

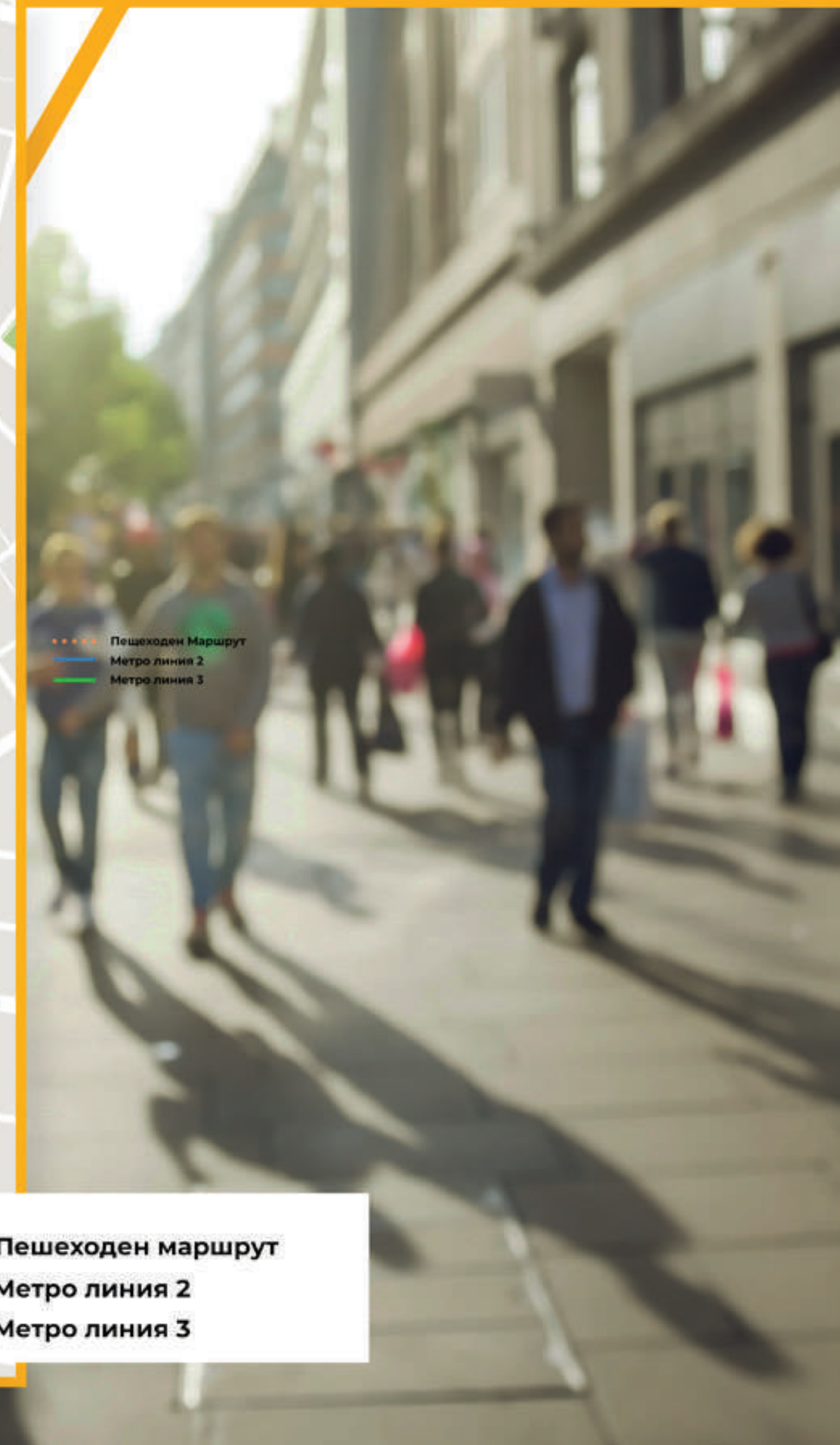


Skobelev 65

www.skobelev65.com

The boutique office complex is situated in the ideal center of Sofia.
65 General Skobelev Blvd., between the Russian Monument and the Five Corners.
The location is easily accessible both by car and by public transport.

Location





FLEXIBLE OFFICE SPACE

Business building Skobelev 65 has a total leasable area of 1800 sq.m. There is office and retail space, divided into 7 aboveground and 1 underground levels. Each level can be distributed according to the needs of the tenants, both in the space type "open office" and with partition walls - solid or glass.



PARKING SPOTS

The building has its own parking lot for 17 cars with controlled access. The parking lot is above the ground and has an easy approach from General Skobelev boulevard.



RELAXATION AREAS

The building has richly landscaped terraces and common areas. All tenants have free access to the large terrace on the second floor, where the conditions for relaxation are ideal. The roof terrace of the building has a 360 degree panorama view and offers an incredible views of all the iconic buildings in the center of Sofia and also to Vitosha Mountain. It is available for organizing events, team buildings, etc. by tenants upon request.





ENERGY EFFICIENT SOLUTIONS

The building is designed and built to the highest standards of energy efficiency. The applied modern technologies guarantee the tenants optimization of the costs. Tenants can make the most of natural light, which in addition to the many positive health effects also minimizes the harmful effects on the environment. The facade is made of high-class profiles and glazing, which allows to limit solar radiation, but at the same time to preserve the accumulated internal heat.



ENGINEERING NETWORKS IN THE COMPLEX

Business building Skobelev 65 has its own energy center, cooling center and substation with two independent power supplies. The building has autonomous air chambers for fresh air treatment. Heating and cooling is carried out by wall convectors. To the maximum extent it is possible to control the choice of local temperature and mode of operation on each floor.



BUILDING MANAGEMENT SYSTEM (BMS)

Business building Skobelev 65 has a centralized computer system for control and remote control of engineering systems, access control, monitoring of fire occurrence and development and remote reading of individual control devices for consumption.



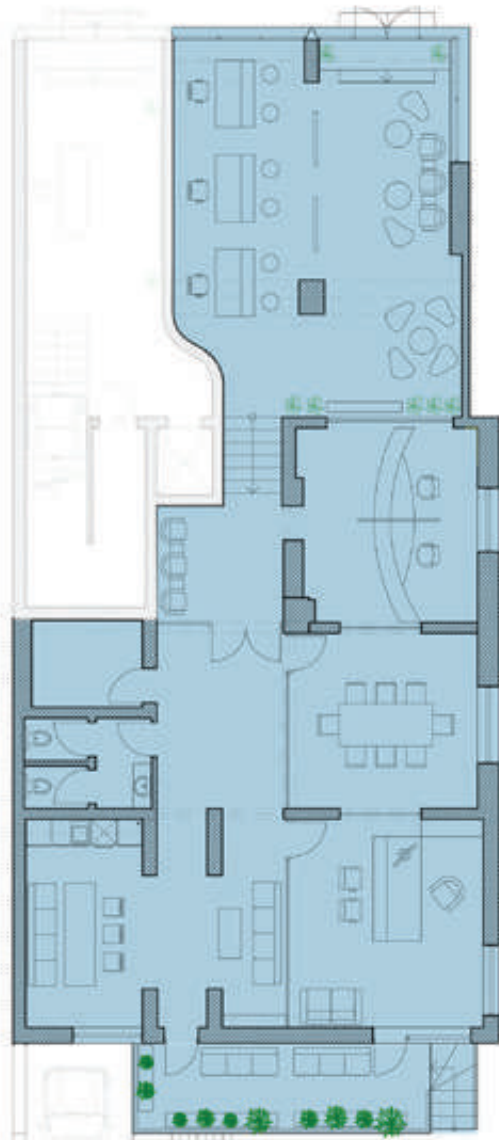
LOBBY

Business building Skobelev 65 is the new boutique office complex in the heart of the capital. The building has modern architecture and complies with the highest European technical standards. The common parts of the building are finished with luxury materials from leading European manufacturers. Modern design and interesting interior solutions combine natural stone, metal elements and glass. High-tech access control solutions are used..



GROUND FLOOR OFFICE

The office is located on the ground floor of the building. Its area is 275 sq.m. The property is unique. It has two separate entrances and a large face on General Skobelev Blvd. The property has its own terrace. It is suitable for a bank office, shop, restaurant or other commercial site..



1ST FLOOR

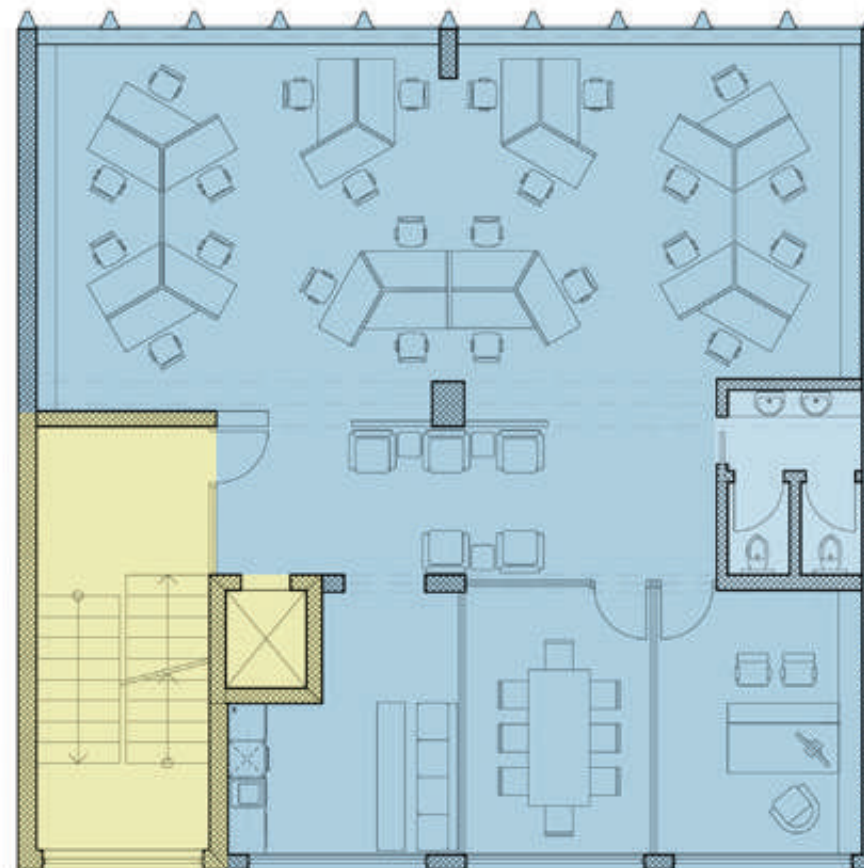
Office 1 is located on the first floor of the building. This is the largest site in the business center with an area of 341 sq.m. The office offers a spacious workspace, which allows for interior design according to the needs of tenants.



TYPE FLOORS 2-6

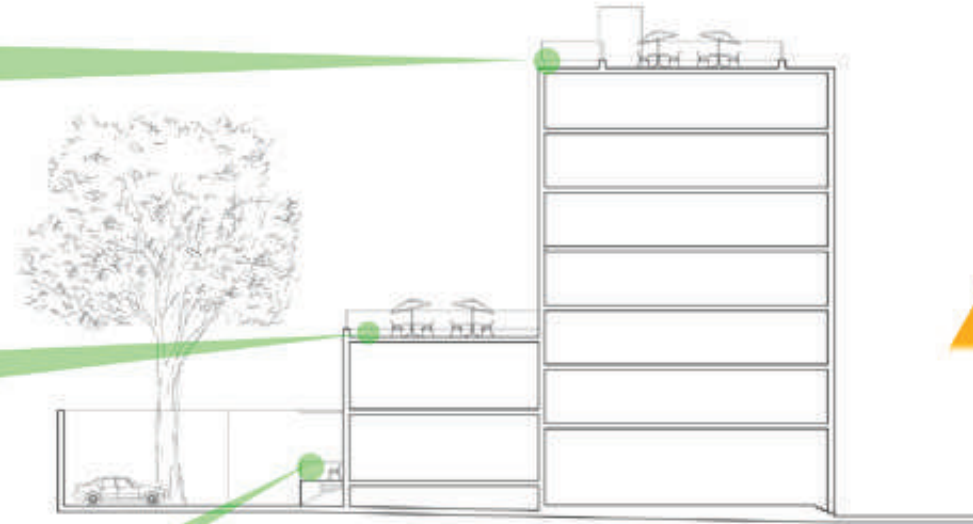


From the second to the sixth floor there are a total of five identical offices, each from them on a separate floor. The offices are spacious, bright and have views of both the boulevard and the mountain. The construction of the building allows internal distribution of office space according to the views of tenants. The area of the sixth office is 213 sq.m., and of the others 203 sq.m. everyone.



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RELAXATION AREAS





Skobelev 65

Business building “Skobelev 65”

address: Skobelev 65 blvd 65 1606

Center, Sofia

www.skobelev65.com

info@skobelev65.com