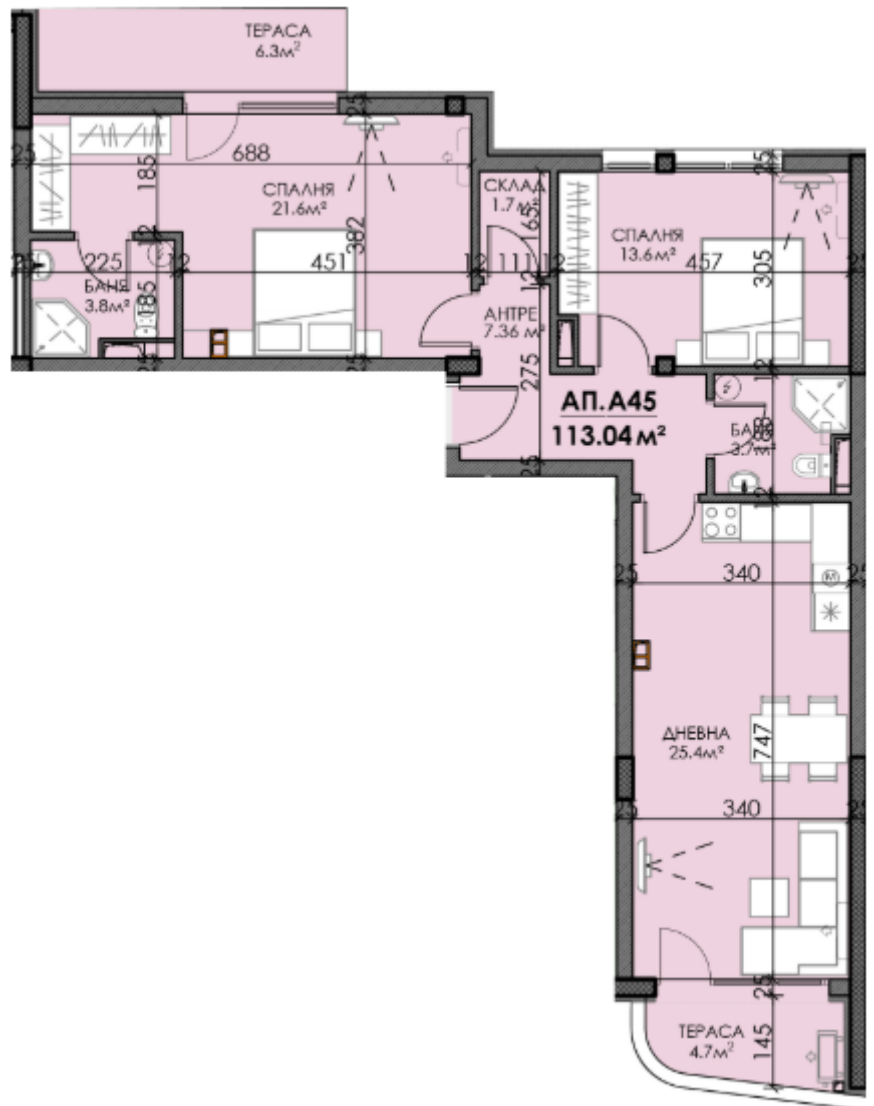
LAGO Y MAR -
FLOOR 3,
APARTMENT B13





LAGO Y MAR - FLOOR 3,
APARTMENT B14

LAGO Y MAR - FLOOR 7,
APARTMENT A45



We offer staged payment for construction and individual flexible plans according to the capabilities of each buyer.

Apartment prices from 1920 to 2400 euros

The installment plan for the construction stages is as follows:

1. Pledge and signing of the Deposit Agreement.
2. 30% upon receipt of the building permit and signing of the preliminary contracts

Floor	number	the total area m2	residential area m2	status
1 floor	shop 1	130,93	118,59	free for sale
1 floor	shop 2	133,42	120,84	free for sale
1 floor	shop 3	136,87	123,97	free for sale
1 floor	shop 4	238,21	215,75	free for sale
1 floor	shop 5	221,94	200,65	free for sale
2 floor	apartment A1	57,41	52,34	free for sale
2 floor	apartment A2	83,65	75,98	free for sale
2 floor	apartment A3	85,33	77,14	free for sale
2 floor	apartment A4	59,63	53,86	free for sale
2 floor	apartment A5	60,79	54,19	free for sale
2 floor	apartment A6	61,96	55,96	free for sale
2 floor	apartment A7	88,96	80,35	free for sale
2 floor	apartment A8	53,62	48,84	free for sale
3 floor	apartment A9	57,32	52,35	free for sale
3 floor	apartment A10	83,77	75,87	free for sale
3 floor	apartment A12	59,73	53,84	free for sale
3 floor	apartment A13	60,91	54,91	free for sale
3 floor	apartment A14	62,08	55,96	free for sale
3 floor	apartment A15	69,92	53,21	free for sale
3 floor	apartment B8	84,75		free for sale
3 floor	apartment B9	62		free for sale
3 floor	apartment B11	93,54	84,32	free for sale
3 floor	apartment B12	94,49	82,95	free for sale
3 floor	apartment B13	89,2	78,18	free for sale
3 floor	apartment B14	90,84	82,12	free for sale
4th floor	apartment A24	71,49	64,63	free for sale
4th floor	apartment A21	60,91	54,91	free for sale
4th floor	apartment A22	62,08	55,96	free for sale
4th floor	apartment B15	84,75		free for sale
4th floor	apartment B19	92,02	82,95	free for sale
4th floor	apartment B21	90,84	82,12	free for sale
6th floor	apartment A40	71,49	64,63	free for sale
6th floor	apartment A33	57,32	52,35	free for sale
7th floor	apartment A45	113,04	102,49	free for sale

3. 20% – according to quota 00

4. 30% – according to Act 14

5. 15% under Act 15

6.5% under Act 16

In a preliminary agreement that is concluded between two parties it is indicated that the price of the object the property remains final and does not change during the entire period construction.

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(WhatsApp, Viber, Telegram)

