



# TIDES CAPITAL & MANAGEMENT

## *Sopharma Business Towers*

Address: Dragan Tsankov Blvd and L. Stanchev Str, Sofia, Bulgaria



# Description

- The project is a multi-functional office Class A and retail development;
- It includes three office towers each of them respectively on 16, 19 и 22 floors, which are some of the highest buildings in Sofia;
- The Shopping Center SBT offers a professional retail mix on two floors, ground and mezzanine;
- The investor employed contemporary architectural approach with special focus on energy efficiency and corporate exterior design;
- Sopharma Towers offers 7000 sq.m. of green garden on the roof of the retail center;
- Signature buildings silhouette.



# Property Brief

- Land Size: 9 200 sqm
- Gross Built Area: 50 977 sqm
- GBA Above Ground: 34 458 sqm
- GBA Under Ground: 16 724 sqm
- Gross Office Areas: 24 440 sqm
- Gross Retail Areas: 12 000 sqm
- Open Parking Lots: 32 lots
- Underground Parking: 450 places
- Opening date: October 6<sup>th</sup>, 2011

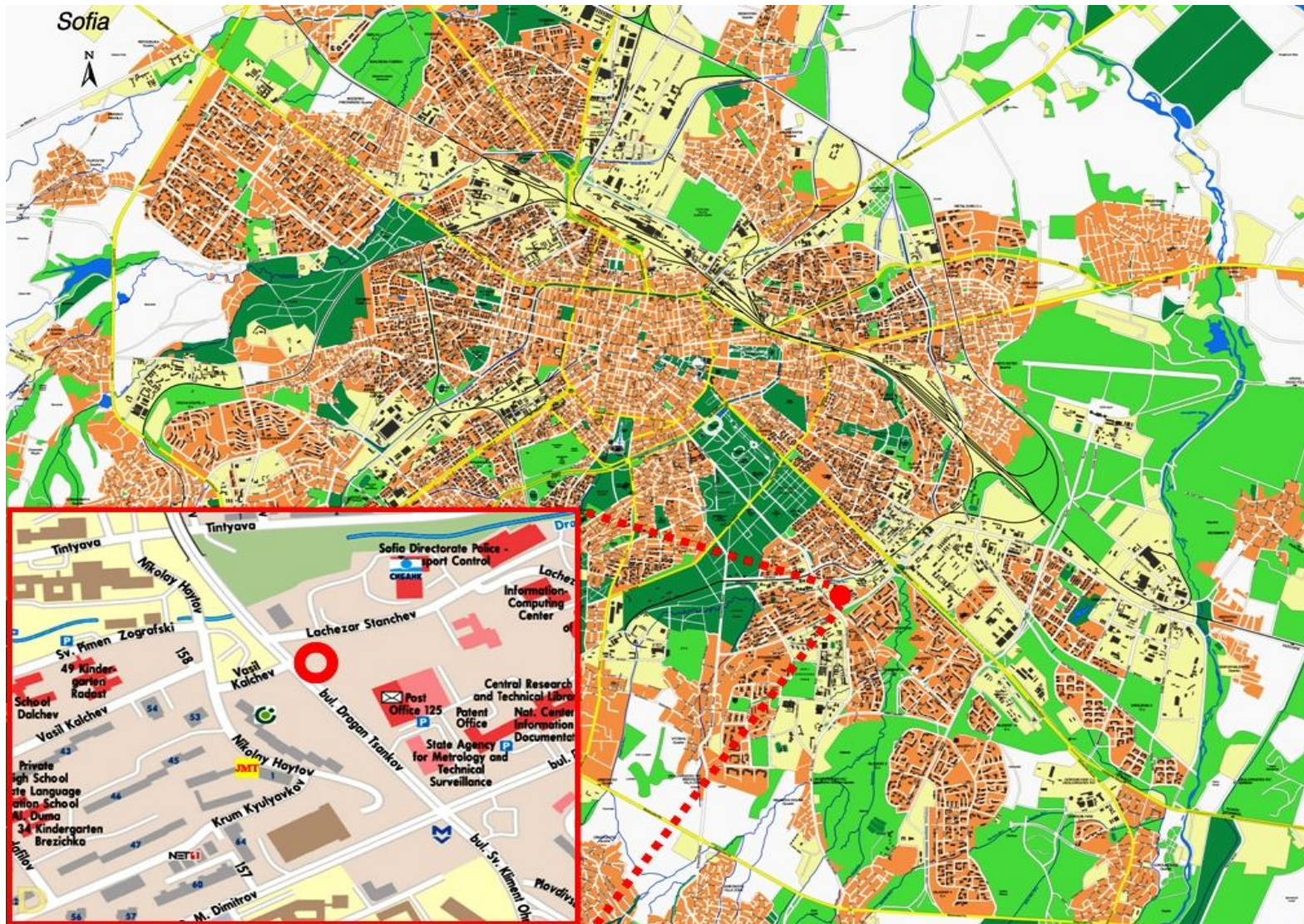




# Location

- Sopharma Towers is located in the Midtown section of Sofia, at crossroad of Dragan Tsankov Blvd and L. Stanchev Street;
- It is at one of the busiest boulevards in Sofia connecting Sofia's South and East Ends with Downtown;
- Sopharma Towers entrance is located within walking distance from the Sofia Subway Station;
- **Primary catchment area of SBT Shopping Center covers over 65 000 citizens;**
- Access:
  - ✓ Excellent access by car:
    - 10 minutes drive from/to Downtown;
    - 15-20 minutes drive from/to Sofia Airport;
    - 5 minutes ride to Downtown via Subway.
  - ✓ Excellent public transportation access:
    - Subway route connecting Downtown with East End runs under Dr. Tsankov Blvd. Subway station is located 150 m away from the project;
    - Bus transportation system available.
- Dragan Tsankov Blvd evolved as one of the modern office clusters of Sofia, with significant concentration of office and residential buildings. 30 % of the diplomatic missions to Bulgaria are located in Iztok and Izgrev Quarters, which border Sopharma Towers.

# Map



# Retail Mix

Anchor Tenant – Piccadilly Supermarkets;

Specialty Foods – Green Bio

Fashion – Elegante, Doks, Sempre Fashion, Fox; Paolo Botticelli, Triumph, Next Line

Accessories, jewelry, optics - Miss Sixty, Morellato, Ge Oro, Opticlasa; Kamei Silver

Gifts, souvenirs, home decoration - Elfite, Ornament; Chunche

Books and Media - Booktrading;

Bank offices – Postbank EFG, Municipal Bank;

Pharmacy – SCS;

Cafes and bars – Punto Gusto, Modera and Winebar Copsa;

Restaurant - La Pastaria;

Food Court – Subway, Thang Long Asia, "Sharena sol", Pure, Heinz, Natural;

Beauty salon – G- Style;

Mobile services – Mtel; Blizoo

Children Center – Bim-Bam

Fitness and Wellness Center – Athletic Fitness Center

Medical Center – Doverie;

Dry Cleaning - Sveta Sofia



## Competitive Advantages

- Excellent access from all points of Sofia City via car, subway and public transportation;
- Certified Green Building; Remarkable visibility of the towers, which are averaging 85 meters height;
- Last generation, double skin façade that is exclusively designed for Sopharma Towers by Koster Lichtplanung, Germany and Reynaers, Belgium;
- With over 37% energy and CO<sub>2</sub> savings, and innovative day lighting concept, Sopharma Towers is the first sustainable office buildings concept applied on large scale project in Bulgaria;
- One of the towers will be occupied by Sopharma's headquarters, which is one of the top 10 corporations in Bulgaria and a leader in pharmaceuticals in South East Europe;
- Availability of retail and service center with all the conveniences for an office complex hosting approximately **2000** employees daily;
- Corporate image; signature architecture.



## Contact Information:

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