

TRANSFORMING THE MISSING URBAN LINK OF WESTERN SOFIA

Purpose-Built Rental Housing
for students and young professionals
next to New Bulgarian University
and metro connectivity



25 MIN
WALK TO NBU



3 METRO
STATIONS



RETAIL & SHOPS
5-10 MIN WALK



160 PARKING
SPACES



SUSTAINABLE
LIVING

02 PROJECT OVERVIEW

Inspiration

Modern Housing addresses the growing demand for professionally managed rental accommodation in one of Sofia's fastest-growing districts. Rising housing prices, increasing people mobility and limited rental stock create a compelling opportunity for a purpose-built rental housing. The project is in close proximity to New Bulgarian University and three metro stations.

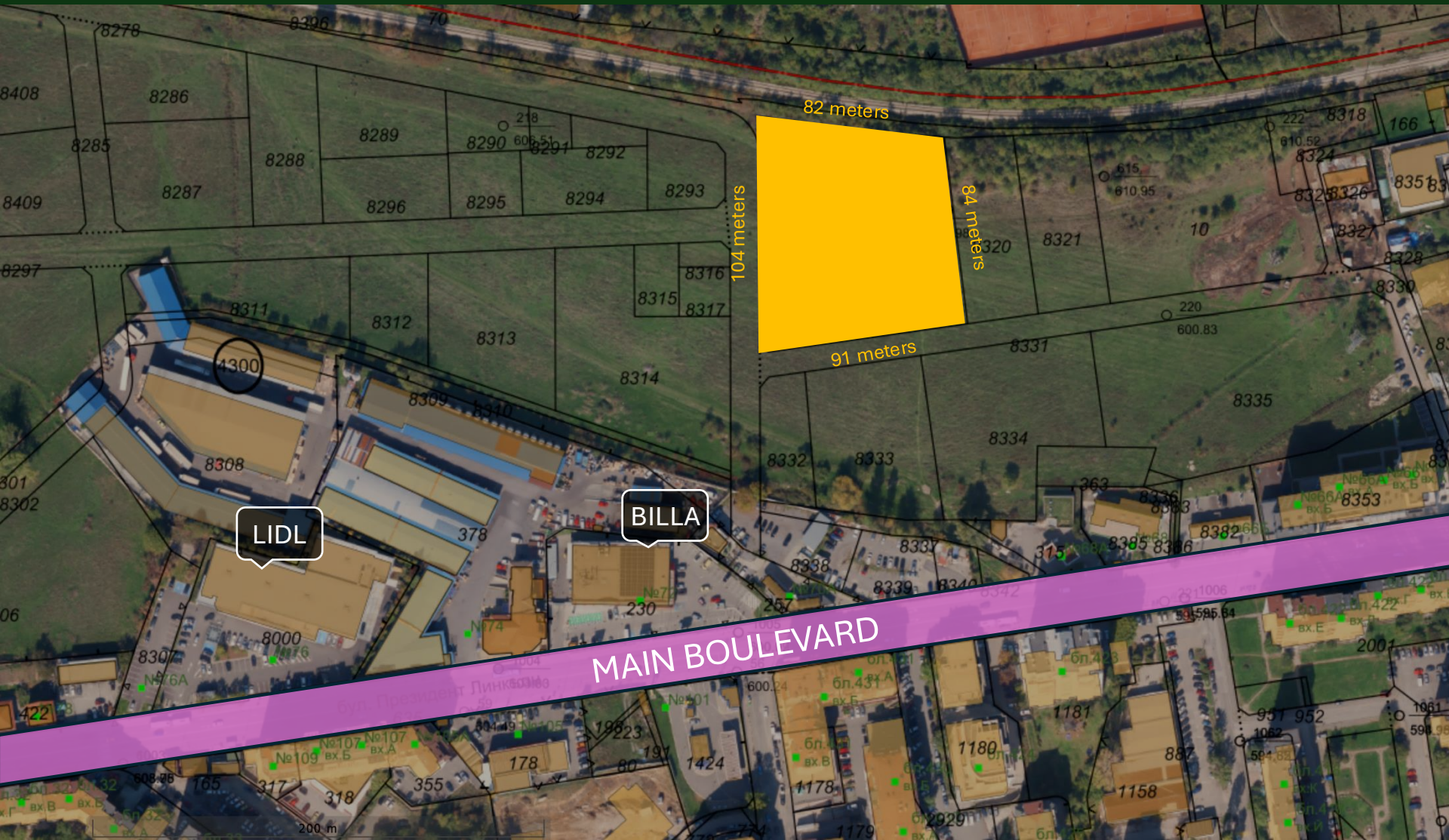
The development will comprise of 315 fully furnished private studios with integrated kitchenettes and en-suite bathrooms, designed for efficient long-term rental operations. Expected monthly rents will start from €350 (excluding utilities).

Details

Location:	Bulgaria, Sofia, Ovcha Kupel, Link
Plot size:	8,072.00 m ²
Total built area:	10,496.00 m ²
Building type:	Purpose-Built Rental Housing targeting students and young professionals
Units:	315 single-bed studios
Facilities:	Bicycle parking, Secure Storage, Vending Facilities, Communal Social Plaza
Development Timeline:	36 months from land acquisition
Progress:	Feasibility study – completed Legal due diligence – completed Conceptual design – completed Land acquisition – planned for Aug 2026

04 EFFICIENT DEVELOPMENT PLOT. MAKING IT POSSIBLE FOR EFFICIENT DESIGN.

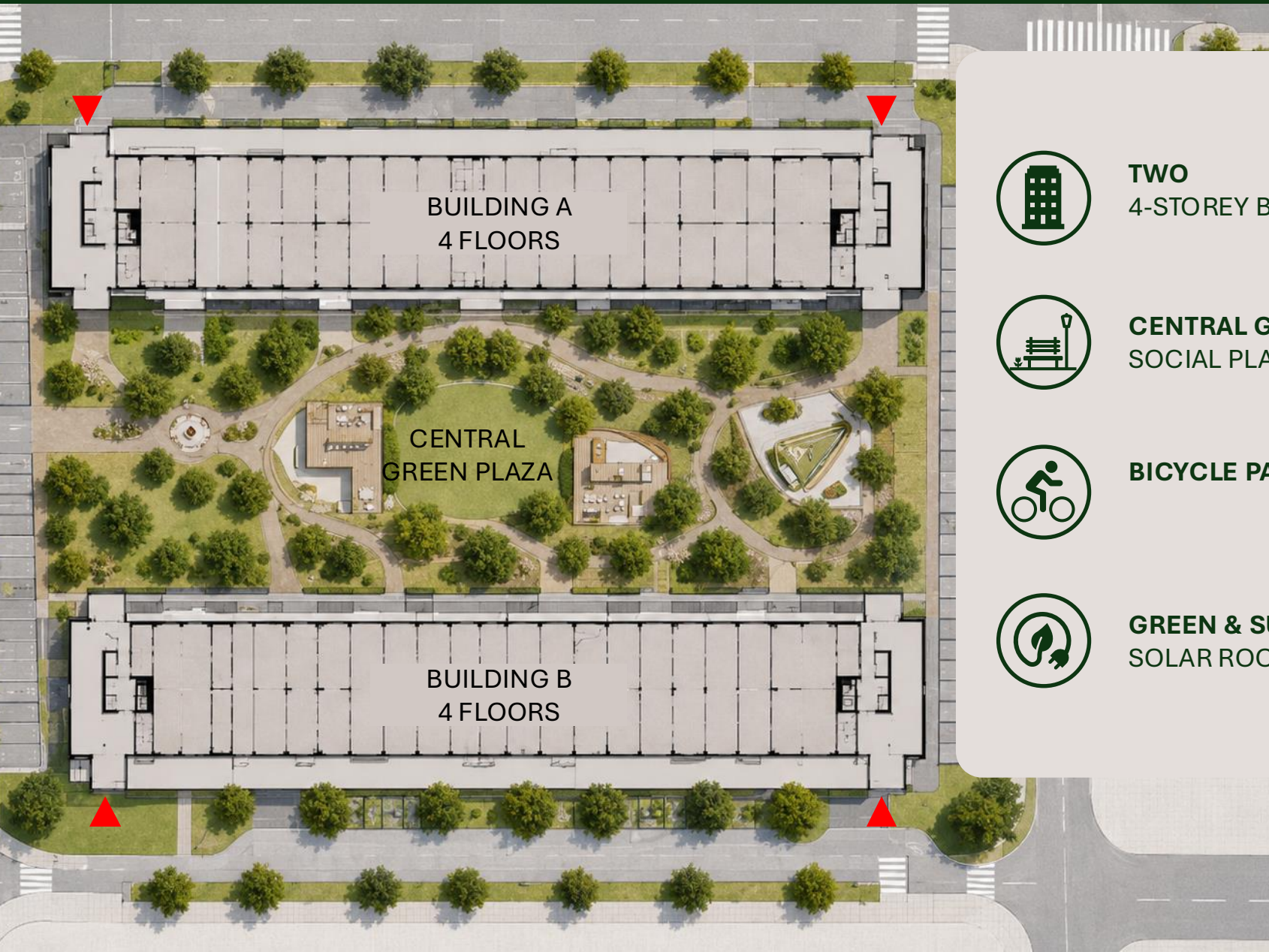
The land plot is nearly a perfect square making it possible to create an efficient layout maximizing net lettable area. It has convenient access from two streets and it's less than 200 meters away from the main boulevard. The site is slightly elevated and positioned on a hill which ensures sufficient lighting in every studio throughout the entire year. It also creates a feeling of spaciousness.





06 MASTERPLAN.

Designed around community, wellbeing and social interaction



TWO
4-STOREY BUILDINGS



CENTRAL GREEN
SOCIAL PLAZA



BICYCLE PARKING



GREEN & SUSTAINABLE
SOLAR ROOFTOP



13 MIN
walk



METRO
OVCHA KUPEL II



5-10 MIN
walk



RETAIL & SHOPS



10 MIN
by bus



NEW BULGARIAN
UNIVERSITY



15 MIN
by metro



SOFIA CENTER
(NDK)

INVESTMENT HIGHLIGHTS

STRONG HOUSING DEMAND

Next to NBU – consistent occupancy.
Ideal access to public transportation – suitable for professionals across the city.

PRIME CONNECTIVITY

3 metro stations, multiple bus stops, access to main boulevards and Sofia Ring Road.

FUTURE DISTRICT GROWTH

Located within one of Sofia's fastest-growing residential districts.

MODERN, SUSTAINABLE BUILDINGS

Lower operating costs, higher value. Designed for long-term institutional ownership.

STANDARDIZED UNIT DESIGN

Standardized layouts reduce construction complexity, improve procurement efficiency and accelerate project delivery.



TODAY



TOMORROW



Invest in the Future of Purpose-Built Rental Housing in Sofia