

mega mall

Softa

MEGA ○ OPPORTUNITIES

MEGA ○ LOCATION

MEGA ○ FUN







MEGA ○ OVERVIEW

Project details:

Name: _____ **Mega Mall**
Type: _____ **Shopping Mall**
Location: _____ **Sofia, Lyulin, Zapaden Park**
Developer: _____ **Real 4 You Immobilien GmbH**
Consultant: _____ **Raiffeisen Real Estate, Bulgaria**

Key features:

_____ Convenient public transportation;
_____ Direct connection to existing subway station;
_____ On the main crossroad to the biggest district in the city;

The First of a Kind!

Mega Mall gives you the opportunity to reach an attractive demographic audience characterized by a large group of young people with growing consumer needs and purchasing power. Young professionals will value the convenience of the local Shopping Mall with its easy access and attractive offers.

mega mall

I Primary

Catchment area: 339 000

- 125 000 Lyulin
- 37 000 Ilinden
- 67 000 Kr. Poljana
- 51 000 Ov. Kupel
- 11 000 Bankja
- 48 000 Vrabnitsa

II Secondary

Catchment area: 579 000

- 87 000 Kr. Selo
- 74 000 Nadezhda
- 47 000 Serdika
- 32 000 Novi Iskar

**III General Catchment area:
Over 1 500 000**



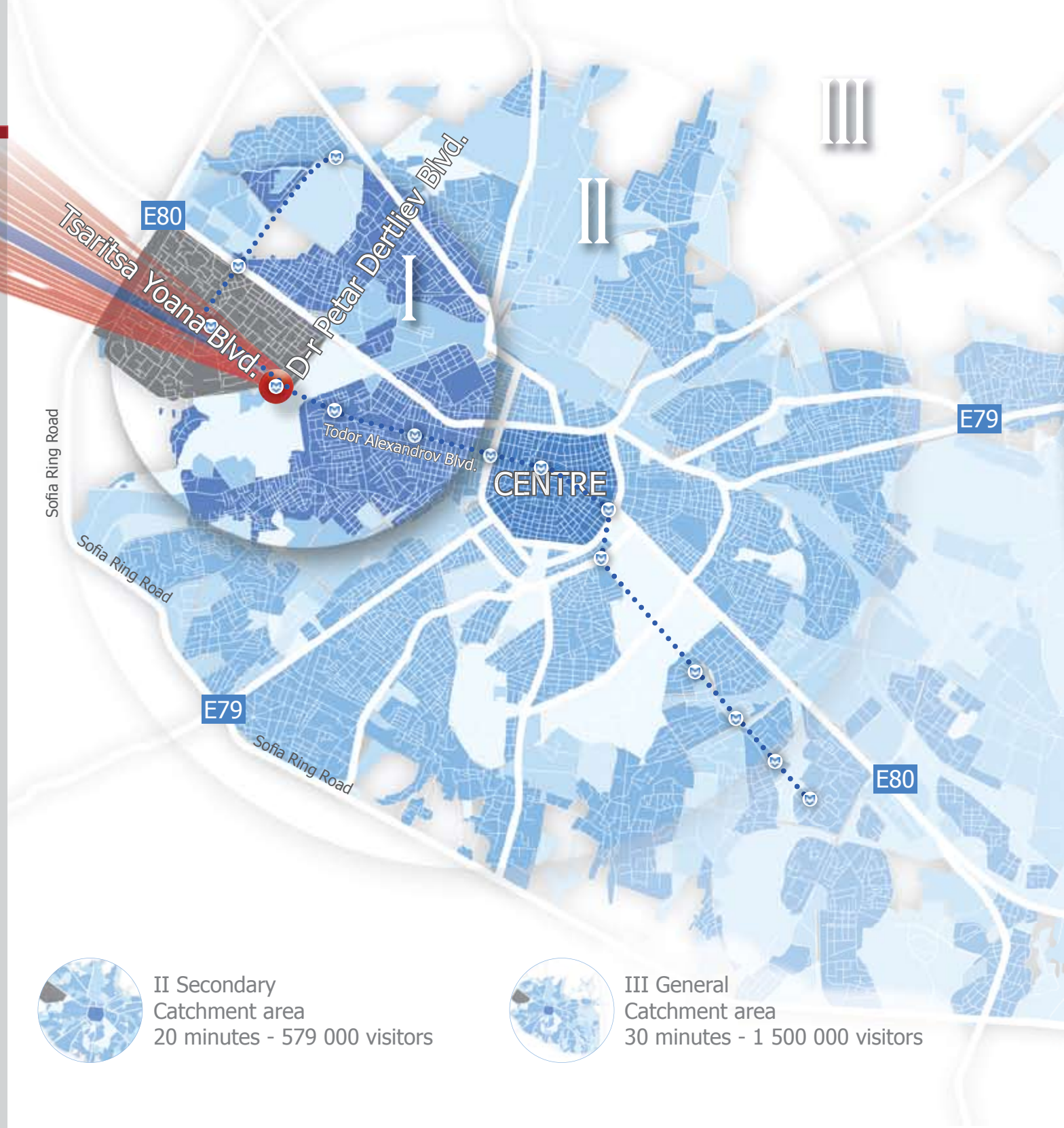
I Primary
Catchment area
10 minutes - 339 000 visitors



II Secondary
Catchment area
20 minutes - 579 000 visitors



III General
Catchment area
30 minutes - 1 500 000 visitors



MEGA LOCATION

West Park - A Gateway to the City!

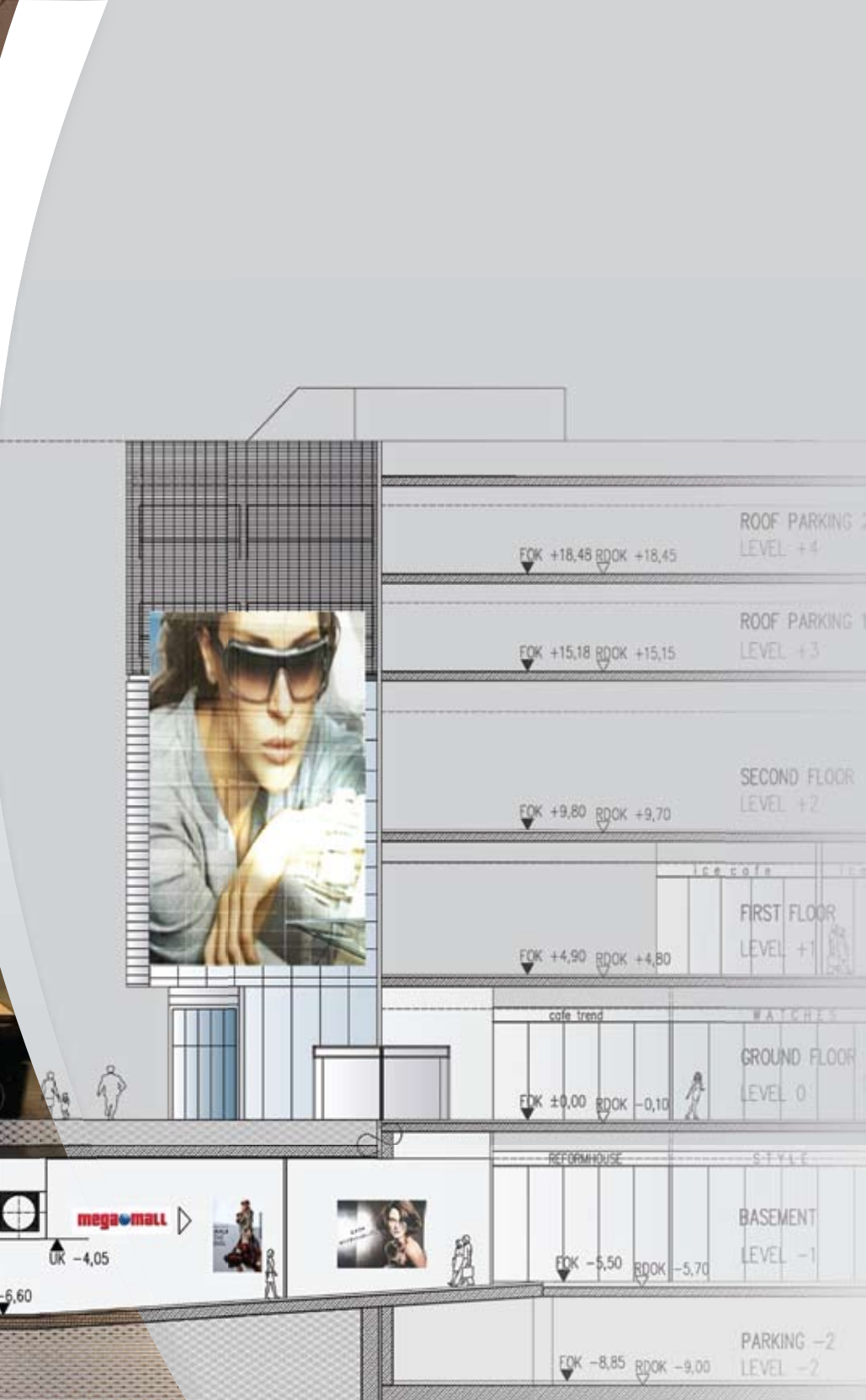
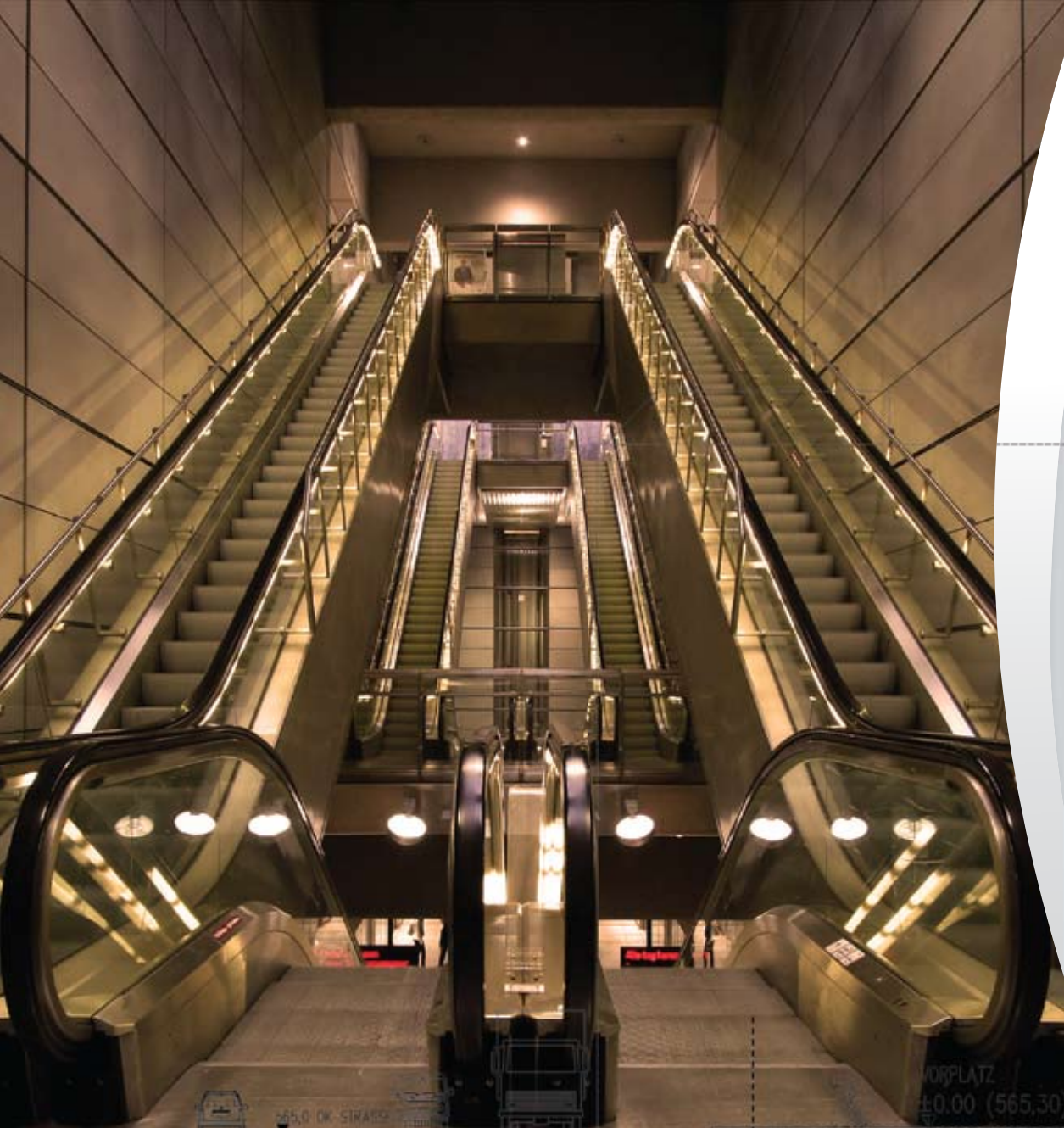
Mega Mall will be developed at a unique location in the western part of Sofia. The location is exactly at the doorstep of Sofia's most populous and vibrant neighborhood - Lyulin with its more than 125 000 residents. A key feature of Mega Mall will be its direct connection to Zapaden Park subway station. The Sofia subway daily transports more than 180 000 people.

The shopping center will further benefit from its positioning at the busy intersection of Tsaritsa Yoana Blvd. and D-r Petar Dertliev Blvd. These two key boulevards are the main access points to the densely populated Lyulin District and will ensure a constant traffic flow.

- Superb access to the subway
- Key Boulevards
- Convenient public transportation

This provides a solid catchment area of potential customers living and working in the neighborhood, as well as a steady traffic flow throughout the whole week.





MEGA ACCESS POINTS AND METRO STATION

Direct access between Mega Mall and metro station on level - 01

SITUATED ON THE MAIN LYULIN CROSSROAD
PUBLIC TRANSPORT STATIONS:

-  DIRECT ACCESS FROM THE METRO STATION
-  310 BUS
-  8 TRAMCAR
-  6, 7 TROLLEYBUS





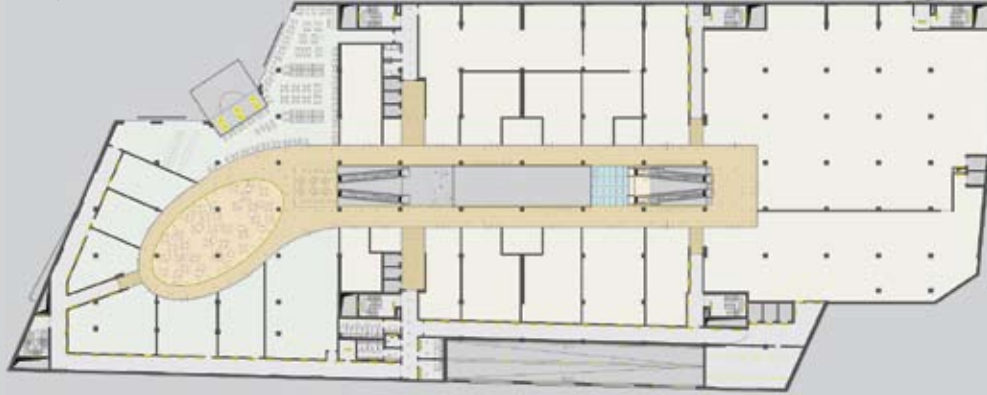
Level 0



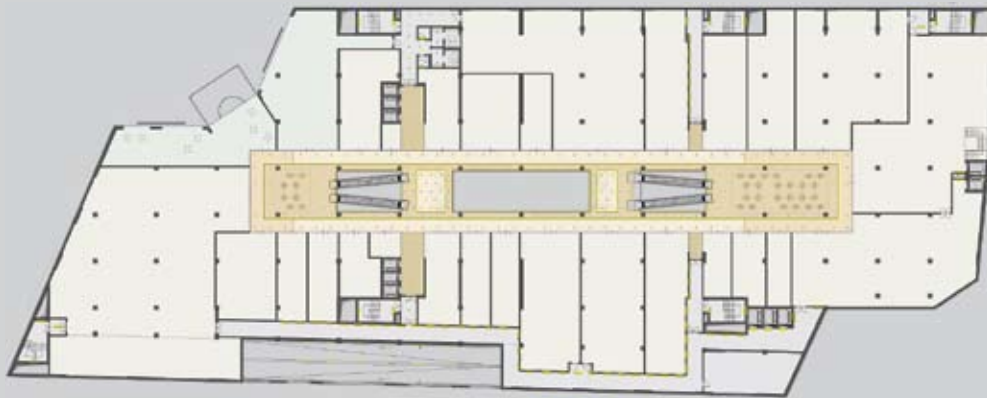
Level -1



Level +2



Level +1



600 parking lots
100 Shops

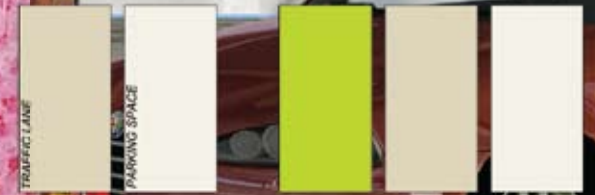
Fashion
& Lifestyle...



24 000 m²
Leasable area

Hundreds of Shopping
& Entertainment
opportunities...





FLOOR PAINT

WALL PAINT



ELEVATION A-A, M 1:100



ELEVATION B-B, M 1:100



MEGA TECHNOLOGY

Specification

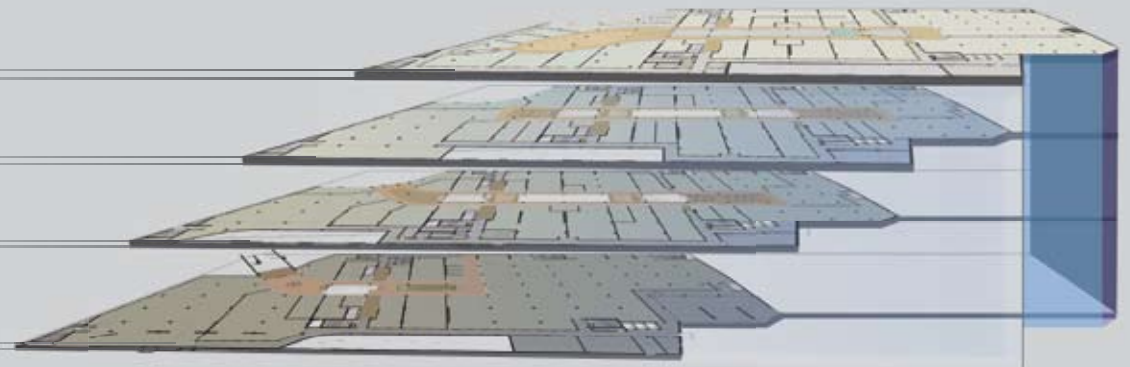
- 24.000 m² NLA
- 20 escalators
- 6 public elevators
- 5 service elevators
- Over 600 parking lots
- Bright and friendly mall (due to day light entering through the 68 m long and 7 m wide central skylight)

Level 2

Level 1

Level 0

Level -1





mega mall

%



means more

BATAK

MEGA EXPERIENCE

Real 4 You Immobilien GmbH is a company with an established reputation in the real estate industry, with successful projects in markets such as Austria, Romania, Hungary, Slovakia and the Czech Republic. The company covers the entire service spectrum around the construction of a commercial property (ranging from a 'small' supermarket to a shopping mall), the development, construction and leasing of the properties.

At the same time Real 4 You pursues long-term investment goals and continues to act as the owner of the respective buildings. Real 4 You has developed about 140 retail projects (shopping centers, retail parks, mega shopping markets and supermarkets) as well as an impressive number of residential and office projects. The company continues its expansion in Bulgaria and is proud to announce its first project in Sofia – Mega Mall.

REAL4YOU
Immobilien GmbH

MAGNUM

Real 4 You Immobilien GmbH operates in Bulgaria through its wholly owned subsidiary **Magnum Bulgaria GAMMA FOOD**

www.real4you.at

mega●mall

SOFFA

MEGA  **OPPORTUNITIES**

MEGA  **LOCATION**

MEGA  **FUN**



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