

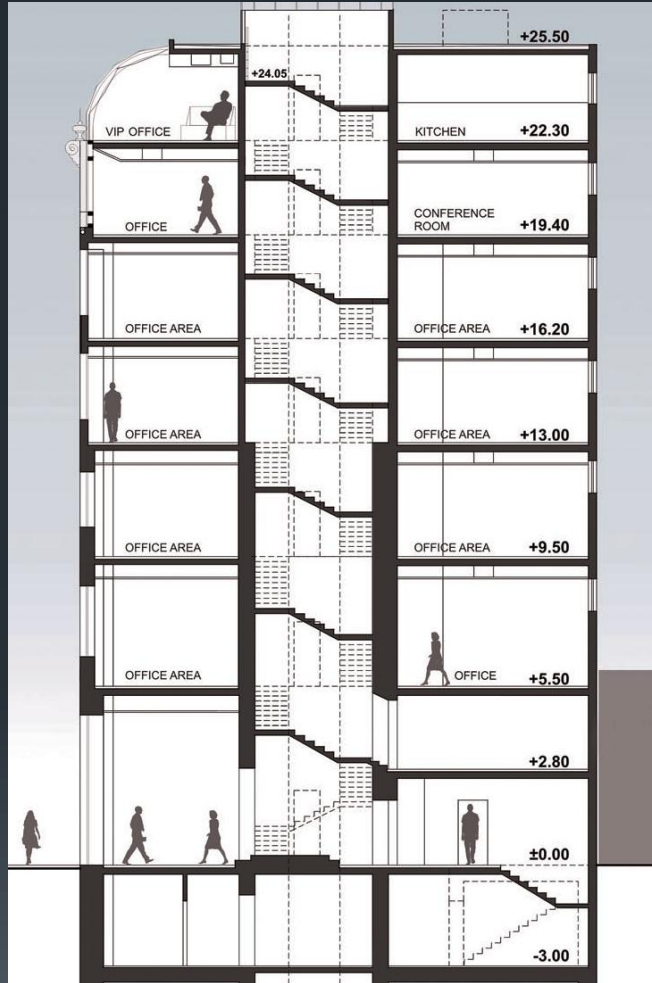


TIDES CAPITAL & MANAGEMENT

Battenberg Business Building

Address: 4 Kniaz Al. Battenberg Blvd., Sofia, Bulgaria

Description



- Upscale offices to let. They meet all standards of class “A”;
- Six floor building located in the center of Sofia;
- The internal layout uses an “open office” system allowing it to be configured according to the specific needs of each client;
- The large panoramic roof lets in sunlight all day long;
- All rooms are complete and functional and have the most modern installations and communication resources for business management requirements.

Interior



- The entire building utilizes the new VRV air-conditioning system of Mitsubishi Heavy Industries Japan and each floor is separate from the others;
- Every floor also has individual entry and access control;
- The flooring of the building is of top quality and has the highest durability factor ;
- In the center of the granite staircase there is a panoramic KONE elevator with a capacity up to 10 people.

Location

- The “Battenberg Building” is located in the prestigious heart of Sofia
- In the surrounding area many famous architectural symbols of the city are located, such as the former Royal palace, Ivan Vazov National theatre, as well as the administration of the country, Parliament, Presidency, Council of Ministers and other seats of government.
- In the close vicinity financial institutions such as Bulgarian National Bank, BNP Paribas, Unicredit and others are located as well as high- class hotels such as the Sheraton and the Grand Hotel Sofia.
- The building is a starting point of the most elite shopping street ,where world brand stores, offices of international corporations and famous restaurants are found.

Map



4 Knyaz Al. Battenberg Blvd.

Competitive Advantages



- Commanding central, it is a walking distance of most Government institutions, banks headquarters and high street retail;
- Amongst potential uses, the layout has a design that allows it to be easily transformed into luxury store, a bank office or a catering establishment;
- From the street is into an airy atrium area with a 5m high ceiling. It consists of a spacious ground floor with a view towards two streets, a basement with natural lighting and a mezzanine.

Contact Information:

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