



SMART OFFICES
GREAT VIEWS



Serdika

Although Serdika is the historic name of the Bulgarian capital, Sofia, the newly constructed Serdika Offices is anything but traditional. Serdika Offices is a smart contemporary, new business location with cutting-edge specifications offering exciting views.

Excellent Location

Serdika Offices offers excellent Class A office space in a landmark project together with the adjoining Serdika Center Sofia – a 52,000 m² state-of-the-art shopping mall and leisure facility.

The project is located on Sitnyakovo Boulevard only 1.9 km from the city centre. The location benefits from excellent access by road and public transport, with the No 20 tram line stopping at a station, which is only a minute away from the centre. Sofia International Airport is less than 20 minutes away and the Hemus and Trakia highways are within 10-15 minutes drive.

Distances from Serdika Offices:

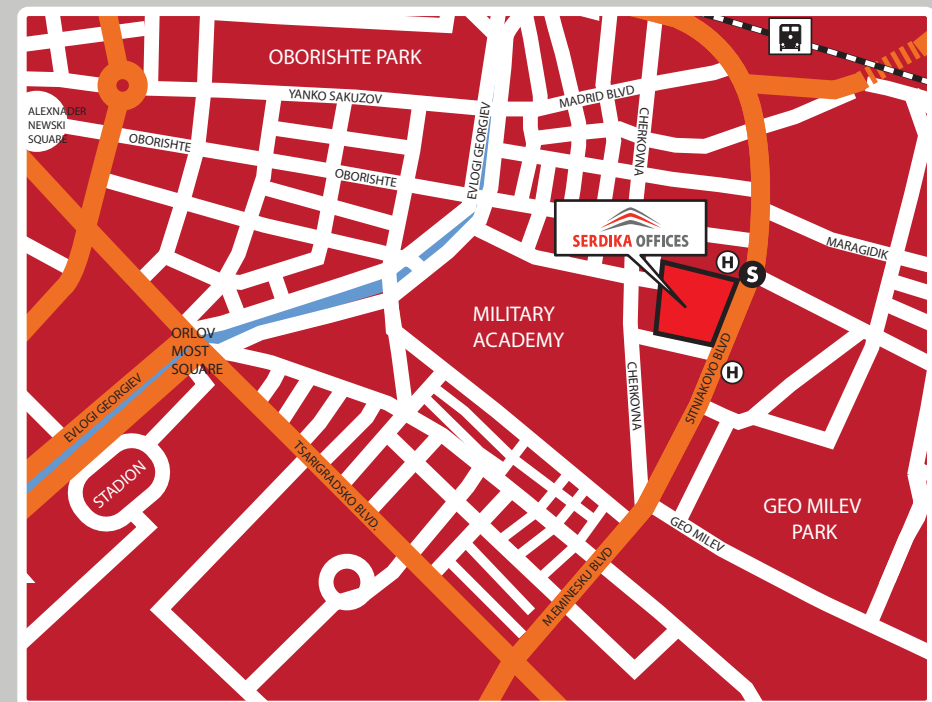
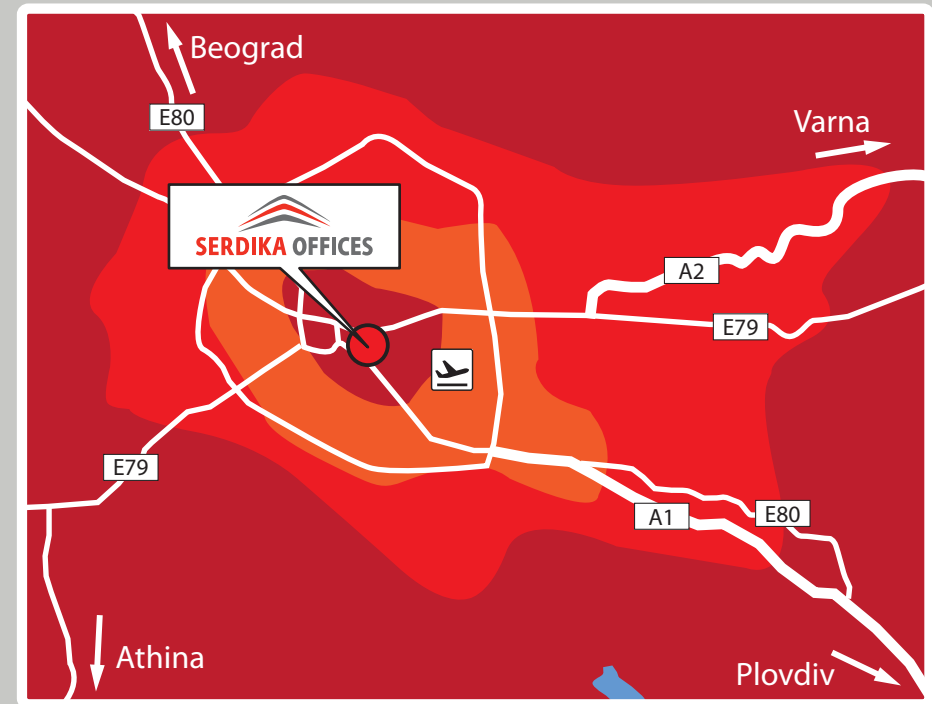
City centre /Alexander Nevski Cathedral / 1.9 km
Ring Road 8.5 km

connecting with

E79 Greece – Hemus Highway

E80 Serbia – Trakia Highway

With Serdika Offices spanning eight floors above the shopping mall it is not only Sofia's newest landmark building, but also offers superb views of the city. The office tower is accessed via a separate entrance on the ground floor at Sitnyakovo Boulevard, with high-speed lifts taking visitors to the spacious and representative central reception. This area can also be accessed from the parking level on the third floor, where twelve elevators access the offices directly.





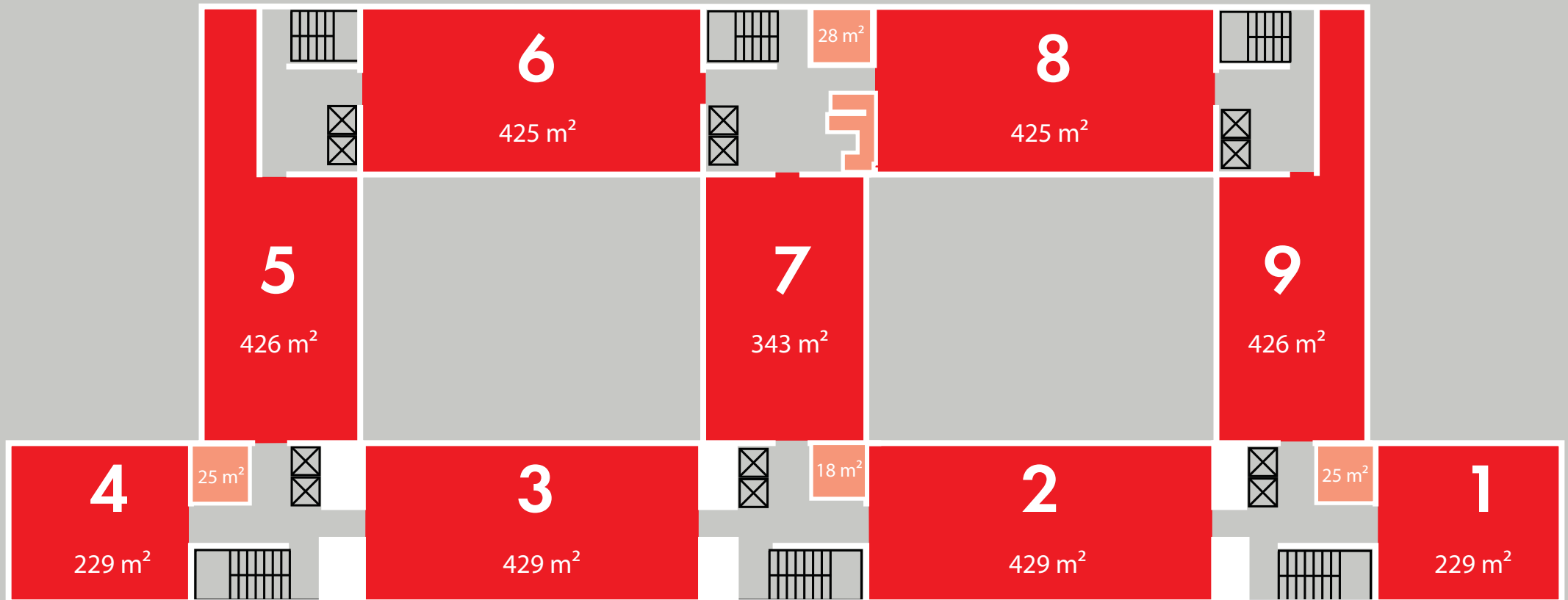
Office Space

Serdika Offices provides 28,000 m² of Class A office space with the highest technical specifications.

Office sizes range from 200 m² up to 4,000 m² on a single floor, making it an excellent solution for small and medium-sized companies. The atriums allow plenty of natural light to enter the offices, which have a depth of no more than 14 meters. The clear height of three meters makes the offices very spacious and further adds to the pleasant working environment.

Cutting-edge Specifications

- 3 meters clear height
- Raised floors
- Suspended ceilings
- Double-skin facade
- Highly efficient motorized sun protection
- 4-pipe fan coil system
- Certified green building
- Mechanical ventilation system for fresh air supply
- Natural light
- Openable windows
- 1 600 parking spaces distributed on three floors



Sitnyakovo Blvd.



Multiple Amenities

The proximity of the Serdika Center Sofia shopping mall enables superb access to local amenities. The mall has two restaurants and a food court as well as a more quiet bistro on the first office level. Many business services, such as bank branches, mobile, computer and stationary shops can be found in the adjacent mall. The Piccadilly hypermarket, the wellness facilities and of course the numerous international shops make Serdika Offices a popular choice for corporate headquarters. Medical facilities are available in the neighbourhood and a post office within 5 minutes walk.



Reliable Partners

Serdika Offices were completed in the beginning of 2011 with the mall opening in spring 2010. Both buildings were created by the partnership of highly-experienced international developers with an impressive track record, which ensured the quality and timing. The investor behind Serdika Offices is S-Immo AG, Austria's first property investment company, together with Erste Group Immorent Bulgaria, a wholly-owned subsidiary of Austrian Erste Group and very experienced in the field of real estate development in Central and Eastern Europe. Property Management is provided by ECE – the European leader in the field of shopping centres. Co-exclusive consultants of the project are Colliers International and Forton International.





Authorized leasing agents



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Investor



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