

PANGAEA CENTER



**14 KALOYANOVO STR
OVCHA KUPEL
SOFIA, BULGARIA**

PANGAEA CENTER

The building is located in a very attractive residential area, 7 km from the center of Sofia, in the old part of Ovcha kupel neighborhood, very close to the ring road, and its intersection with blvd Tsar Boris III, leading to the center .

It has an excellent microclimate, due to the Gorna Banya air stream passing through the property.

This, combined with a river, bordering the property, running 12 months a year, the mineral water on the underground, and an extensive southern exposure, makes it an excellent location for any kind of facility.

This building of 10 000 m² was constructed in 1995 by East German engineers, and it is considered to be one of the top buildings in Bulgaria in terms of construction quality, usage and longevity.

It is specially designed with 18 meter roof span, avoiding middle columns, with 5.5 meters ceilings, and an earthquake coefficient of 9. The structure of the building is pre-cast concrete columns and Spirol concrete floor panels.

Dimensions of the building:	First floor	78 x 54 = 4212 m ²
	Ground floor	78 x 54 = 4212 m ²
	Lower level	78 x 18 = 1404 m ²
	Total Build Area	= 9828 m ²

Electrical capacity	- 1 MW
Gas	- supplied
Fiber optics	- for internet/telephones.
Water supply	- city line - ϕ 12.
Mineral water in the underground	- available

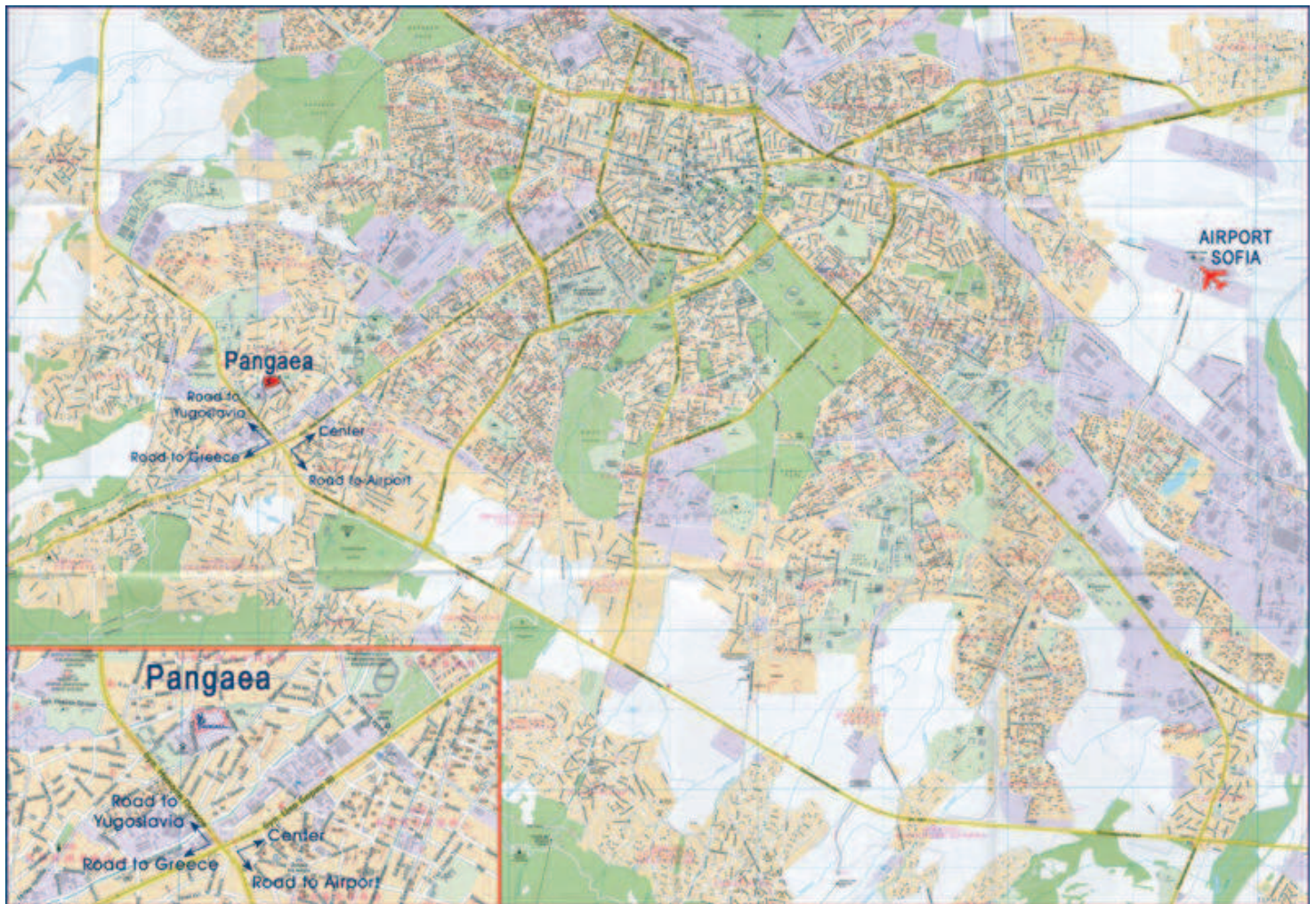
The building is in an excellent condition and its conversion into any type of facility would be very easy, fast and inexpensive.

The building can be sold to potential buyers as a whole building or split as follows:

1. Roof (4212m²)
2. First floor (4212m²)
3. Ground floor - whole floor (4212m²) or split into 2 or 3 parts.
4. Lower level - whole floor(1404m²) or split into 2 or 3 parts.

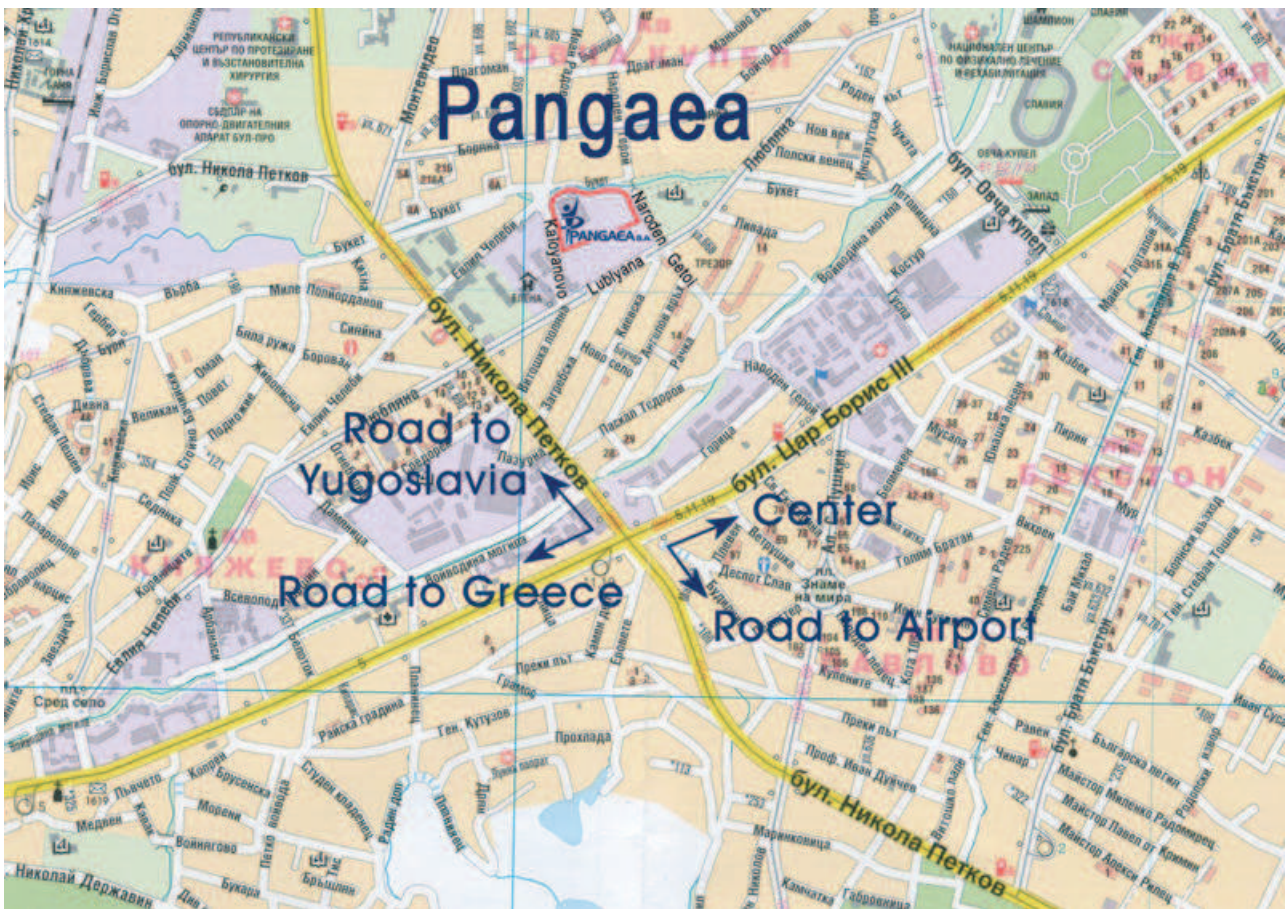
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MAP OF SOFIA



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MAP OF NEIGHBORHOOD



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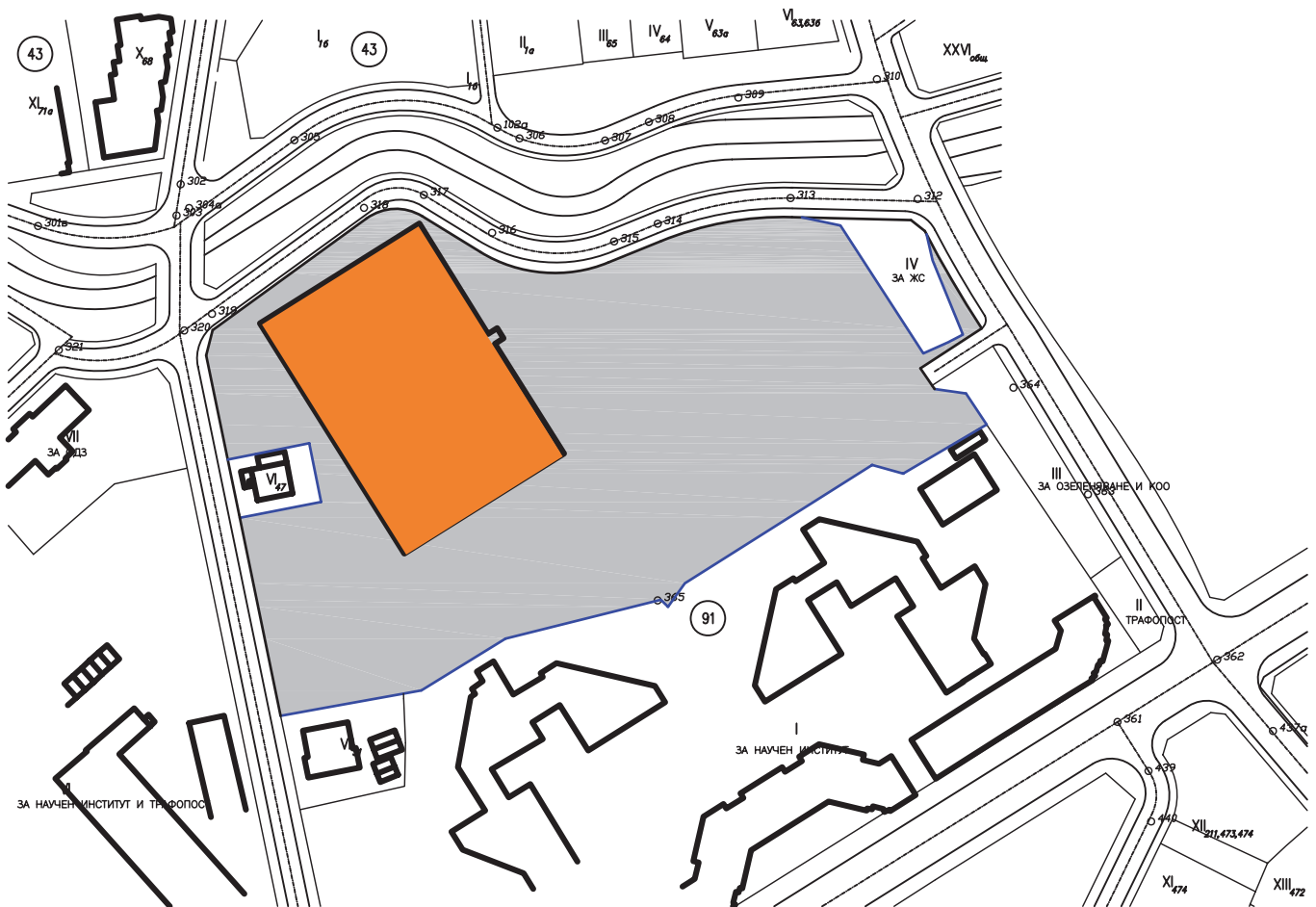
PHOTOS OF THE BUILDING



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PLACEMENT OF THE BUILDING








- First floor	4212m ²
- Ground floor	4212m ²
- Lower level	1404m ²
- Total	9828m ²



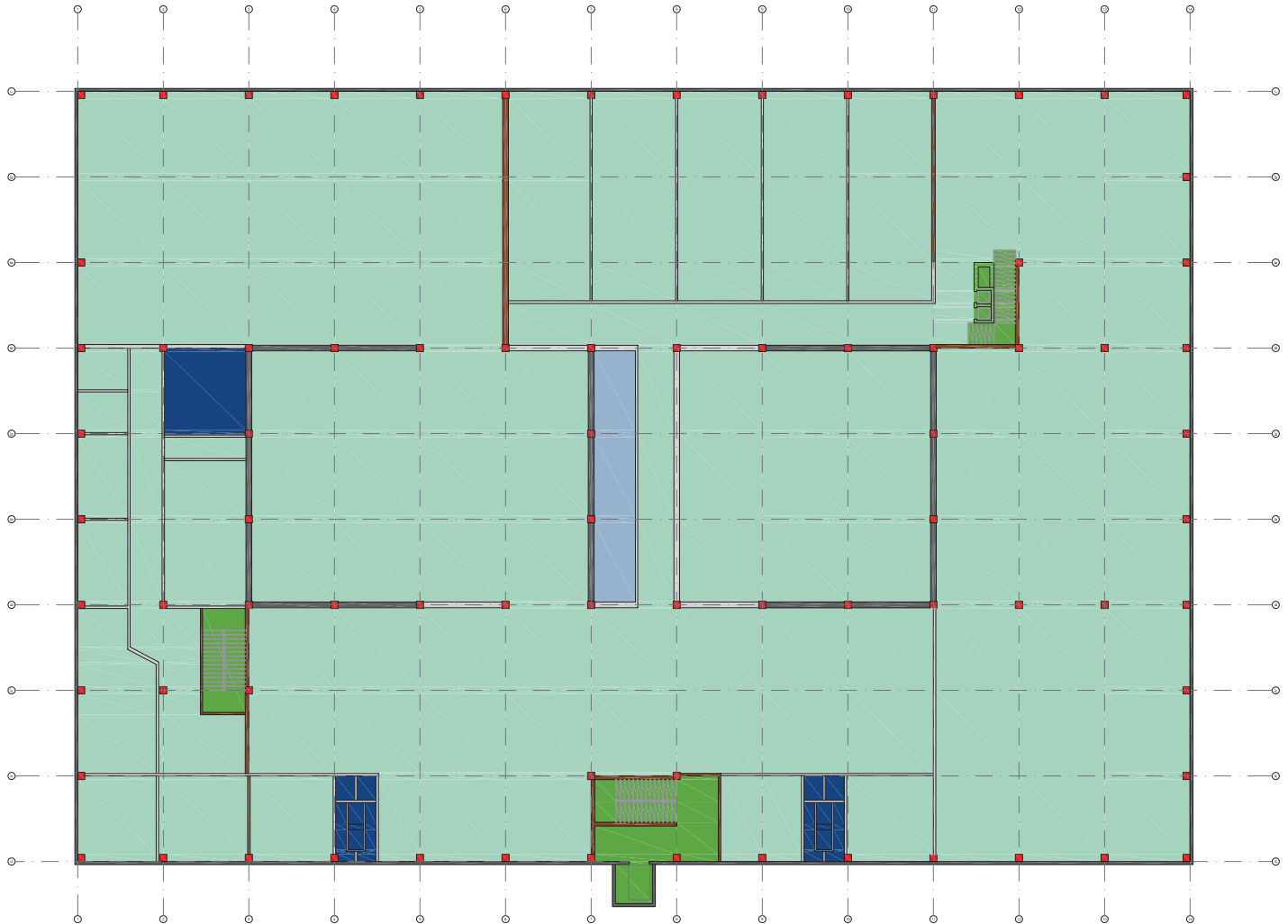
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FIRST FLOOR

LEGEND:

	COLUMNS
	STRUCTURAL WALLS
	SEPARATING WALLS - BRICK
	SEPARATING WALLS - DRY WALL
	VENTILATION
	VERTICAL CIRCULATION
	SANITARY

EXISTING FLOOR PLAN
4212m²



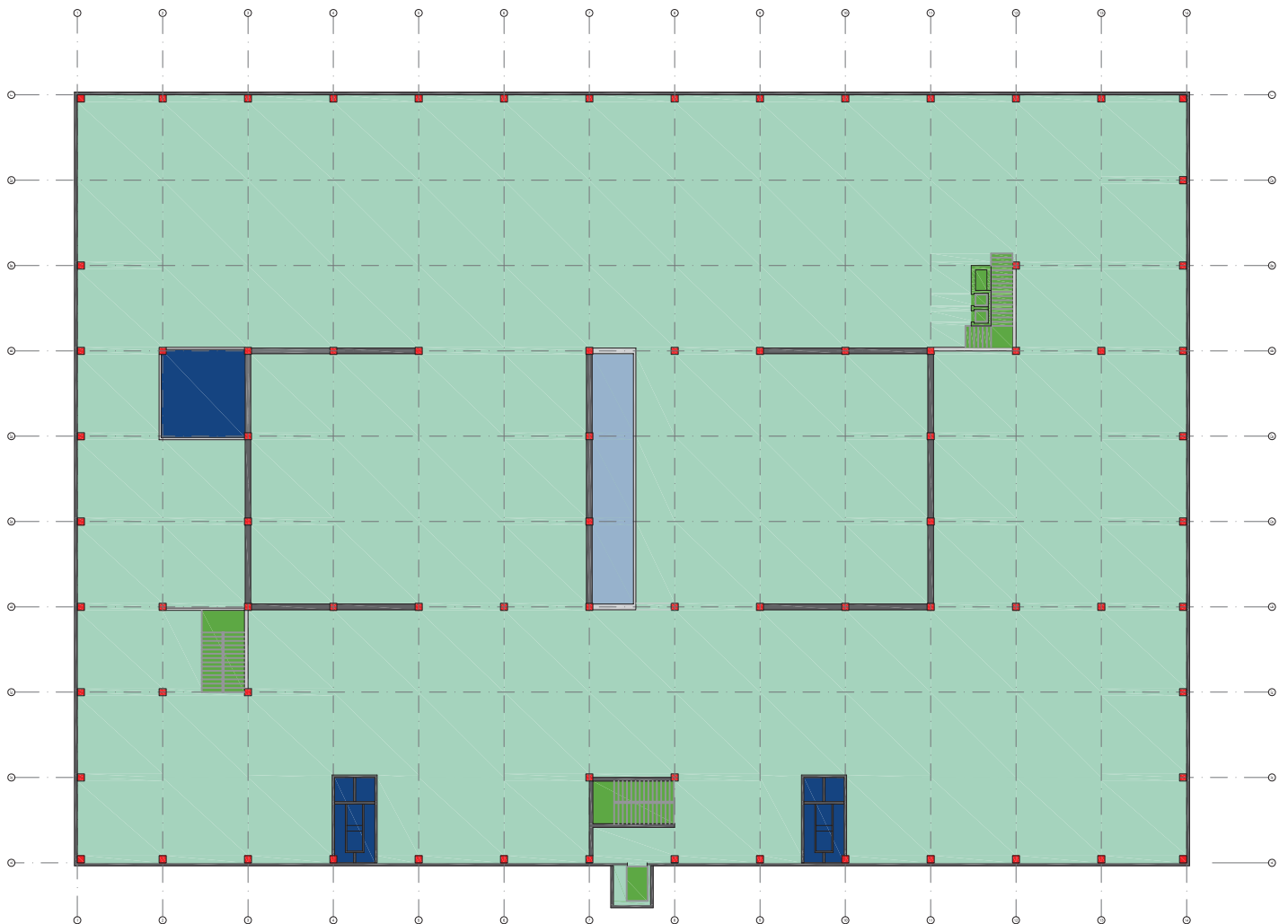
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FIRST FLOOR

LEGEND:

- COLUMNS
- STRUCTURAL WALLS
- SEPARATING WALLS - BRICK
- SEPARATING WALLS - DRY WALL
- VENTILATION
- VERTICAL CIRCULATION
- SANITARY

FLOOR PLAN WITHOUT SEPARATING WALLS
4212m²



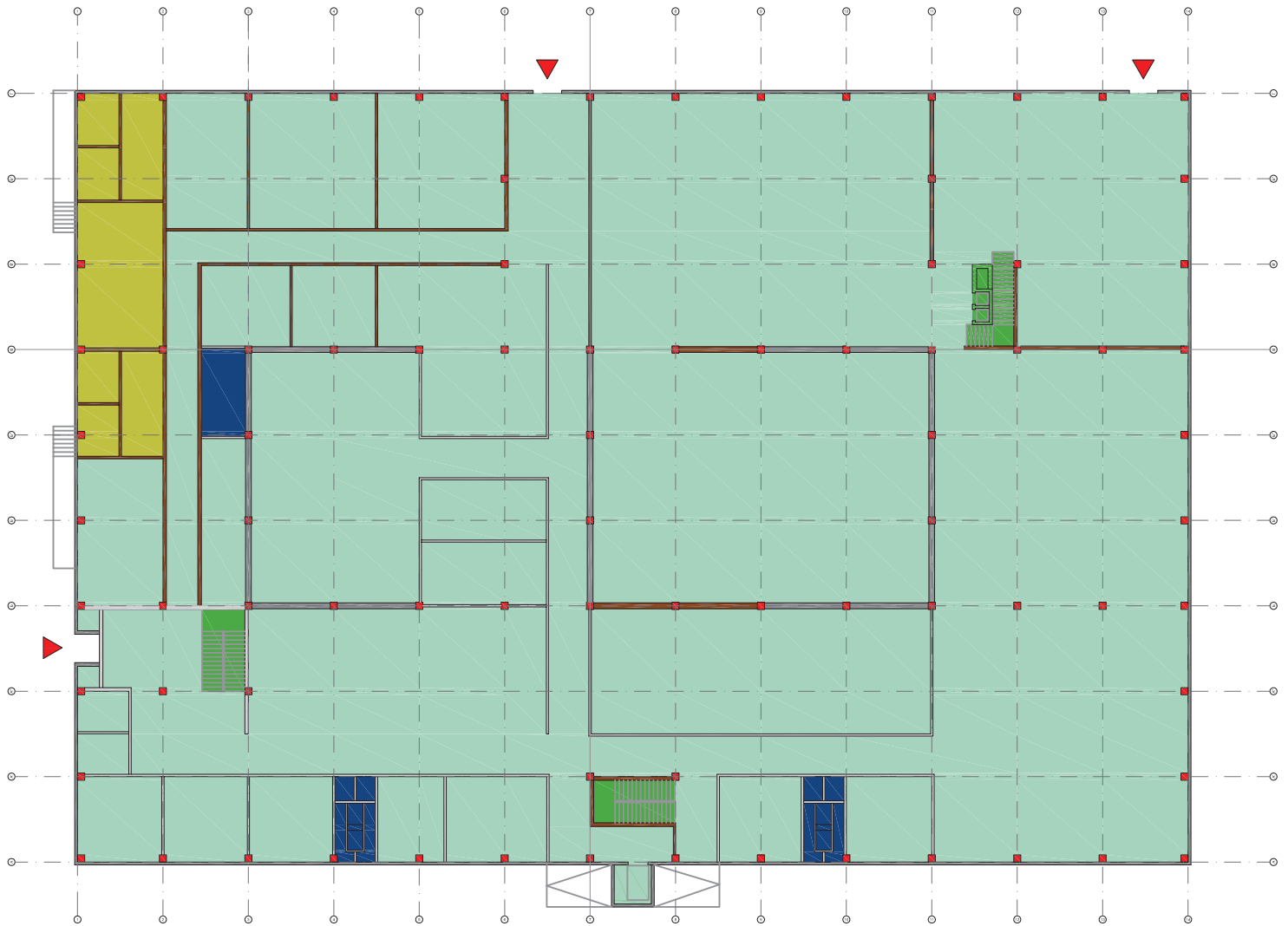
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GROUND FLOOR

LEGEND:

- COLUMNS
- STRUCTURAL WALLS
- SEPARATING WALLS - BRICK
- SEPARATING WALLS - DRY WALL
- VERTICAL CIRCULATION
- SANITARY
- MAIN ELECTRIC BOARD
- ENTRANCES

EXISTING FLOOR PLAN
4212m²



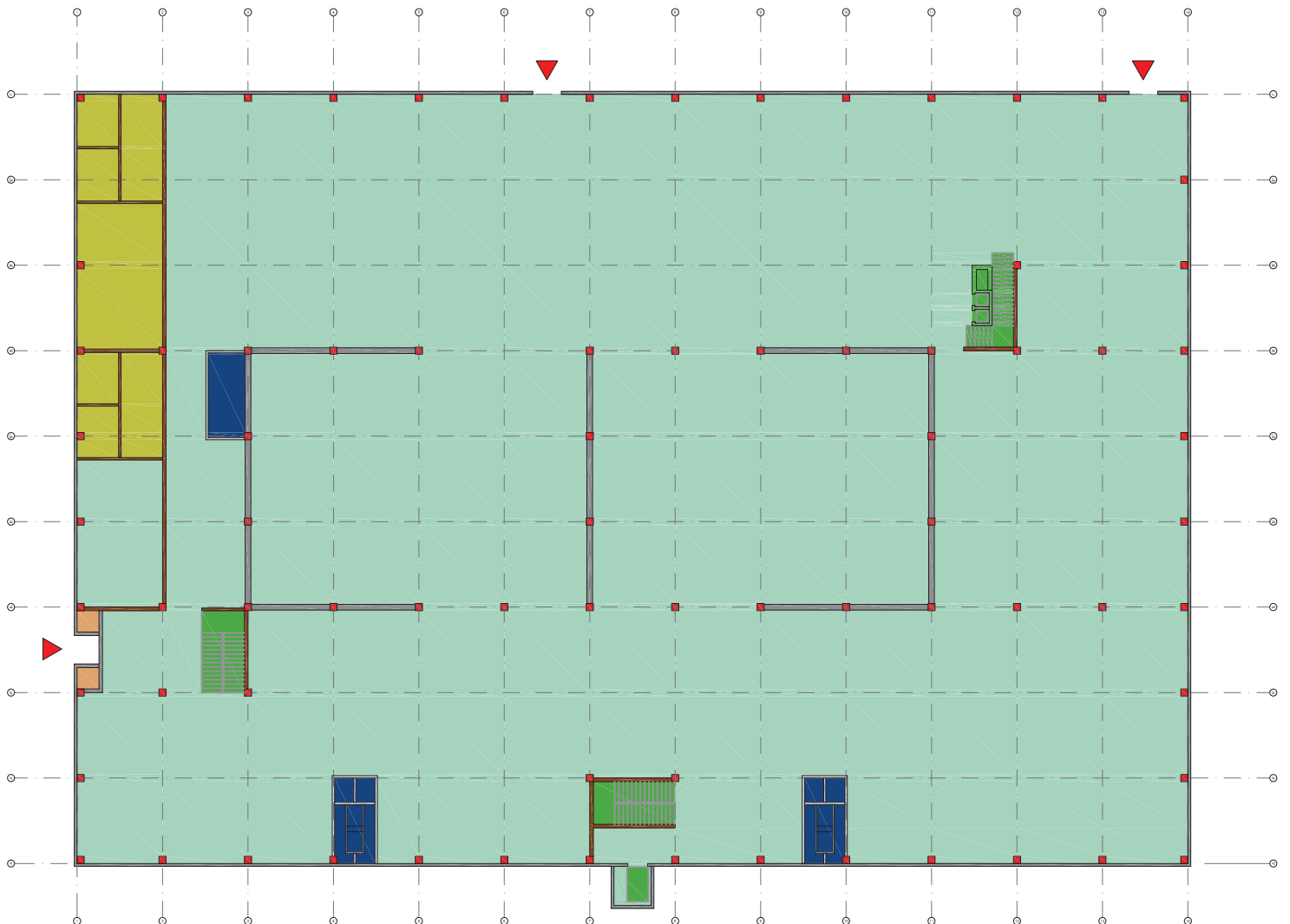
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GROUND FLOOR

LEGEND:

- COLUMNS
- STRUCTURAL WALLS
- SEPARATING WALLS - BRICK
- SEPARATING WALLS - DRY WALL
- VERTICAL CIRCULATION
- SANITARY
- MAIN ELECTRIC BOARD
- ENTRANCES

FLOOR PLAN WITHOUT SEPARATING WALLS
4212m²



PANGAEA CENTER

LOWER LEVEL

LEGEND:

- COLUMNS
- STRUCTURAL WALLS
- SEPARATING WALLS - BRICK
- VERTICAL CIRCULATION
- SANITARY
- ENTRANCES

EXISTING FLOOR PLAN
1404m²

