



# THE GREEN DISTRICT



[www.greendistrict.bg](http://www.greendistrict.bg)



## UNIQUE LOCATION

The Green District is located in an area with low-rise buildings regulation - a quiet and peaceful place, with greenery, cleaner air and a wonderful view of Vitosha Mountain. It offers a feeling of relaxation outside the urban environment as a prerequisite for complete rest after work. Exceptional walking distance and quick access to key locations:

- 8-10 MINUTES WALKING DISTANCE TO PARADISE MALL
- 8-10 MINUTES WALKING DISTANCE TO SOUTH PARK
- 8-10 MINUTES WALKING TO VITOSHA METRO STATION AND FUTURE METRO STATION
- 8-10 MINUTES WALKING DISTANCE TO CHERNI VRAH BLVD.
- 1.7 KM (4 MIN BY CAR) TO THE RING ROAD, THE ROUNDABOUT OF DRAGALEVTSI, QUICK ENTRANCE/EXIT FROM THE TOWN
- 4.2 KM (12 MIN BY CAR) TO THE NATIONAL PALACE OF CULTURE AND THE CITY CENTER

## INFRASTRUCTURE

The living environment should provide us with HEALTH AND HARMONY!

This philosophy is also our defining principle in the construction of the "Green District".

The "Green District" has comprehensive planning - rich landscaping, new underground and above-ground infrastructure with streets, modern lighting, quality paved sidewalks with landscaping and modern energy-efficient solutions.

- WE BUILD MODERN INFRASTRUCTURE - ONE OF THE MOST IMPORTANT CONDITION FOR CLEAN AND WITH PROPERLY REGULATED STREET TRAFFIC NEIGHBORHOOD
- OVER 20,000 SQ. M. GREEN TERRITORY
- 5 NEW CHILDREN'S PLAYGROUNDS WITH ECO MATERIALS
- THE FIRST KINDERGARTEN IN THE NEIGHBORHOOD



## SOCIAL STREET WITH CAREFULLY SELECTED MIX OF RETAIL SHOPS

SOCIAL STREET "THE GREEN QUARTER". A great place to socialize in the neighborhood where you can find all the essential goods and services. A variety of amenities - just a step away!

- GROCERY STORE
- PHARMACY
- DAIRY SHOP
- BAKERY
- FRUITS AND VEGETABLES SHOP
- COFFEE and PASTRY SHOP
- BEAUTY / HAIR SALON
- ELECTRIC CAR-CHARGING STATION PLACE

# HEALTHY ENVIRONMENT

For us, the construction of residential buildings is a mission that we take extremely seriously.

"The Green District" is designed so that the owners will live comfortably and carefree in their apartments even after several generations. We believe that ENERGY EFFICIENCY, AUTOMATIC AIR PURIFICATION, "SMART CONTROL" and ELECTRIC CARS CHARGING will be mandatory standards in the near future. We are building "The Green District" in this way now!

To create harmony is our defining principle in building this neighborhood. We create homes that will add to the health and well-being of their owners. Homes that will make these owners proud!

- **SOLAR COLLECTORS** ON ROOFS
- INSTALLATIONS FOR **AUTOMATIC WATERING** AND IRRIGATION
- NEW GENERATION CERAMIC **VENTILATED FACADE** by **LAMINAM**
- MULTI-CHAMBER CERAMIC BRICKS - **WIENERBERGER POROTHERM 25 N+F**
- **THERMAL FLOORS INSULATION** WITH EXTRUDED POLYSTYRENE by **GIAS GRAFIT XPS**
- **EXTERNAL THERMAL INSULATION** - STONE WOOL 10 CM
- **JOINERY AND WINDOWS** WITH MAXIMUM ENERGY EFFICIENCY
- **HEATING** - GAS INSTALLATION in EACH BUILDING
- **UNDER FLOOR HEATING** IN ALL APARTMENTS
- **SOUND INSULATION MEMBRANE** WITH PUTTY AGAINST IMPACT NOISE ON THE FLOORS
- **SILENT SEWAGE SYSTEM** - MASTER 3 PLUS
- HIGH-TECH QUALITY ELEVATORS - **SCHINDLER 3300 + UV CLEAN AIR**
- SECURITY.
- **ACCESS CONTROL** WITH CHIP SYSTEM AND CCTV (VIDEO SURVEILLANCE )
- **FREE MOVEMENT OF PEOPLE WITH DISABILITIES** AND BABY STROLLERS
- **COMMON AREAS** ARE FULLY FINISHED WITH GRANITE AND ALUMINUM RAILWAYS



# PROJECTS BY DOMEX IN "THE GREEN DISTRICT"



RESIDENTIAL BUILDINGS  
DREAM RESIDENCE

## HAPPY CHILDHOOD

- 5 NEW KIDS PLAY-GROUNDS WITH ECO-MATERIALS
- THE FIRST KINDERGARTEN IN THE NEIGHBORHOOD



GATED COMMUNITY RESIDENTIAL COMPLEX  
GREEN DISTRICT GARDEN

# NEW DEVELOPMENT



GATED COMMUNITY RESIDENTIAL COMPLEX  
GREEN DISTRICT PARK

# APARTMENTS

## FRENCH WINDOWS

MORE SUN LIGHT AND SPACE.  
MAGNIFICENT VIEW TOWARDS  
VITOSHA MOUNTAIN AND THE INNER PARK

## AUTOMATIC HEAT RECOVERY VENTILATION

ALWAYS FRESH AND CLEAN AIR AT YOUR HOME

## UNDERFLOOR HEATING

COMFORT TEMPERATURE IN EACH  
ROOM DURING THE WHOLE YEAR

## SMART HOME WITH SHELLY

YCONTROL EACH POINT OF YOUR HOME  
FROM EACH POINT OF THE WORLD



# THE FUTURE IS WITH US TODAY!



# ABOUT US



"The Green District" is a project by Domex Invest EOOD construction and investment company, part of "Bulcapital Group" - specialized in investments and services in the real estate sector.

Up to now, we have developed and built projects with a total built-up area of over 350,000 sq.m. in Sofia and throughout the Black Sea.

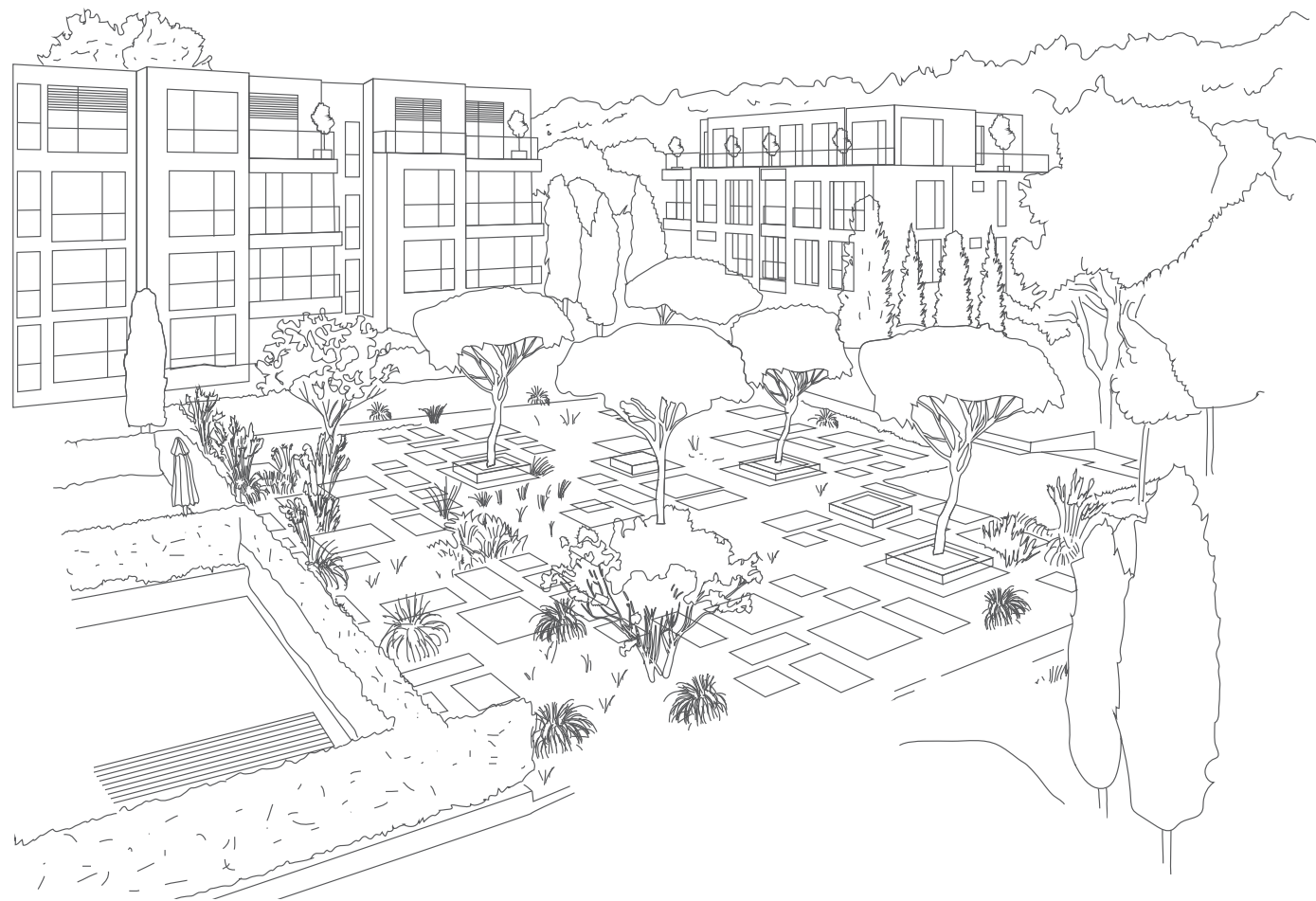
By targeting residential buildings and gated complexes and providing a full range of services throughout the construction-investment process, including subsequent management and maintenance, we aim to create a modern living environment and guaranteed profitability with a high return on investment.

During the implementation of our projects, we select materials and new technologies striving to protect the nature and improve the environment. We develop "green" buildings with quality materials and innovative smart systems that meet the highest energy efficiency class.





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DISTRICT**



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