



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 1,850,000

#### Posizione

Nazione: Bulgaria  
Stato / Regione / Provincia: Sofia-Capital  
Città: Sofia  
Pubblicato: 24/01/2024

#### Descrizione:

'RockIT Properties' is pleased to present to you a three-storey house in the best part of Boyana quarter, from which you can see incredible views of the whole of Sofia, a quiet and peaceful street with quick access to Bulgaria Blvd. and public transport stops.

#### Basement:

Steam bathSaunaRelaxation roomFitnessBathroom with toiletLarge storage roomHot connection to two garages

#### Ground floor:

Spacious living room (77.22 sq.m.) with luxuriously equipped kitchenFireplace with exit to the terrace in front of the yardBathroom with guest toilet

#### Second floor:

Three bedrooms (34.36 sq.m, 35.32 sq.m and 17.45 sq.m)One bathroom with toilet

#### Third floor:

Spacious bedroom (60.89 sq.m) with a panoramic terracePrepared conclusions for the installation of a jacuzzi for six peopleBathroom with toilet

#### Furniture and materials:

Doors, flooring, panelling, staircases and kitchens made of solid oak woodWooden joinery 'Jelovica' with a six-chamber systemAluminum radiators for heating with thermostatic valves and heating pipes in the sanitary rooms

#### Heating system:

Water pump heating system with parameters of the heat carrier 80-60 degreesGas boilerHeating elements and radiatorsThermostatic valves and automatic deaerators



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## Water supply:

Internal water supply for drinking and household needs Hot water provided by an electric boiler

## Insulation and finishing works:

Filled insulation with glass wool, plasterboard and breathable nets Luxury finishes such as oak parquet, wallpaper, latex, six-chamber joinery, doors with increased sound insulation, luxury fireplace in the living room and bathrooms with 3D finishes and fittings Ideal Standard - Italy

## Yard:

Irrigation system for the yard Several different species of pines, an ancient redwood

For more photos, layouts and information, please visit our site: ... bg

If you are looking for or offering a similar property, contact us! A job well done is our trademark.

We can assist at every stage of financing (we work with all banks and the service is free), legal advice, buying and selling, interior design, construction and repair works, cleaning and maintenance of the property, management through short or long term rental and much more .

Costruito: 2023

## Comune

Camere da letto: 4

Bagni: 4

## Building details

Parking: Sì

Numero di piani: 3

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/PLJS-T93/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PLJS-T93/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 3920

