

# Etabliertes Einkaufszentrum



**MERGERSCORP**

## Etabliertes Einkaufszentrum

Gemischt genutztes Projekt, bestehend aus 36.000 m<sup>2</sup> Einzelhandelsfläche und 10.410 m<sup>2</sup> Bürofläche der Klasse A. Es ist der Ort, an dem Besucher eine Vielzahl von Dienstleistungen, Produkten und Unterhaltungsmöglichkeiten finden können. Ist ein phänomenaler Ort zum Einkaufen. Es bietet eine hervorragende Auswahl an führenden internationalen und lokalen Marken

### Büroräume

Ein Teil des Projekts bietet Büroflächen der Klasse A für die innovativsten Unternehmen, die einen prestigeträchtigen Standort bevorzugen, um einen zeitgenössischen Arbeitsplatz in einem modernen Gebäude einzurichten.

### Primäre Punkte

TBA 122.000 m<sup>2</sup>  
 GLA 45.000 m<sup>2</sup>  
 Etagen 4  
 Büros der Klasse A 10.410 m<sup>2</sup>  
 Einzelhandelsfläche 36.000 m<sup>2</sup>  
 Parkplätze 1.100

### Vorteile

Das Einkaufszentrum verfügt über mehr als 150 Einzelhandels- und Freizeiteinheiten auf 3 Etagen. Es bietet seinen Besuchern die folgenden Vorteile:

- Eine Vielzahl von Dienstleistungen, Einzelhandelsmarken, Restaurants und Unterhaltungsangeboten
- Angrenzende Büroflächen der Klasse A
- Wohnviertel in der Nähe
- Mehrere Parkplätze zur Auswahl
- Einfacher Transport
- Bequemer Standort

### Ausgewählte Pächter

– Zara  
 – Bershka  
 – Stradivarius  
 – Massimo Dutti  
 – Oysho  
 – H&M  
 – IKEA  
 – Pepco  
 – New Yorker  
 – LC Waikiki  
 – Intersport  
 – Sport Vision  
 – KFC  
 – Starbucks  
 – Humanistisch  
 – Sinsay  
 – Kropp

TARGET PRICE  
 EUR 90,000,000

GROSS REVENUE  
 EUR 6,500,000

EBITDA  
 EUR 0

BUSINESS TYPE  
 Hotels

REASON FOR SELLING  
 Desinvestition

COUNTRY  
 Bulgarien

BUSINESS ID  
 L#20220345

- Haus
- CCC

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