



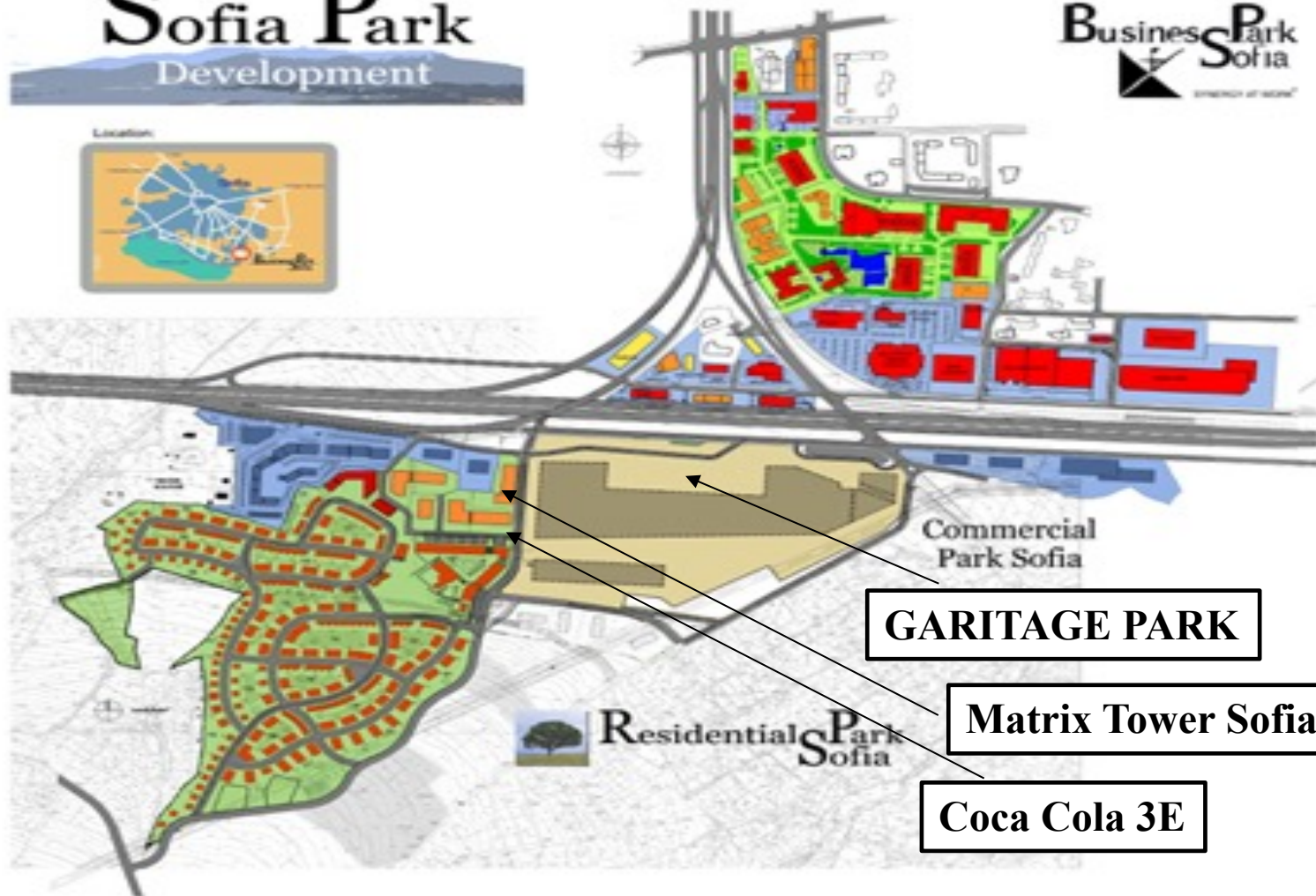
Matrix Tower Sofia

Sofia Park Development

Location:



Business Park
Sofia



Matrix Tower Location

- **4.000m² A-Class office space with suspended ceilings, raised floors, 2 elevators, double glazing and 24hours security.**
- **90 underground and 20 over-ground parking spaces rented to tenants for €35-50/month.**
- **Located at the entrance of Residential Park Sofia 100m from the ring road and 500m from BPS metro station. Shuttle buses to the metro are also operating and the new metro station will be even closer.**
- **Long term contracts with A-rated clients like German EOS Group subsidiary EOS Matrix Bulgaria which occupies 60% of the building and a few technology companies. EOS has invested inside the building and is willing to renew as they have 200 people operation in the building.**
- **Rent rates €9 plus service charge of €1.5-2/sqm extra covering all common expenses and maintenance. Rates in the area are already at €11 so tenants will gradually pay around €10.**
- **The building is owned by the Bulgarian holding company HIS Holdings DOO which is owned 100% by the Cypriot holding company Sabel Investments Ltd The building has no leverage so no bank loan repayments or mortgage transfer involved. Share deal will mean no VAT payment.**

MATRIX TOWER

Residential Park Sofia



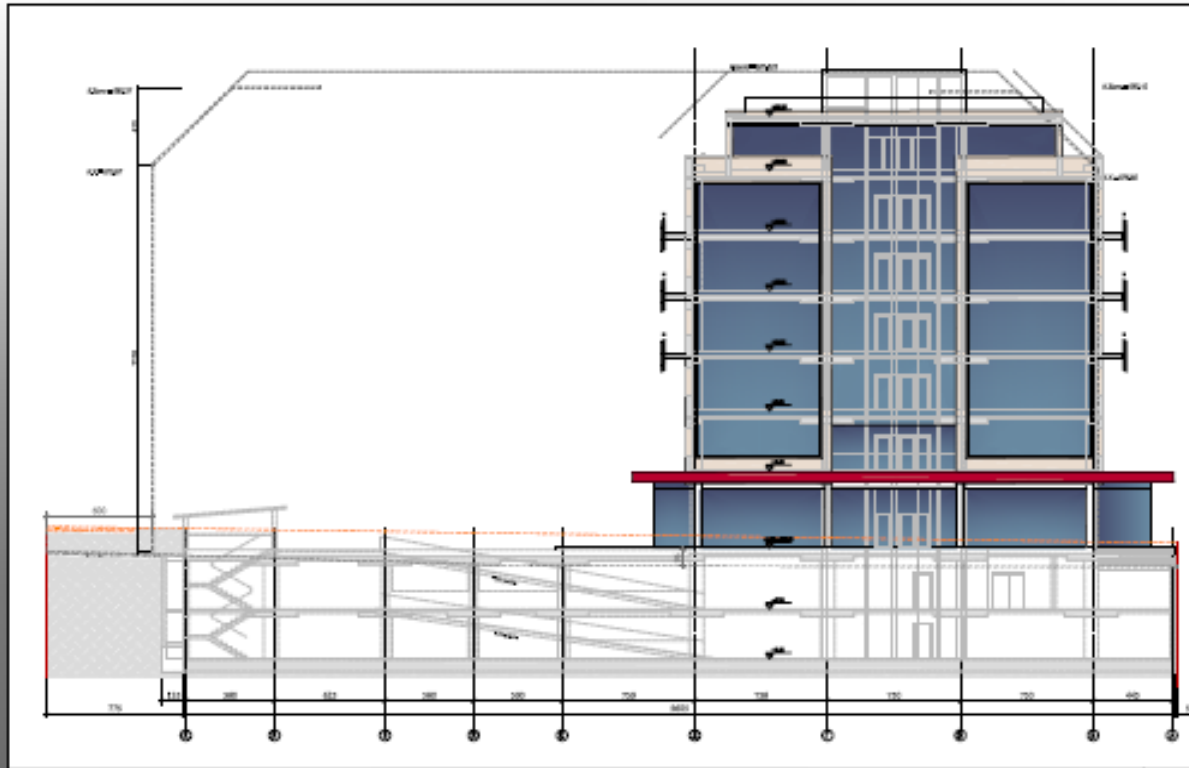
Building Exterior



Building Exterior



Building Interior



M 1:200

утвърдил за " HIS Холдингс" ЕООД

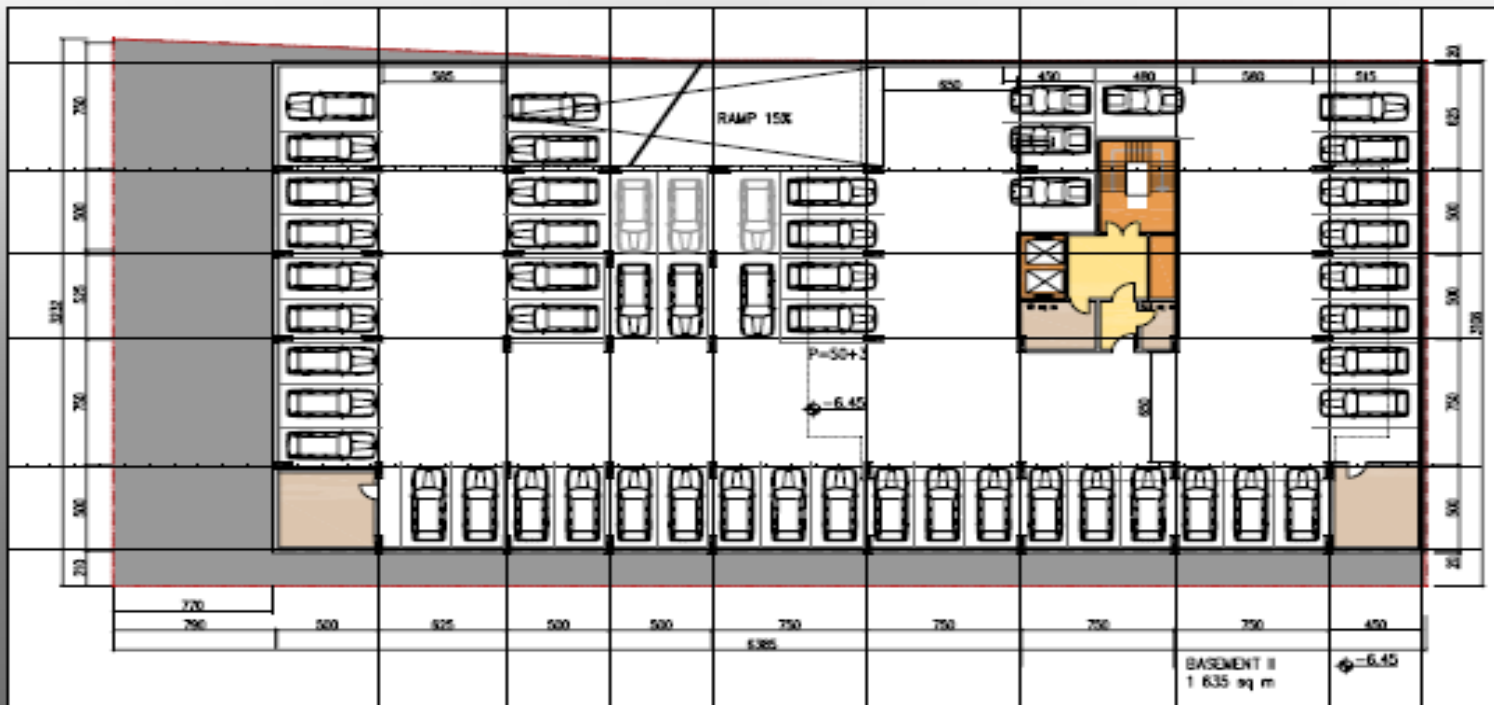
/ Райна Миткова-Тодорова /

HIS HOLDINGS BUILDING, SOFIA



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Elevation

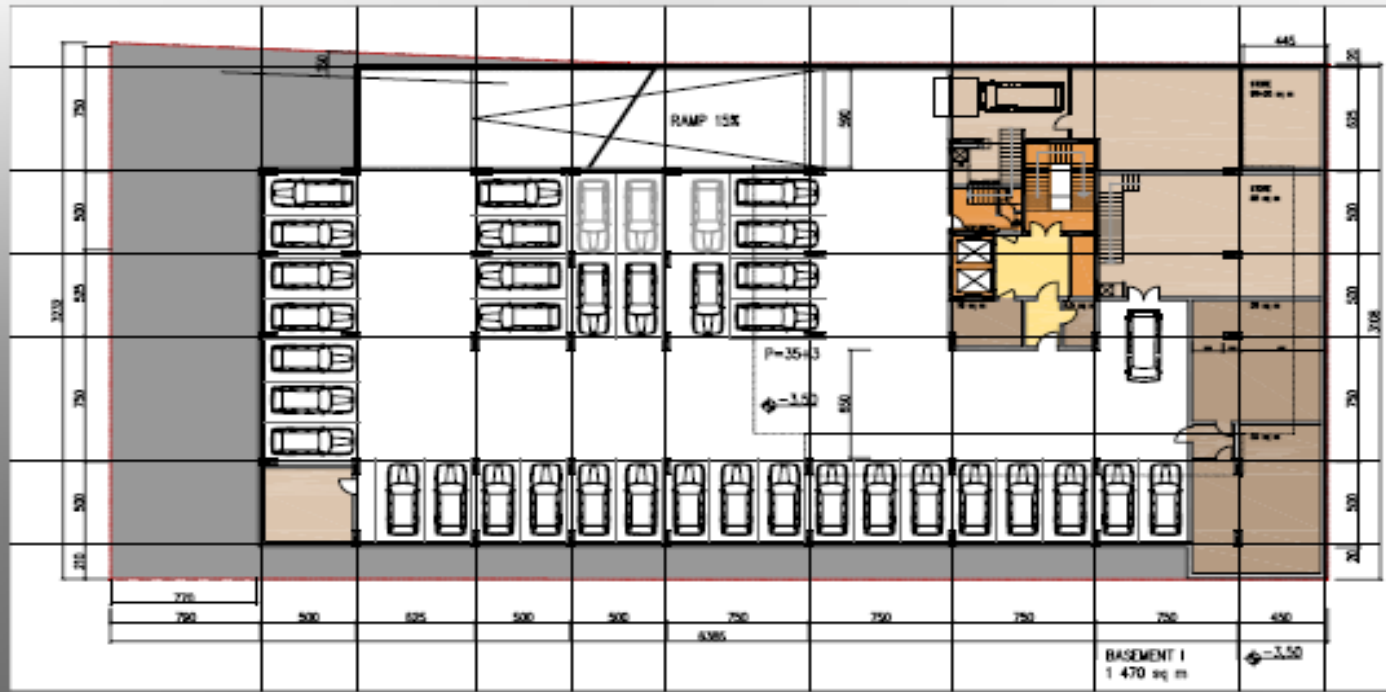


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Floor -2 (50 parking spaces)

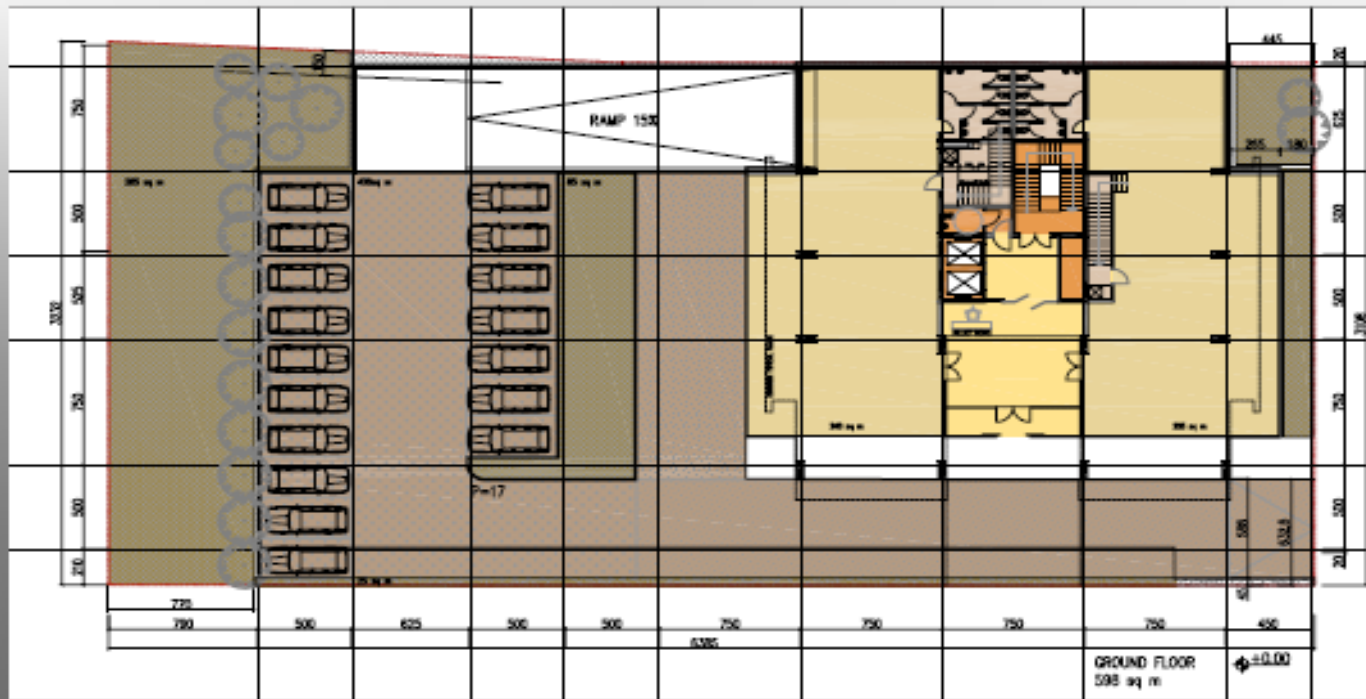


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Floor -1 (40 parking spaces)

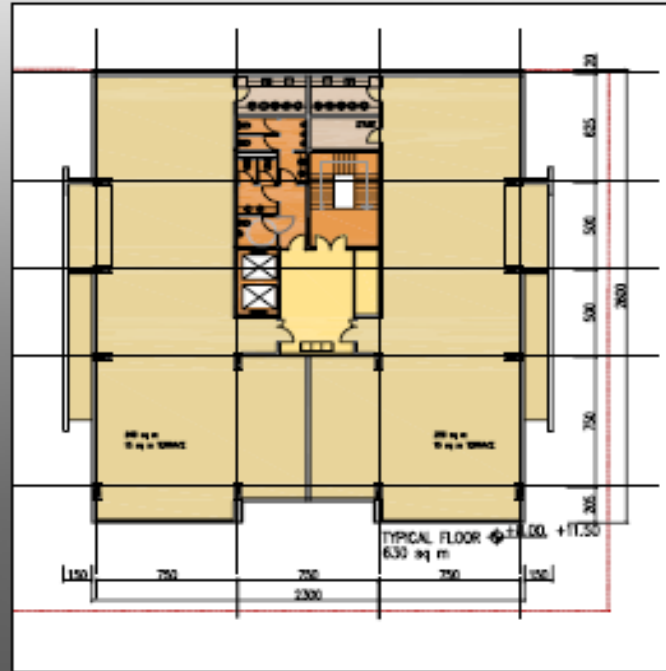


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Ground Floor (20 parking spaces)

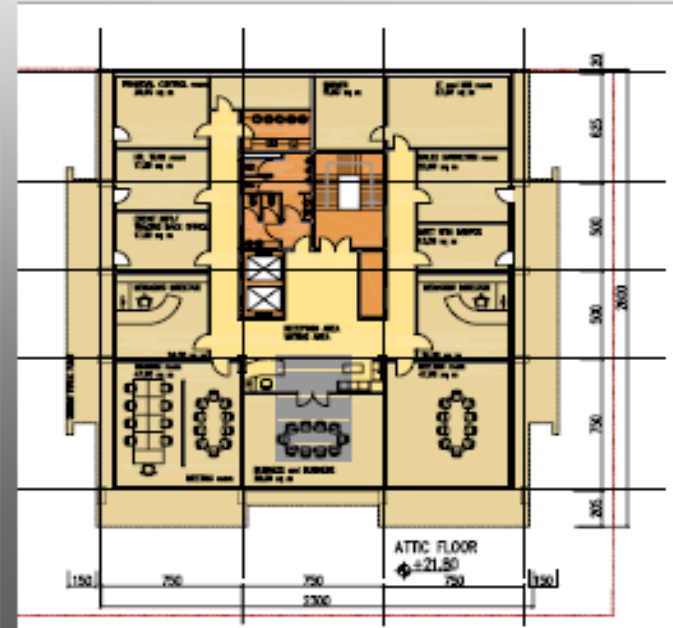
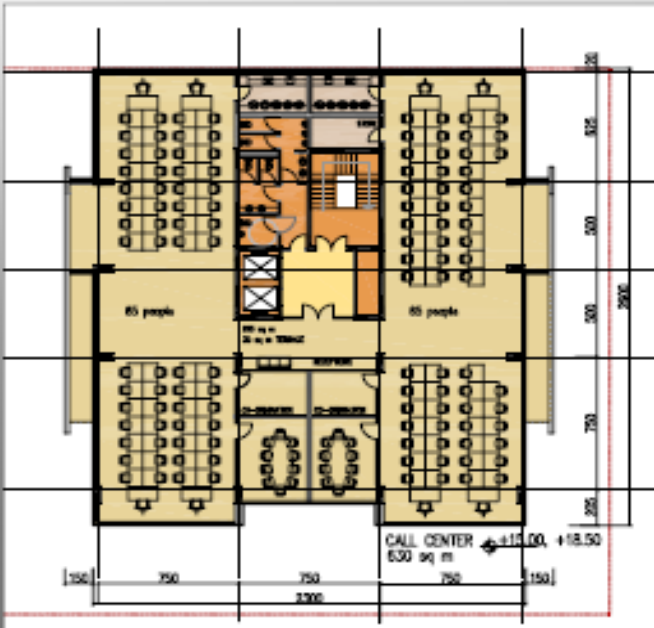


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HIS HOLDINGS BUILDING, SOFIA

Floors 2,3,4,5,6



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HIS HOLDINGS BUILDING, SOFIA

Floors 6 & 7

**Matrix Tower Sofia
Sofia Park
Mladost IV**

**For more information
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