

PLANA HEIGHTS

THE NEW CITY OF THE GREEN COMMUNITY OF TOMORROW





GET AHEAD WITH THE TREND

BUILD-YOUR-OWN-HOUSE APPROACH

PLANA HEIGHTS INNOVATIVE DEVELOPMENT

LIVE IN THE FUTURE



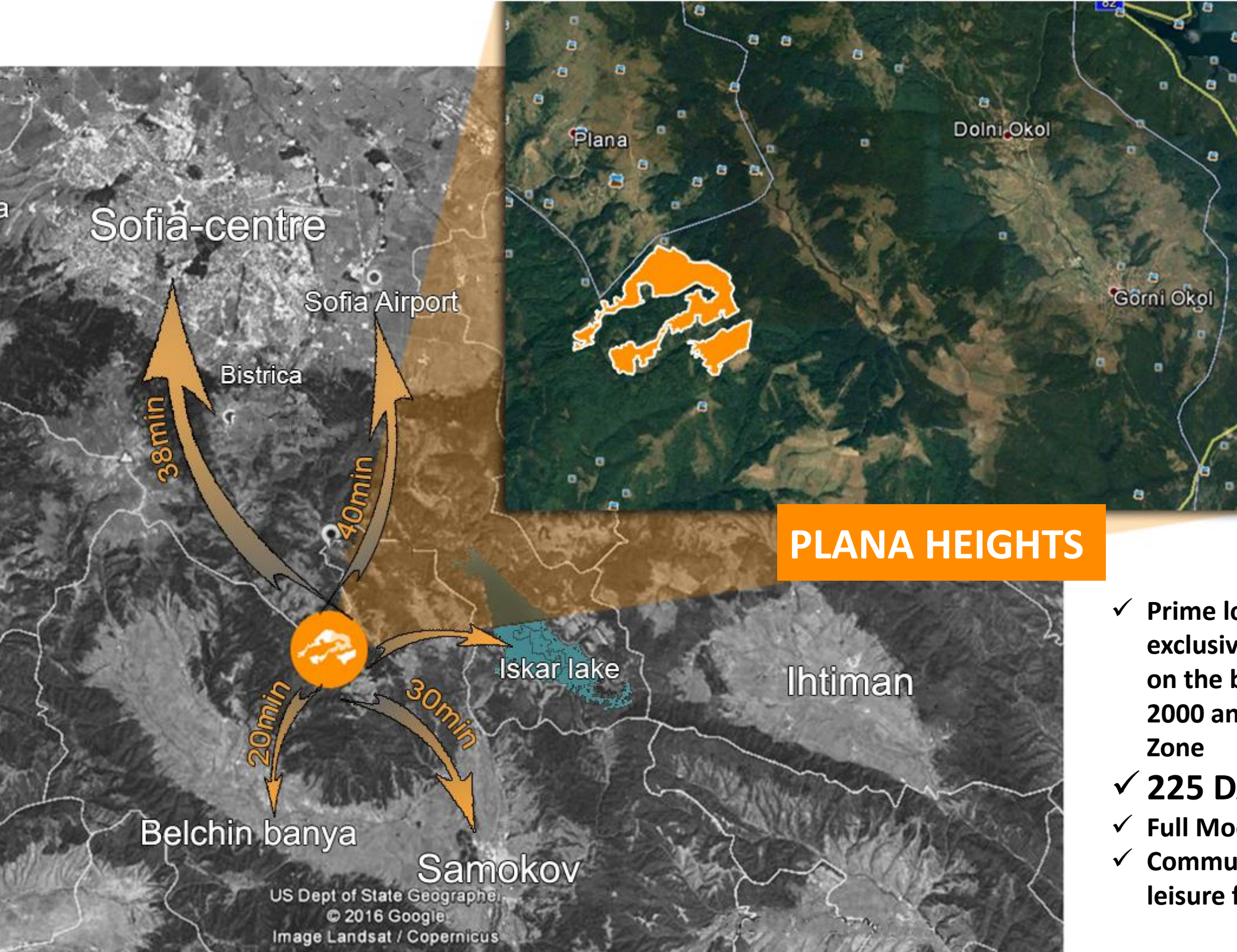
PLANA HEIGHTS

THE NEW CITY OF THE GREEN COMMUNITY OF TOMORROW

70 years ago was the last time a new city was initiated in our beloved country. The city was Dimitrovgrad. Today, 2017, after a decade of preparatory work, a new city is being built, a new modern city, a new green city, a city for the young and the young in spirit, a city of renovation, a city shrouded in sunshine. 225 days of sun, best in Sofia Region.







Location:

- Half an hour drive from Sofia
- About half an hour drive to Samokov and Borovets
- 20 minutes from Belchin Banya and Sapareva Banya
- 7 km to Iskar Lake
- Next to the village of Plana

PLANA HEIGHTS

- ✓ Prime location with exclusive green area sitting on the borders of Natura 2000 and Plana Protected Zone
- ✓ **225 DAYS OF SUN**
- ✓ Full Modern Infrastructure
- ✓ Community services and leisure facilities



THE INITIATOR AND CREATOR OF THE CITY

The initiator Mr. Avinoam Katrieli has been investing in different businesses in Bulgaria for the last 20 years. 10 years ago he moved to the country, taking the decision to stay and live in Bulgaria permanently. Additionally to being a businessman, Mr. Avinoam Katrieli is the President of the **BINATIONAL CHAMBER OF COMMERCE (BCCBI)**, an NGO that works hard in order to bring more prosperity and added social value to Bulgaria. www.bccbi.bg

Mr. Avinoam Katrieli is also the initiator and creator of Foundation **I LOVE BG**, an NGO working for the benefit of the Bulgarian Community that has been involved in numerous humanitarian projects, initiatives and social activities because of his love to the Bulgaria and Bulgarian Nation and his belief that the business community must support the general community of the country. www.ilovebg.bg

Mr Katrieli has worked and prepared this project for a decade up to receiving all necessary permits in order to initiate a new city in Bulgaria. Today the project is classified with **PRIORITY CLASS** (the highest priority in Bulgaria).

The Bulgarian Government and all administrative authorities welcome, bless and support the initiation of the new city Plana Heights.

All licenses and permits from Samokov Municipality are already issued including the historical decision categorizing the project as a new city in Bulgaria.

ENTRANCE (7 km Gorni Olo Village)

An aerial photograph of a dense green forest. A white diagonal line runs from the bottom left towards the top right, separating the forest from a white background. The text is overlaid on the forest area.

Plana Heights







Project Master Plan

2015

M 1:1500



Legend:

-  Available plots
-  Reserved plots
-  Sold plots
-  Public area
-  Green area
-  Streets



Авиноам Катриели е на 54 години. Той е президент на компанията АК Еуропа. Негова специалност е бизнес развитието на страните с новонавързваща икономика. Той развива дейност в България от 1998 г. Катриели е консултант на президента на Българския червен кръст Христо Григоров и е председател на Двумационалната Българо-червеиска търговска камара. Той вярва, че бизнесмените трябва да подпомагат общността, в която живеят, поради което постоянно подкрепя дейности, насочени към социално слабите.



A house for the price of an apartment in exclusive gated community which provides security and quality life



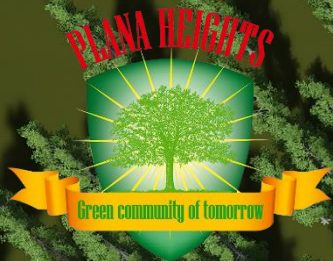
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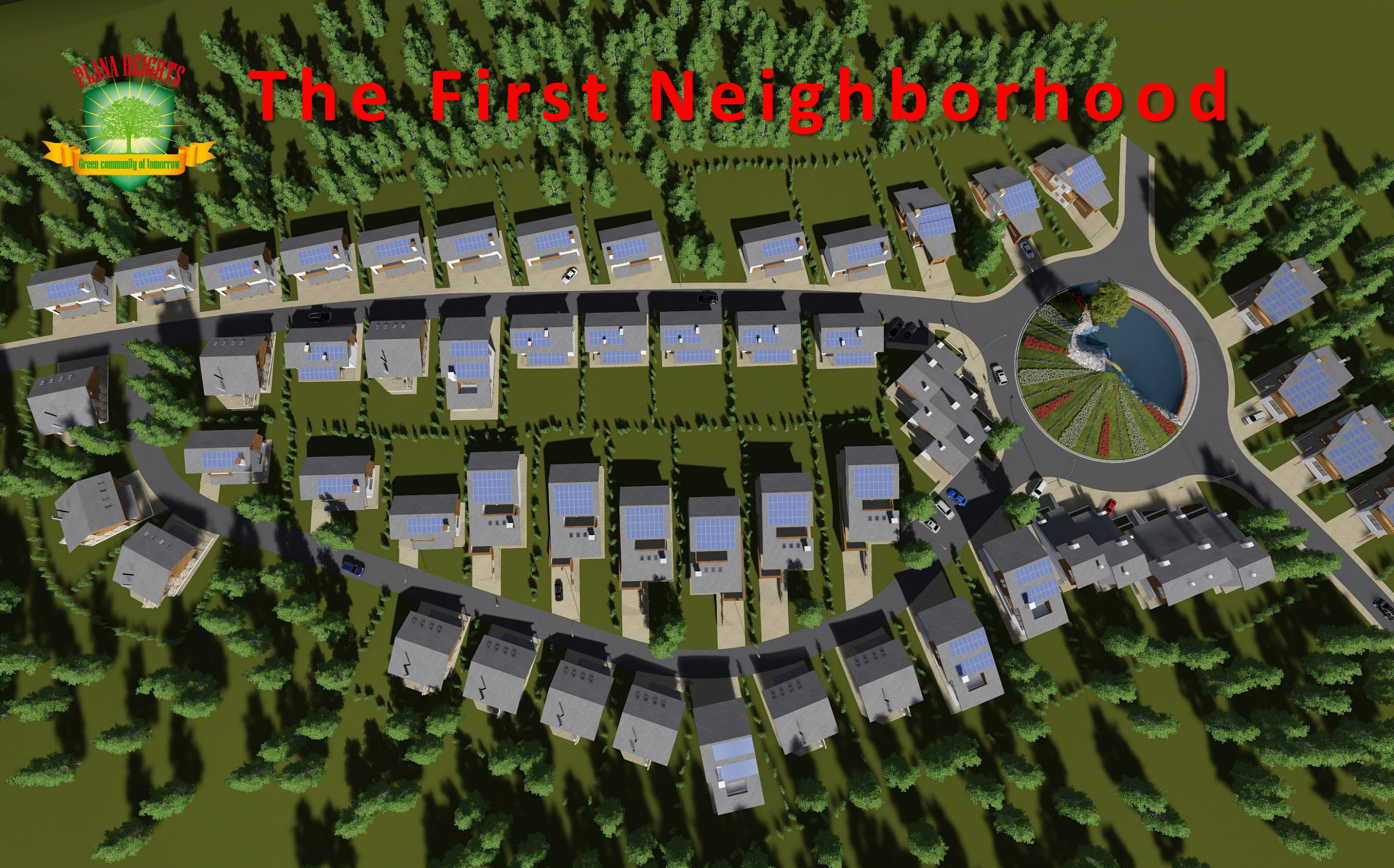


Plana Heights is planned with all the facilities required for a city:

- ✓ Trade Center and Commercial Facilities
- ✓ Sport Center
- ✓ Education Facilities (including kindergartens and school)
- ✓ Pharmacy, Medical and Emergency Medical Services
- ✓ Security Services
- ✓ Private Shuttle Transportation to Sofia and back



The First Neighborhood



FIRST STAGE

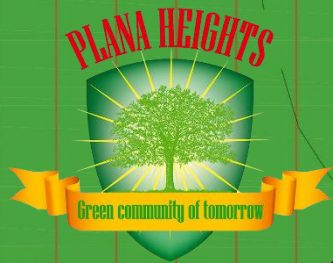
HOUSE TYPES:

- | | |
|-------------------------|-------------|
| 1. House Type PIRIN | /Page 10-13 |
| 2. House Type PLANA A | /Page 14-17 |
| 3. House Type PLANA B | /Page 18-19 |
| 4. House Type RILA A | /Page 19-20 |
| 5. House Type VITOSHA A | /Page 20-21 |
| 6. House Type VITOSHA B | /Page 22-23 |
| 7. House Type VITOSHA C | /Page 23-24 |
| 8. House Type VITOSHA D | /Page 25-26 |

PUBLIC BUILDINGS:

9. Swimming pool, fitness and shops – 1000 sq.m
10. Commercial building – 1600 sq.m
11. Kindergarten (House 3) - 300 sq.m
12. Demo house (House 3) – 300 sq.m





2D map Plana Heights – Phase 1

HOUSE PIRIN - PLANS

SMALL, BUT IT STILL PROVIDES COMFORT AND CONVENIENCE



Floor 1



Floor 2



First floor: 87 m²
Second floor: 69 m²
Total: 156 m²

House Pirin is the smallest of all Plana heights houses, but it still provides comfort and convenience. There is a double space for parking in front of the house.

On the ground floor there is an open space living area, a convenient kitchen and a bathroom. One of the greatest advantages is the wide porch, which is facing southeast. It provides a direct access from the living room to the landscaped garden. On the second floor there are two bedrooms and two bathrooms.

HOUSE PLANA A

DAILY ZONE AND NICE TERRACE, 3 BEDROOMS AND A SUITABLE KITCHEN



on 1.5 dka



HOUSE PLANA A

DAILY ZONE AND NICE TERRACE, 3 BEDROOMS AND A SUITABLE KITCHEN

on 0.5 dka



HOUSE PLANA A - Plans

DAILY ZONE AND NICE TERRACE, 3 BEDROOMS AND A SUITABLE KITCHEN



Floor 1



Floor 2



HOUSE PLANA A

DAILY ZONE AND NICE TERRACE, 3 BEDROOMS AND A SUITABLE KITCHEN



Плана L3

560



Плана L2

280



Плана L1

0



First floor: 77 m²
Second floor: 88 m²
Total: 165 m²

There is one garage and a space for parking in front of it. On the ground level there is also a daily zone and a suitable kitchen. A wide porch provides a connection with the garden.
On the second floor there are three bedrooms and two bathrooms. The master bedroom has its own wardrobe and a bathroom. The guestroom has a nice terrace, facing the backyard.

HOUSE PLANA B

DAILY ZONE AND NICE TERRACE, 3 BEDROOMS AND A SUITABLE KITCHEN



on 1.5 dka



HOUSE PLANA B

DAILY ZONE AND NICE TERRACE, 3 BEDROOMS AND A SUITABLE KITCHEN



Floor 1



Floor 2

HOUSE PLANA B - Plans

DAILY ZONE AND NICE TERRACE, 3 BEDROOMS AND A SUITABLE KITCHEN



First floor: 79 m²
Second floor: 95 m²
Total: 174 m²

The house has a garage and a parking space in front. On the ground level there is also a toilet, a comfortable kitchen and an open space living area. On the second floor there are 2 comfortable bedrooms and two bathrooms. The master bedroom has a private bathroom, a wardrobe and a connection to the wide terrace.



HOUSE RILA

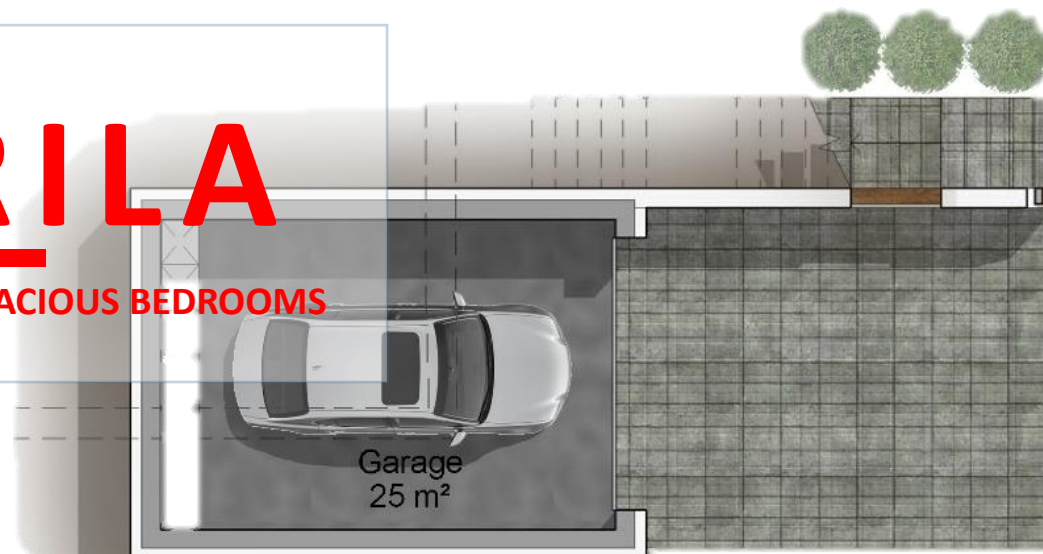
COMFORTABLE DAILY ZONE AND TWO SPACIOUS BEDROOMS

on 1 dka



HOUSE RILA

COMFORTABLE DAILY ZONE AND TWO SPACIOUS BEDROOMS



Floor 1



Floor 2



Floor 3



HOUSE RILA - PLANS

COMFORTABLE DAILY ZONE AND TWO SPACIOUS BEDROOMS

First floor:	33 m ²
Second floor:	87 m ²
Third floor:	117 m ²
Total:	237 m²

The house has a convenient garage on the ground floor and a parking space in front. On the upper level there is a toilet, laundry room, a storage room, connected to the kitchen and a wide comfortable daily zone. Two spacious bedrooms are located on the top floor. Each bedroom has its own bathroom and a wardrobe





HOUSE VITOSHA A

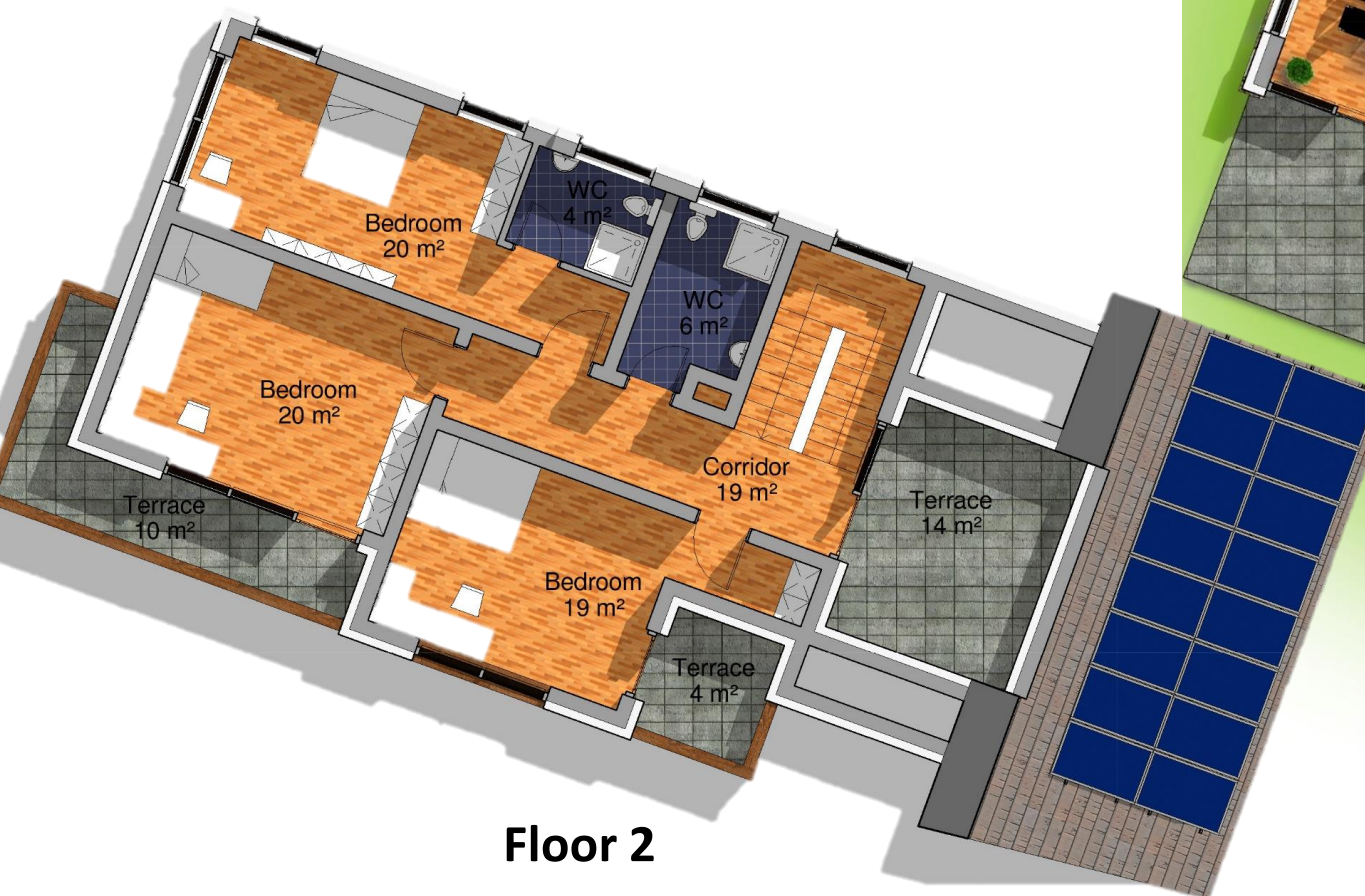
DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES

on 1 dKA

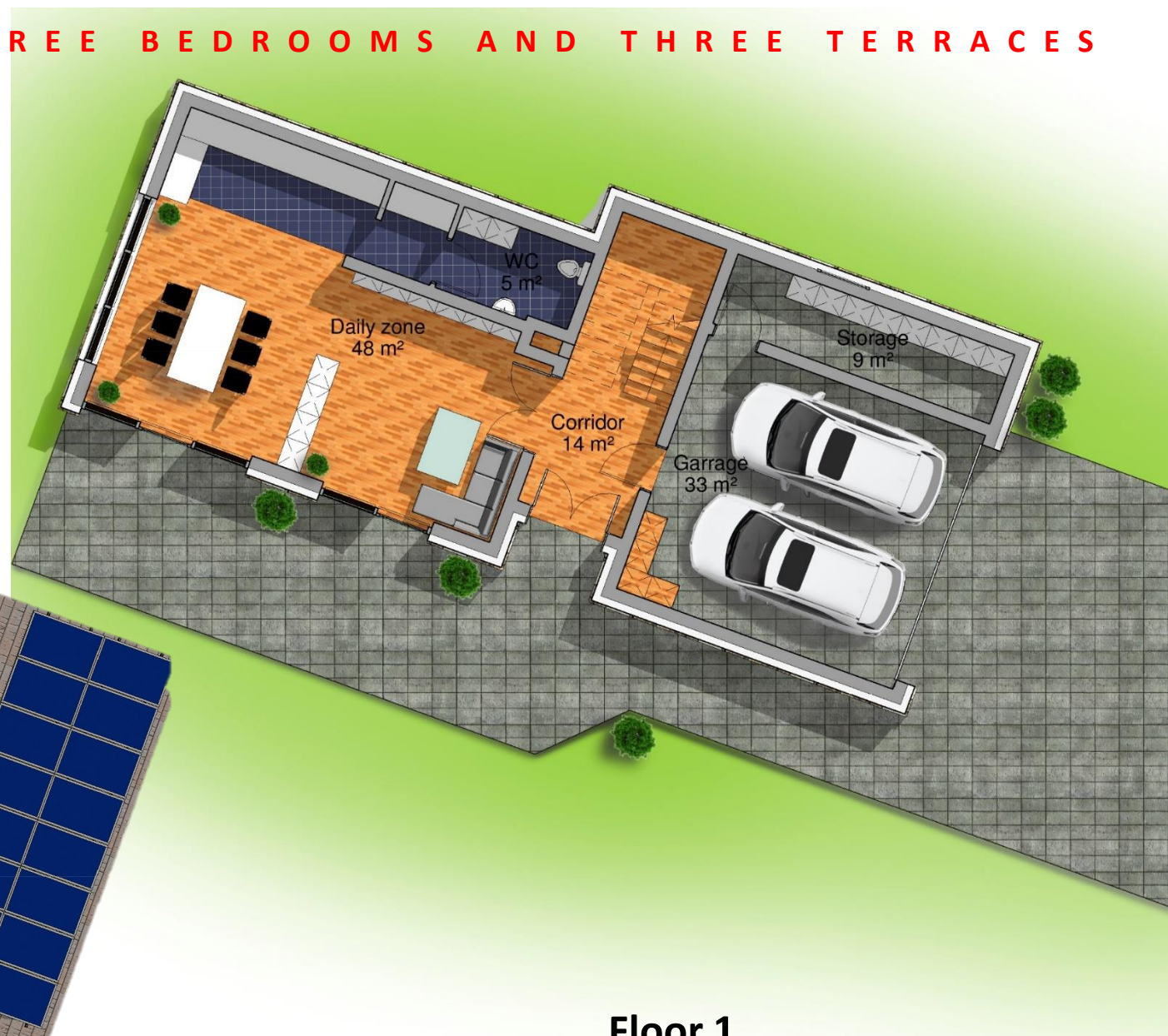


HOUSE VITOSHA A - PLANS

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



Floor 2



Floor 1



HOUSE VITOSHA A - Plans

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



First floor: 138 m²
Second floor: 149 m²
Total: 287 m²

The house has a double garage and a storage room next to it. There is also a wide open space daily zone, a kitchen and a toilet. On the upper level there are three spacious bedrooms, two bathrooms and three terraces.



HOUSE VITOSHA B

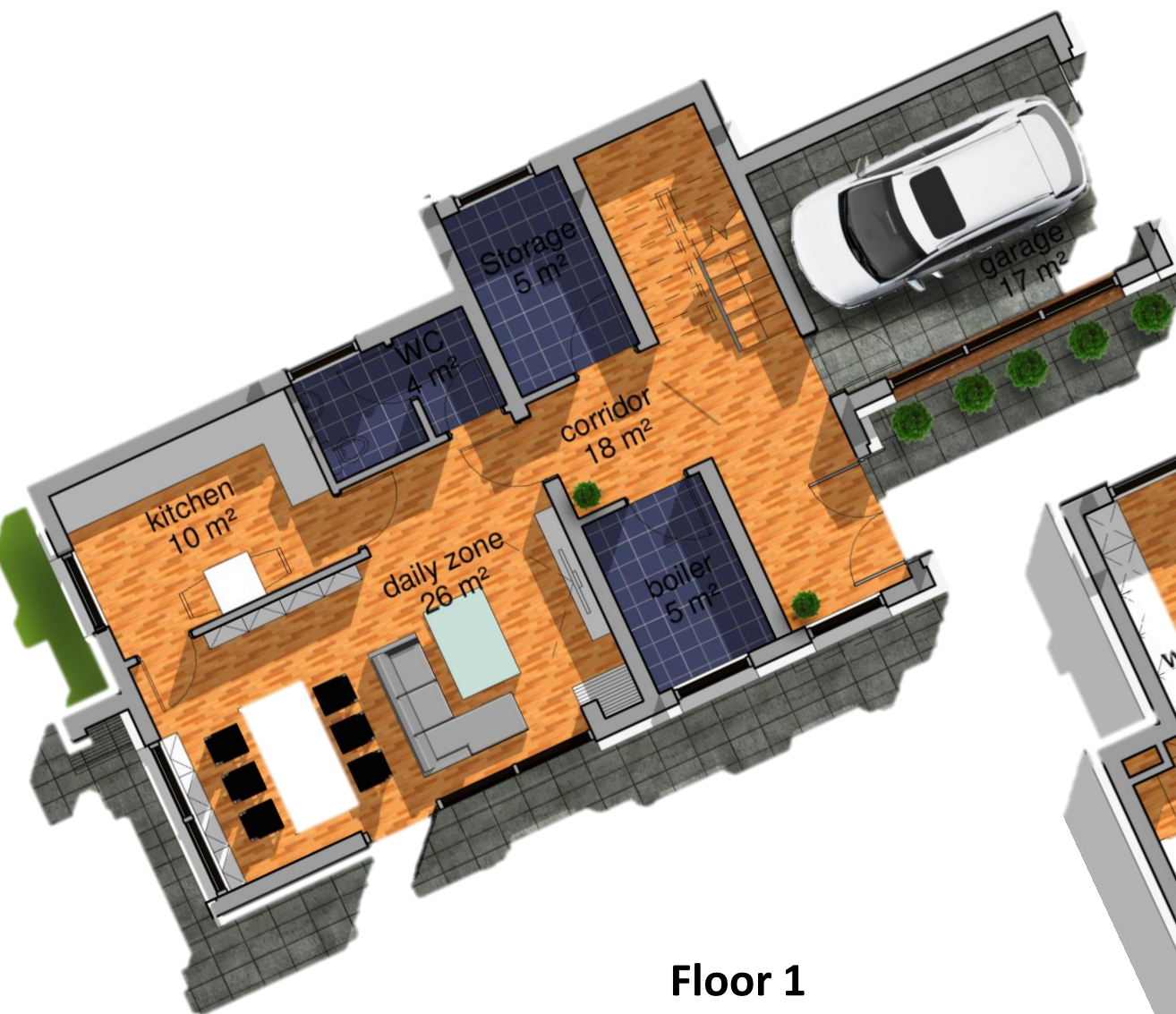
DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



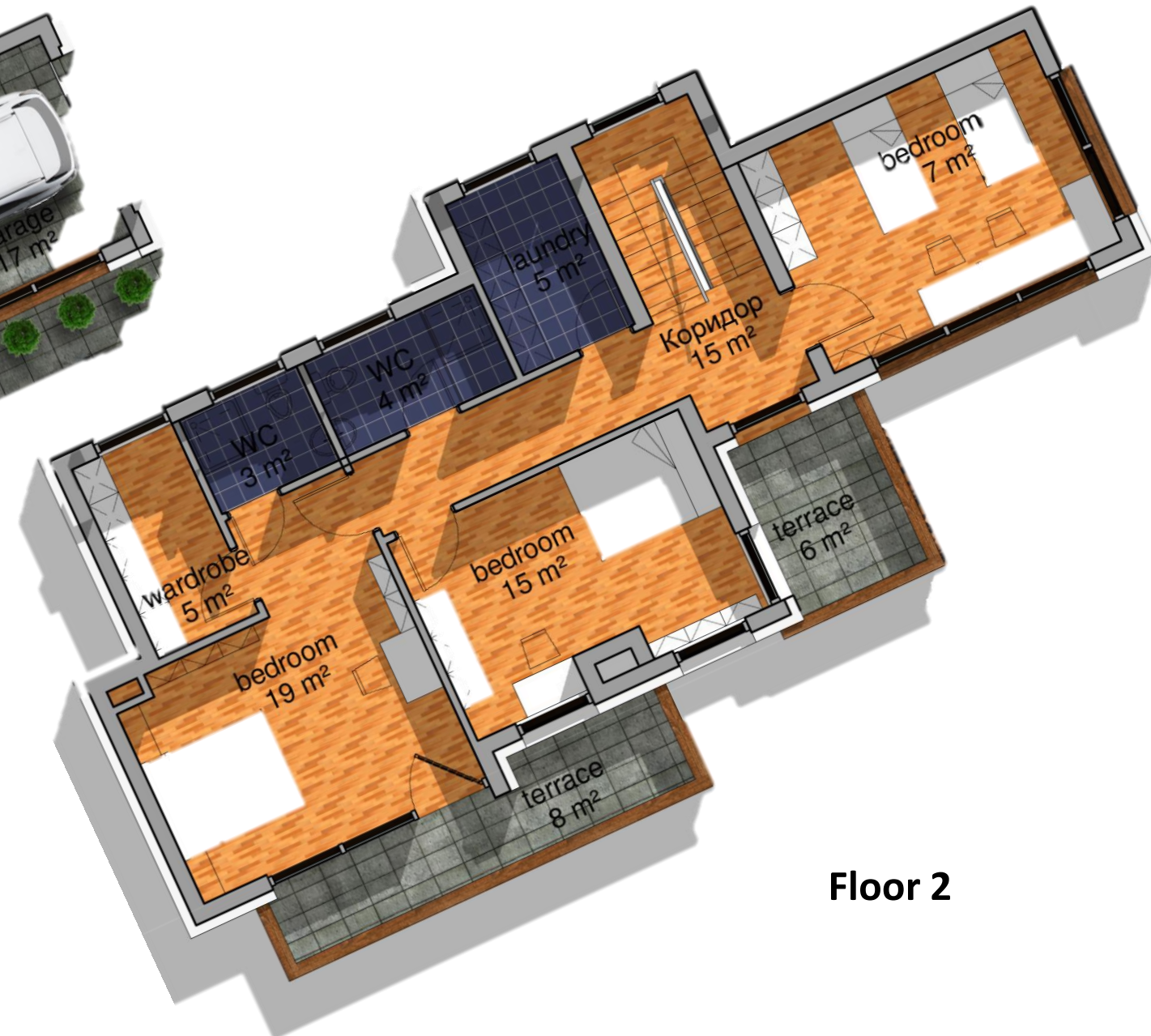
on 1 dKA

HOUSE VITOSHA B - Plans

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



Floor 1



Floor 2



HOUSE VITOSHA B - PLANS

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



First floor: 109 m²
Second floor: 126 m²
Total: 235 m²

The house has a single garage and a parking space. On the ground level there is a boiler room, storage, a toilet, a suitable kitchen and a convenient daily zone.

On the second floor there are three bedrooms, two bathrooms, two terraces and a laundry room. The master bedroom has its own wardrobe, bathroom and terrace.

HOUSE VITOSHA C

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES

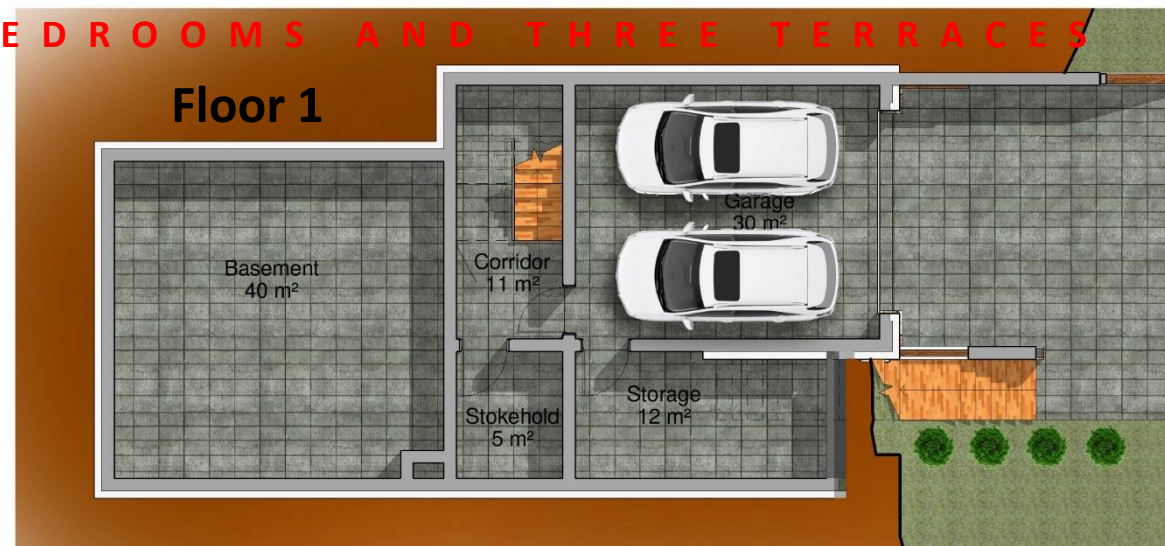


on 1 dka

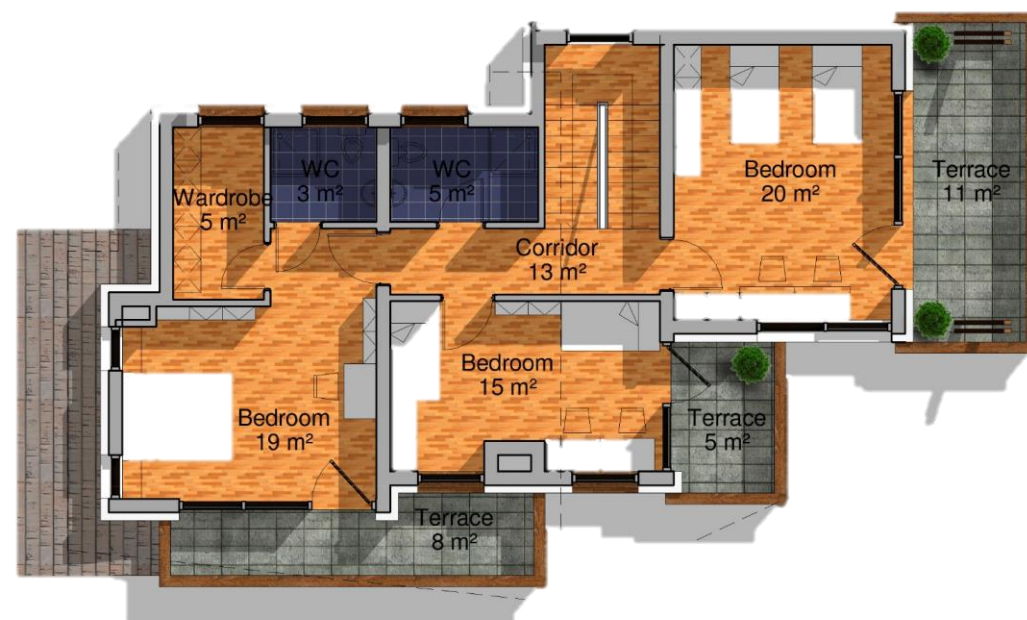


HOUSE VITOSHA C - PLANS

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



Floor 2



Floor 3

HOUSE VITOSHA C - PLANS

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



The largest of all houses in Plana Heights, Vitosha C provides convenience and comfort. On its ground floor it has a double garage, a storage room, a stovehold and a large basement. On the upper floor, where the main entrance to the house is located, there is a daily zone, a toilet and a kitchen. There is also a guest area, which includes a private bedroom and a bathroom. Upstairs there are three spacious bedrooms, each of which has its own terrace. The master bedroom has also a wardrobe and a private bathroom.



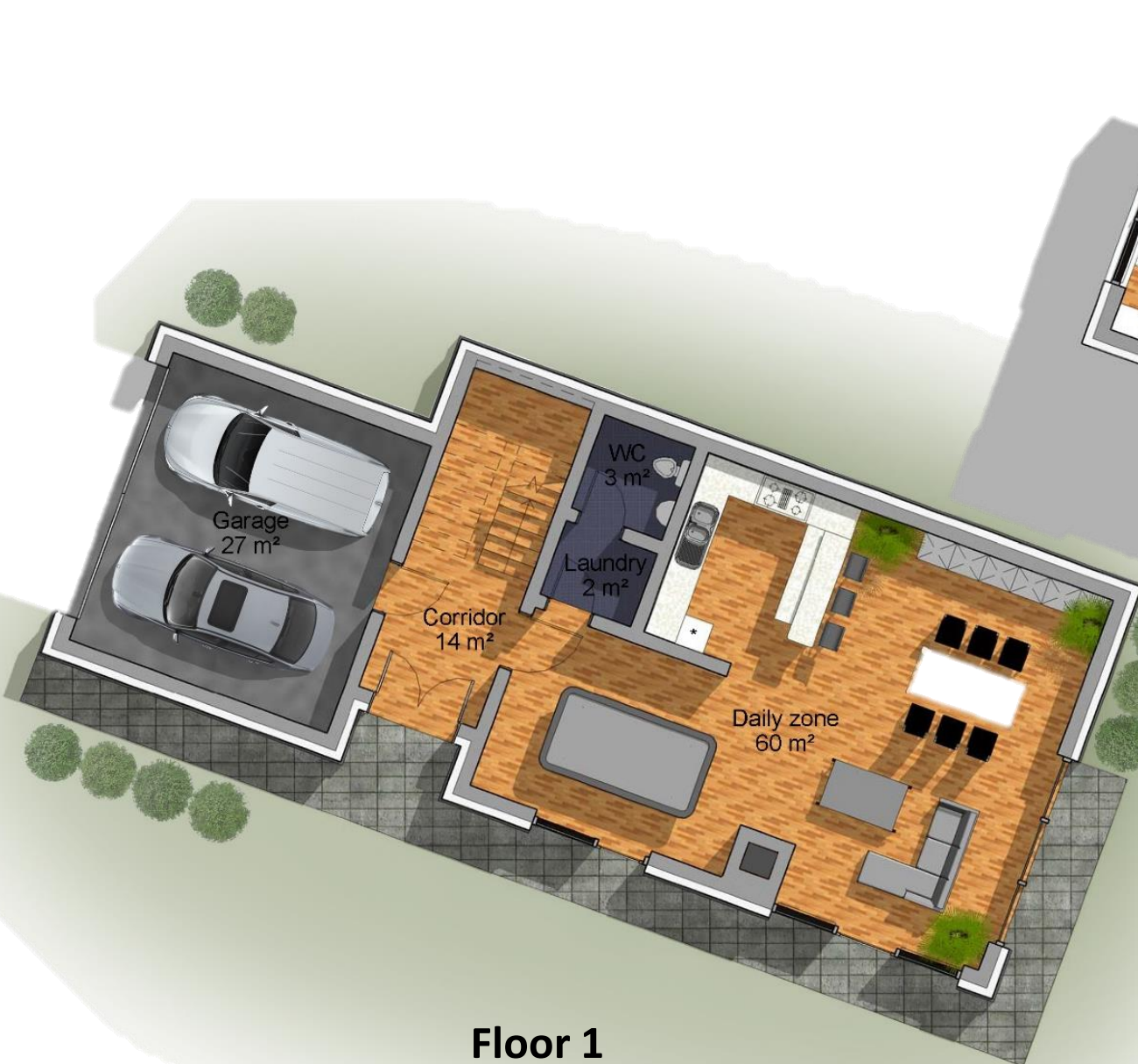
HOUSE VITOSHA D

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES

on 1.5 dKA

HOUSE VITOSHA D - PLANS

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



Floor 1



Floor 2



HOUSE VITOSHA D - PLANS

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES



Vitosha L3

580



Vitosha L2

290



Vitosha L1

0



First floor: 106 m²
Second floor: 98 m²
Total: 204 m²

The house has a double garage. On the ground level there is a laundry room, a toilet and a convenient daily zone. On the second floor there are three bedrooms, two bathrooms, two terraces and a wardrobe.

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HOUSE VITOSHA B

DOUBLE GARAGE, THREE BEDROOMS AND THREE TERRACES

on 0.5 dka







PLANA HEIGHTS

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HOW TO LIVE IN THE FUTURE:



Plana Heights

Bulgaria, Sofia City 1404, Bokar №21, fl. 2

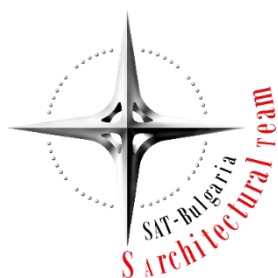
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