

City of  FOUNTAINS





City of 
FOUNTAINS
A P A R T M E N T S





The Project

Karrat Group is proud to present **City of Fountains**, a multi-purpose real estate development which will incorporate 18 residential buildings, 2 class-A office buildings, and a wonderful range of retail properties, including a supermarket.

The development lies on a 35 230 m² plot of land and the various buildings will be set in a landscaped area designed by an international company, with the aim to achieve a landscaped environment unique for Bulgaria in its style and comprehensive integration of the whole project area.



City of Fountains Apartments boasts close to 750 comfortable homes in this unique environment ranging from 45 m² to nearly 200 m². The design and layout of our apartments has been carefully planned to provide practicality and comfort for a range of housing needs. Our selection of apartments will also include styles not yet seen in Bulgaria such as the contemporary open-plan loft apartments which have proved so popular in cities such as London and New York.

The combination of the apartments themselves and the peerless environment in which they will be set will ensure that **City of Fountains** will be recognised as both a brand and a Sofia landmark for the long term.







Unrivalled Amenities



Once within the grounds of **City of Fountains** you will enter into a relaxed and hospitable environment of excellently planned and constructed homes, offices, shops and services in combination with the landscaped greenery and water features of the common areas.

Within a stone's throw from your doorstep is one of the most complete ranges of sports and leisure facilities in the city including a swimming pool (indoor and outdoor), SPA and fitness centre, and a selection of restaurants, cafes and other establishments will form a part of the numerous amenities.





Young professional families will have their child-care needs met by the modern and colourful kindergarten and children's play area for time together with the kids or watching from the window while they play with their neighbourhood friends.

City of Fountains' unparalleled range of amenities provides for the requirements of modern-day life while being a safe and familiar environment when away from the workplace.

A supermarket stocking a wide range of products will service the day-to-day needs of **City of Fountain's** busy residents as well as dry cleaners, hairdressers, travel agency, banks, sandwich bars and other conveniences.



A Dynamic and Attractive Location



Located within the popular district of Mladost 4, **City of Fountains** combines beautiful mountain views towards Vitosha and a 10 minute drive to the Simeonovo ski lift and Pancherevo Lake with the established infrastructure of the neighbourhood. The surrounding area boasts the largest concentration of large supermarkets and hypermarkets in the city as well as a broad choice of schools, both public and private, and health care facilities.

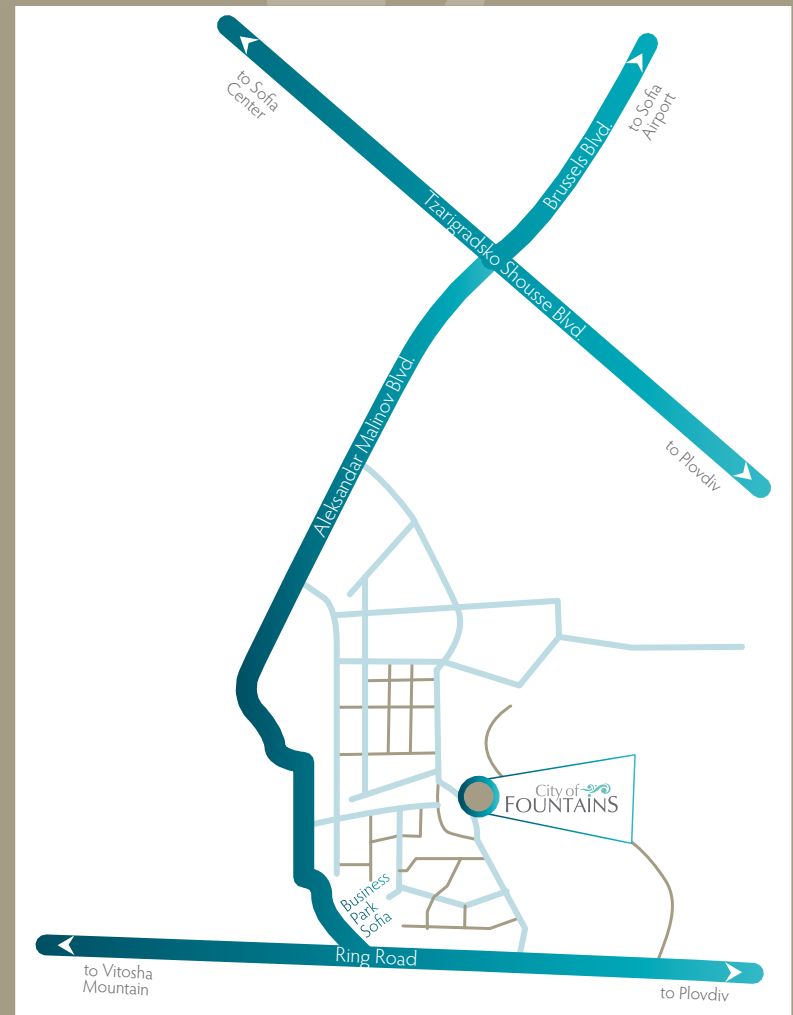
The Arena multiplex cinema is also within 5 minutes walk, all of which complements the already impressive array of amenities, practical and fun, within **City of Fountains** itself.

As well as being currently one of the most popular residential districts in Sofia, it is quickly becoming a main trade and commerce centre. Business Park Sofia, within five minutes walk, is the most prestigious and complete Grade-A office compound in Bulgaria, which houses, among others, HP's service centre for Europe, Africa and the Near East, Carlsberg and the Bulgarian-American Credit Bank. The Class-A office buildings currently under construction such as the Alpha Business Centre and Hyundai Business Centre, as well as **City of Fountains'** own, to name but a few, mean that within a couple of years Mladost 4 will be very likely the most prestigious commerce area in Sofia.

Modern and Convenient Infrastructure

The overall development of Mladost 4 as a highly desirable area of the city, both for high quality new residential property as well as for international corporate headquarters, is no coincidence.

It escapes the congestion of downtown Sofia, combined with one of the most developed transport networks in the city. The arrival of the Business Park Sofia metro station in 2010, a five minute walk from **City of Fountains**, cutting the traveling time to the absolute centre of Sofia to 10 minutes, may well make it the best area of the city in terms of infrastructure. The metro line, and the newly widened ring-road offering convenient travel to all extremes of the city mean the infrastructure of the area is only improving.



Sofia International airport is less than ten minutes drive away. The Thrakia and Hemus highways to the major Bulgarian ports of Bourgas and Varna as well as the European transport corridors to Greece, Turkey, Romania and Serbia are also very quickly and conveniently accessible from this location.

Combined with the already existing extensive public transport and boulevard access straight to the centre for drivers, via Tzarigradsko Shousse, it is clear why the area has been so successful recently in its development.





Project Progress

City of Fountains will consist of two main phases, the first of which will be completed in January/February 2009 and ready for the new owners to move into and enjoy. The second stage will be completed in January 2010 completing the full range of facilities and extending the garden area.



Design

The architectural style of **City of Fountains** completes the concept of a modern, convenient living environment of highest quality. Bold and attention catching from the outside, calming and atmospheric once you enter into its confines. The choice of facades also ensures that as well as providing maximum efficiency in terms of insulation and energy consumption, the buildings will look as fresh and new after many years as on the day of their completion.

Although a part of the overall landscaping the fountains deserve to be mentioned on their own. The series of fountains running throughout the compound will give **City of Fountains** its name and its character creating a both beautiful and relaxing environment for both residents and guests to absorb and appreciate.





Together with the fountains, the general landscape design will set a new standard which the owners will enjoy. The gardens will be a vital element of **City of Fountains** making it a real community and will be what provides the feeling and atmosphere to the facts of the quality construction and unrivalled amenities.

The classical style design and finishings of highest quality materials to the common areas such as the foyers, elevators and corridors will ensure that the impression created by the landscaped gardens and fountains will continue as one enters into the residential buildings. Again, attention to detail is key and no expense will be spared in providing residents with a stylish access and setting to their beautiful new homes.



Why City of FOUNTAINS



City of Fountains, as a project, brings together each of the individual features which provide a home, work or leisure environment with a mark of quality. By choosing not to compromise on any one of those elements we believe that the final product will achieve an overall standard which has not been achieved by any similar development.

- Unique internationally designed landscaping project
- Fountains
- Full range of on-site amenities
- Unrivalled leisure facilities
- Uniquely high-quality design and finish of internal common areas
- Energy efficient and durable facades
- Professional and efficient construction process
- Superior imported construction materials
- Professional and experienced team behind City of Fountains
- Professional property management company

By ensuring that each individual element reaches uncompromised quality City of Fountains will be a truly unique environment to call home. Its residents will be a new generation of home owners unwilling to settle for the mediocre.

A home is not only four walls and shelter from the elements but an environment in which to relax in, work in, bring up a family in and is an integral part of how we live and who we are. It is the starting point of each day and the physical anchor of defining the answer to the question of 'where are you from'?

There are a few things in life which define most where we are from and who we are. Childhood memories of home and its environment are one of our main roots and our home continues to be of fundamental importance throughout our lives. City of Fountains ensures that the importance of 'home' is treated with the respect it is due and all of the things that contribute to a living environment are as of high a quality in thought and execution as possible.

The Team



KARRAT GROUP Ltd.

Rumina-am Ltd.

БОКАЛ



The Investor

Karrat Group EOOD is the Bulgarian registered daughter company of an international holding with an operational presence in Russia, Dubai and Shanghai, as well as most recently in Bulgaria, bringing our valuable experience in residential real estate developments, with commercial real estate elements, primarily in Moscow, and the greater Moscow region.

Our philosophy throughout our operations is to provide value for money in all aspects, from the quality of our products to an individual approach towards each and every client with whom we work.

The Architects

Rumina AM Ltd. is one of Sofia's most experienced architectural firms. Their wealth of knowledge has ensured that City of Fountains meets the highest requirements in terms of technical specifications, overall planning as a project and the convenience and practicality for the eventual residents of the individual apartments.

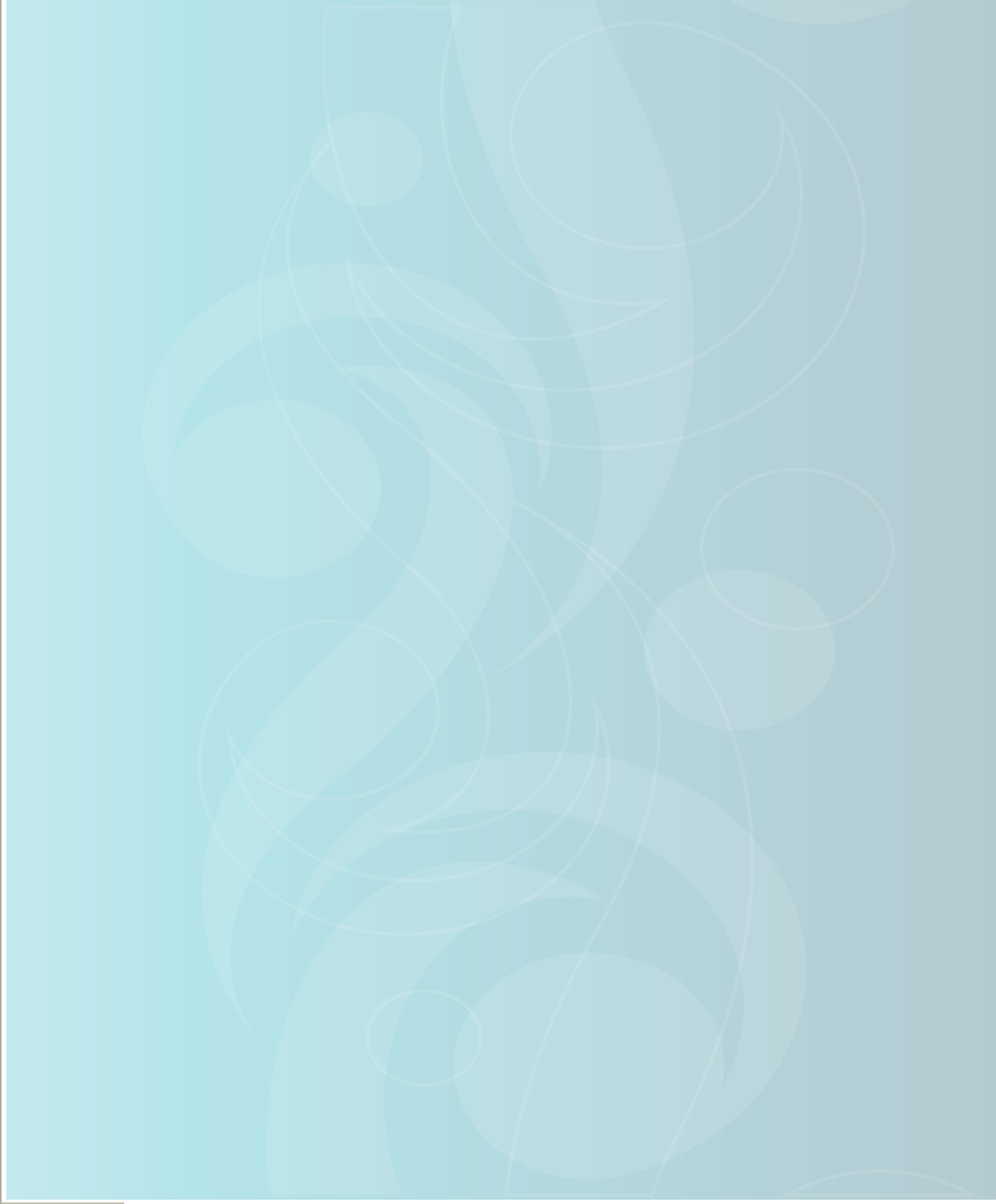
The Main Contractor

Bokal is one of Sofia and Bulgaria's most well-respected and trusted construction and development companies. For the past 15 years they have built up a reputation of excellent quality and dependability with their many buildings around Sofia standing out for their modern design and superior durability.

The Consultants

Colliers International is a leading real estate company with more than 260 offices in over 50 countries worldwide. The company has operated in the country since 1991 and has been actively involved in the most successful commercial and residential projects in Bulgaria. Colliers provides exclusive real estate consultancy services to the City of Fountains project which include concept development, marketing, and sales advisory.





Graphic Design by Colliers International

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