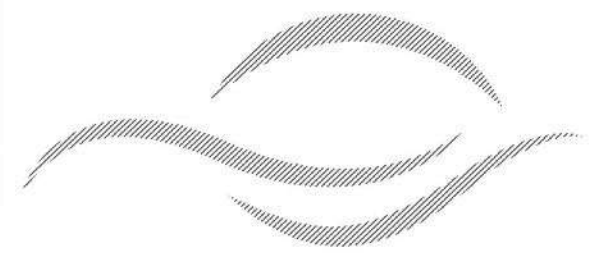


BULGARIA, VARNA
ST. CONSTANTINE AND HELENA



AZUR

- PANORAMA -



ABOUT THE DEVELOPER

"Azur Panorama" Ltd., "Lazur Family Resort" Ltd. and "Lazur Deluxe" Ltd. are property development and investment companies - part of "BULCAPITAL GROUP", specialized in investments and services in the real estate sector. The company has offices in Varna, Sofia, Burgas, Sunny Beach and a number of other leading cities such as Vienna, Moscow, Astana, Kiev, St. Petersburg.

With financial capabilities, highly qualified experts and trusted partners, we have developed large-scale projects in Sofia and the Black Sea coast of Bulgaria. Currently, all our projects have a total built-up area of about 200,000 sq.m. We create significant local employment; we contribute to infrastructure development and thus improve the overall investment environment.

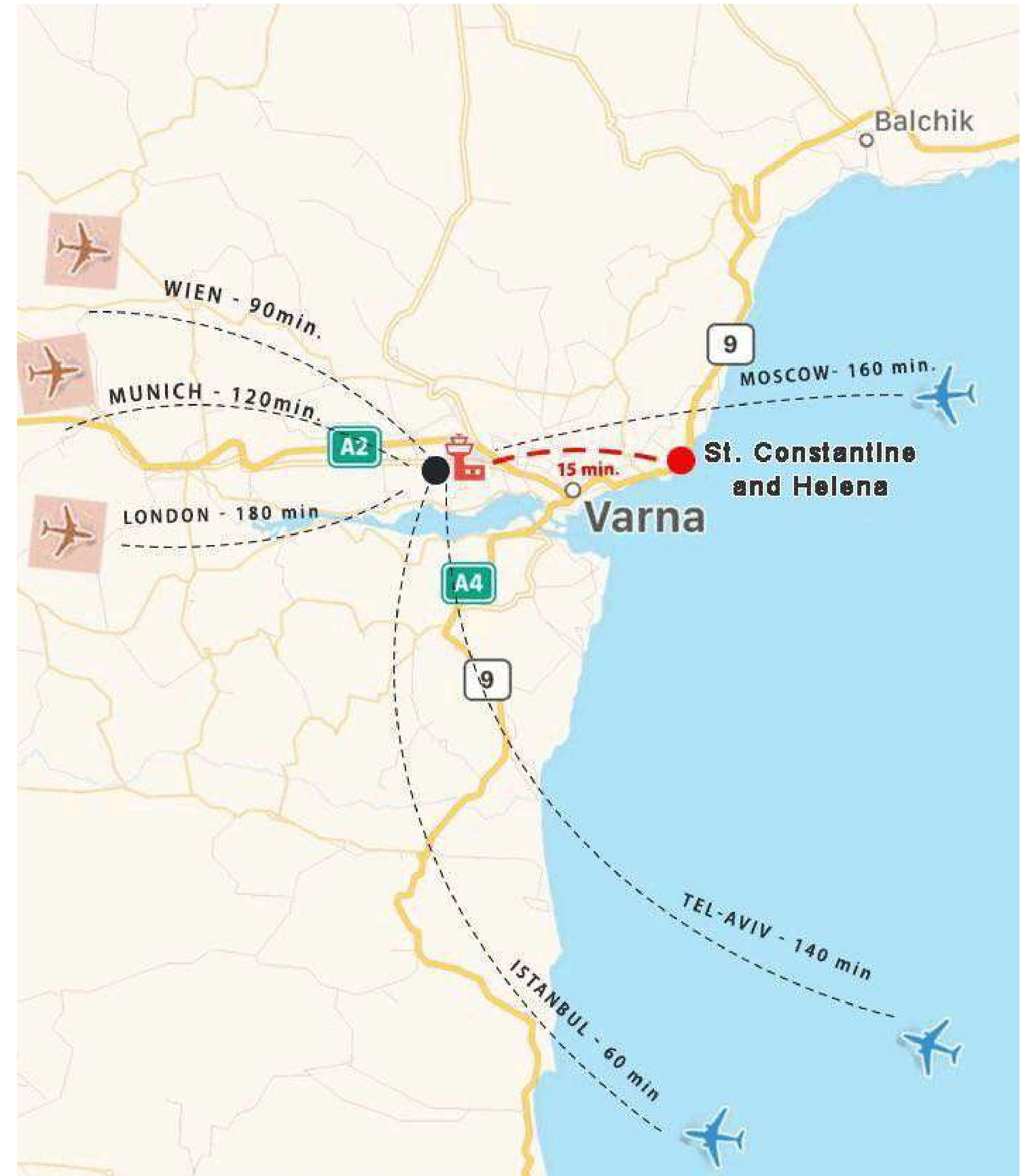
By focusing on construction of residential properties and gated complexes and providing a full range of additional services, we aim to meet all residents' needs, as well as we strive to guarantee a secure rental income. We deliver best value in building services using high-end quality materials, new technologies and throughout the whole process our constant goal is to preserve and enrich the environment, making it most desirable place for living and recreation.



VARNA LOCATION

Varna is the largest city on the Bulgarian Black Sea coast and it is located 470 km east from Sofia. Varna's International Airport operates all year round and receives flights from 102 destinations. In addition to regular flights, it also serves a large number of charter flights in the summer. With the arrival of low-budget companies such as Wizz Air and Ryan Air, the city has become extremely attractive destination for tourists, students and business travelers all year round.

Varna is connected to all main road, railway, air and waterways of the country. There are regular bus services from Athens, Istanbul, Kiev, Odessa and the larger cities of Central and Eastern Europe.



VARNA

HISTORY

Varna is one of the ancient cities of the European civilization. Its strategic position in Southeastern Europe turned Varna into one of the most significant settlements on the Black Sea coast.

The oldest gold treasure in the world, belonging to the Varna culture, was discovered in the Varna Necropolis and dates to 4200–4600 BC. Rich museum collections enjoy outstanding interest among the city's visitors. Parts of these collections are the fourth-largest-known Roman baths (1st-2nd century) in Europe which testify to the importance of the city. The blossom of Roman Odessos (the old name of the city) is also namely during that period. In 15 AD Odessos was annexed into the Roman Empire and it becomes main port in the Empire.

Different ancient cultures, such as Thracian, Greek, Roman, Byzantine left their traces here. In 13th and 14th centuries in Varna there are Bulgarian, Venetian, Roman, Genoese, Dubrovnik, and Florentine merchants.



VARNA

CITY LIFE

Varna is modern, vibrant city rich in cultural, music, sports and entertainment events.

Varna hosts numerous international festivals among which “Love is Crazy”, "Golden Rose", folklore festivals, opera, ballet and theater performances, concerts, exhibitions and other. The most significant lifestyle events traditionally take place in the Festival and Congress Center Varna, Palace of Culture , and the recently renovated area of the Sea Port Varna, where big concerts of Bulgarian and foreign artists are held. The spectacular MTV Presents Varna Beach event, which brought together world and Bulgarian music stars, took place in Varna with great success for a second consecutive year. The recorded film from the event was shown on all MTV channels in 164 countries.



ST. ST. CONSTANTINE AND HELENA

The resort is situated in an old park with cypresses, fig tree and lilies, quiet bays with sand beaches and curative mineral water springs. It is Bulgaria's oldest resort, also known in the past as Varna and Druzhba resort.

St. St. Constantine and Elena has been named after the name of a small monastery built in the area around 14th - 16th centuries. The monastery honored Emperor Constantine I the Great and his mother Empress Helen. The emergence of the monastery is associated with a miraculous icon and a healing spring that has been preserved to this days and which springs naturally under the altar of the monastery. It is believed that thanks to its water everyone finds healing. This mystic landmark and the beautiful nature attracted the population as early as the nineteenth century as a place for relaxation and recreation, which led to the idea of establishing a resort center in 1897.

In 1880 the Bulgarian prince Alexander I Battenberg, captured by the natural beauties of Varna and the surrounding area, decided to build here his summer residence, known today as the Palace of Evksinograde. The construction of the Royal Residence attracted enormous for its Eme capital and revived the economy in the region: a convenient road to the palace was built, which was later extended to "St. Constantin "and it sEmulated the development of the region.



ST. ST. CONSTANTINE AND HELENA

BALNEOLOGY

It has been proved that the climate in St. St. Constantine and Elena is the healthiest on the Black Sea, whereby it excels a number of other resorts. The first attempts to take advantage of this place for recreation and healing were made in the 19th century precisely because of the climate, the natural resources and especially the hot mineral springs. One of the most important conditions for the development of St. Constantine and Helena is the presence of 7 mineral springs, which have no analogue in Europe. The water contains a high concentration of Magnesium and Calcium, springing from more than 2000m below the surface, with temperature ranging from 40 to 60 degrees Celsius. There is a long track record of successful treatment for a number of heart, neurological and endocrine system illnesses. In particular, the summer season is considered the most suitable time for treatment of respiratory and chronic skin diseases.

One of the greatest benefits of St. St. Constantine and Helena is that it has all the necessary natural resources for the development of SPA tourism. The combination of sea-climate, mineral waters and natural green environment has a beneficial effect on the overall state of the spirit and body, strengthens immunity, and reduces stress and fatigue. The area is suitable for year-round living, holidays, sea and spa weekends, sport, rehabilitation.



ST. ST. CONSTANTINE AND HELENA

BEACHES

St. Constantine and Helena resort has a beach stripe more than 3.5km long, covered with fine golden sand divided by smaller peaceful bays.

Thermal baths, mineral pools, bars, restaurants, tennis courts, children's playgrounds, water skiing, surfing, jets and more allure all visitors.



ST. ST. CONSTANTINE AND HELENA

SPORT

St. St. Constantine and Helena is a destination offering various sports and recreation opportunities: yacht port, tennis courts, football playground, water sports, mini golf, landscaped parks, cycling, walking and jogging, etc. The curving coastline, numerous bays and beaches offer ideal routes for jogging enthusiasts.

Aquahouse Thermal & Beach is the newest and most modern balneology, SPA and wellness center in the resort. The thermal complex is located at the seacoast and has 14 outdoor and indoor water facilities, with different depths and temperatures, supplied with mineral water.

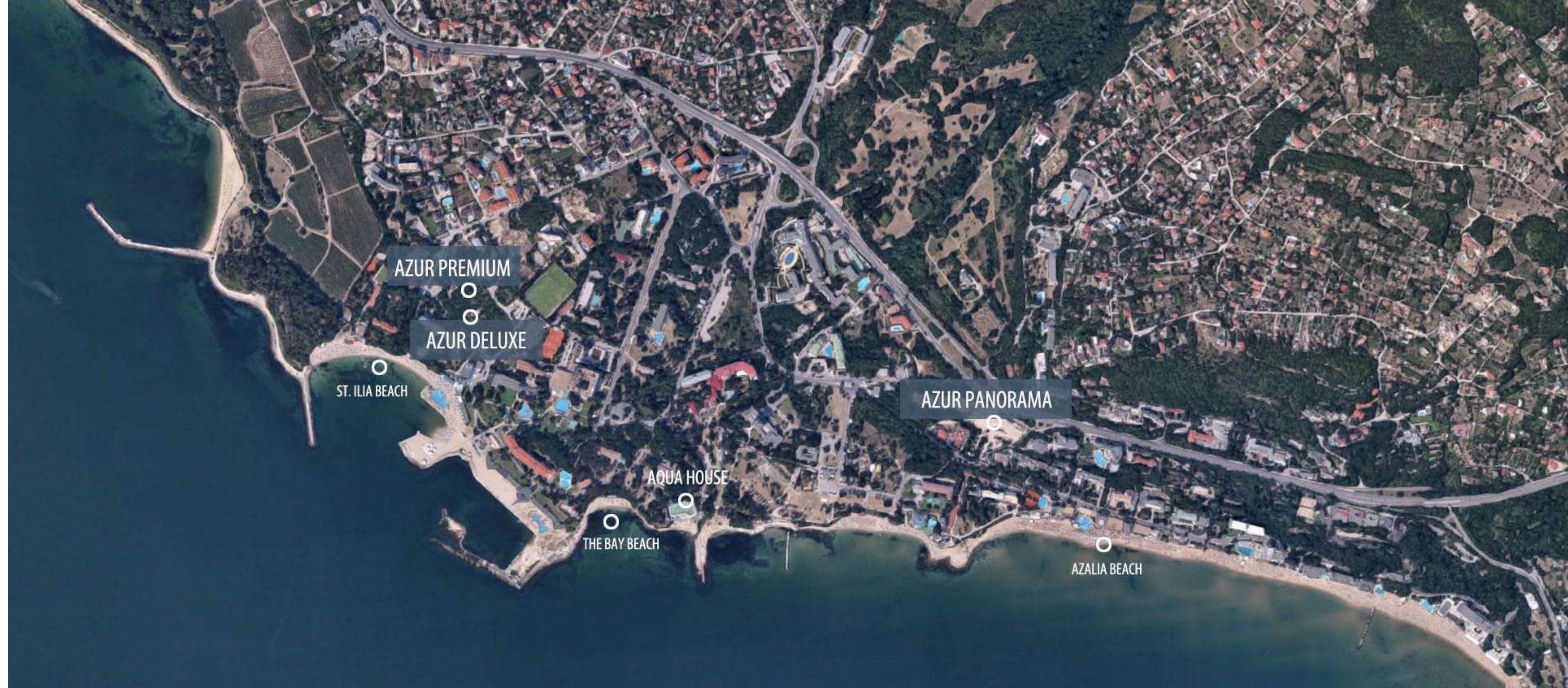


ST. ST. CONSTANTINE AND HELENA RESTAURANTS

The restaurants in St.St.Constantine and Helena will satisfy even the most refined taste. They are an excellent choice if you are looking for high quality, originally served meals and good service.

Here you will find a wide variety of traditional Bulgarian cuisine as well as European cuisine, fish specialties, barbecue, etc. inspired by the best chefs. You will enjoy a unique authentic atmosphere in traditional Bulgarian style, English style interior, unique ship-restaurant with sea decorations and open decks with, wonderful sea views, sumptuous summer gardens amidst beautiful and refreshing greenery, folklore programs and traditional Bulgarian fire dancing.





Balneology & SPA

1. Aquahouse
2. Estreya Palace
3. Azalia
4. Romance Splendid
5. Flagman
6. Aqua Azure

TRANSPORT

1. Bus line 31A - bustop
2. Taxi

FACILITIES

1. Supermarket — Lidl, Aldo, Eserbil
2. Post Office
3. Monastery
4. Summer cinema

BEACHES

1. St. Elias
2. The Bay
3. Aqua House
4. Sirius
5. Azalia
6. Sunny day

EDUCATION

1. French kindergarten
2. French school

SPORT

1. Tennis courts
2. Basketball playground
3. Beach volleyball
4. Mini golf Jack Sparrow
5. Water sports and entertaining
6. Swimming lessons

RESTAURANTS

1. Monty by Andre Tokev
2. Villa Mare, international cuisine
3. Ivančov Han (Bulgarian cuisine)
4. Kopitoto (Bulgarian cuisine)
5. Grand Hot BBQ (BBQ restaurant)

AZUR PANORAMA

For all our projects we pursue the goal of setting the client's level of living comfort in our apartments to the next level, this is why we always follow modern trends in design, building technology, functionality and surrounding infrastructure in regard to operation and management of our assets.

Azur Panorama is a luxury residential complex with 24 hrs security service for FACILITIES THAT IMPROVE THE QUALITY OF YOUR LIFE! year-round use, situated in the most elite and prestigious area of Varna - St. St. Constantine and Helena, meters from the beach, just 10 minutes from the central part of the city.

Owning an apartment in Azur Panorama you will have great sea view, sunny and cozy homes, tranquility, natural park and incomparable fresh air.

The overall concept of the complex is aimed at quality and healthy lifestyle that meets the expectations of the modern client for a higher standard, security, comfort, aesthetics, space and connection with nature.



AZUR PANORAMA

KEY FEATURES

1. Exclusive Location

- ✓ 100 m from the best beaches of Varna and St. St. Constantine and Helena
- ✓ 100 m from a hot mineral spring
- ✓ 200 m from the central part of St. St. Constantine and Helena and Primorski Shopping Center
- ✓ 500 meters from Aqua House
- ✓ 500 meters from Lidl
- ✓ just next to the Minior bus stop
- ✓ 10 minutes from the center of Varna

2. Closed type complex - security and comfort, greenery and tranquility. Access control and 24 hours video surveillance.

3. All amenities inside the complex and in the immediate vicinity

- ✓ supermarket ✓ shops ✓ restaurants ✓ Playground ✓ coffee
- ✓ underground parking lots and garages ✓ Spa and sports center with indoor pool, gym and yoga room
- ✓ Smart entry and exit control systems in underground garages. Super fast and quiet garage doors - 2 seconds to open
- ✓ Shopping center, pharmacy, beauty salon, tennis courts, football fields, Aqua House

4. Amazing sea view from all apartments

5. Underground car parks and garages - underground car park on four underground levels with individual garages, parking lots, bicycle stands and charging stations for electric cars

6. High quality materials and workmanship

7. Established construction and investment company - winner of the special award in the national competition Building of the Year Bulgaria 2021 in the category of residential buildings over 10,000 sq.m. RZP; 15 years of experience

8. Professional Management and Support

9. Year-round rental

10. No commission from the client, directly from the investor, with deferred payment scheme



AZUR PANORAMA

TECHNOLOGIES

The construction of the buildings uses high quality materials and modern technologies that provide high energy efficiency, good heat transfer and save a lot of maintenance costs of the building.

FACADE AND INSULATION

- New generation ceramic ventilated facade
- Exterior and interior masonry with multi-chamber ceramic bricks by Wienerberger Porotherm 25 N +F
- Thermal insulation floors - extruded polystyrene GIAS Grafit XPS
- External thermal insulation - stone wool 10 cm

MASTERLINE 8-HI 'High Insulating' joinery by Reynaers Aluminum or equivalent joinery class

NOISE INSULATION

Soundproofing membrane with screed against impact noise on the floor of the house, using technology that does not allow the transmission of vibrations from walking both on the floor and on the walls, which ensures the absence of noise from neighboring apartments.

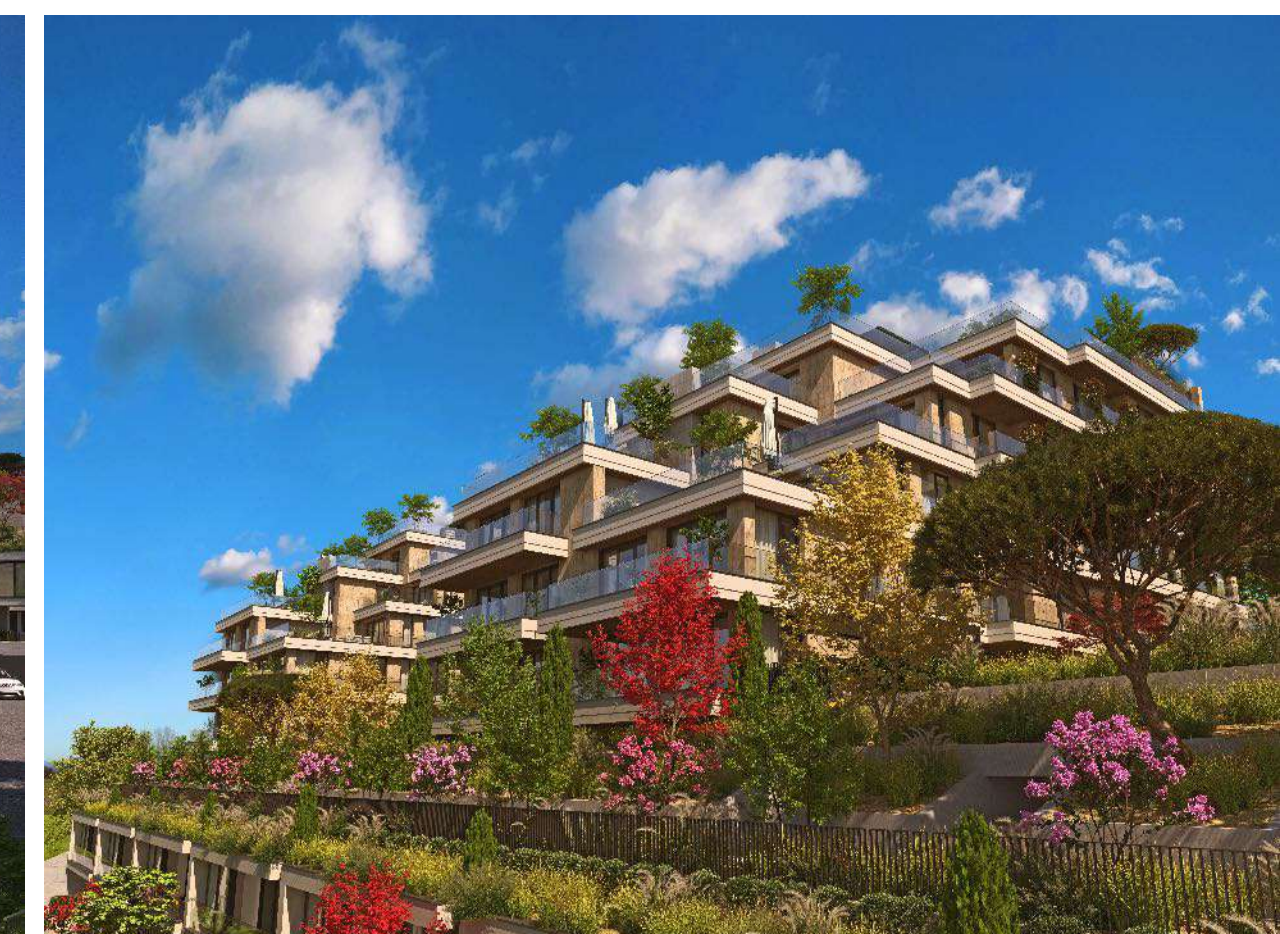
SILENT SEWER SYSTEM MASTER 3 Plus Silent sewer system

- Unbreakable, even at low temperatures
- Excellent sound insulation
- High impact resistance
- Very good conductivity due to the exceptional smoothness of the inner layer
- Tested for sound insulation according to standard EN 14366 by Fraunhofer Institute, Stuttgart
- High ring stiffness
- High durability and long life
- Master 3 meets the requirements of DIN 14366 for the noise level

SCHINDLER 3300 ELEVATORS with UV CleanAIR

The elevators are from the Swiss market leader Schindler. Known as the best brand in its field, Schindler is synonymous with the highest quality. Schindler 3300 are the highest class modern and silent elevators that provide unsurpassed driving comfort and very low energy consumption.

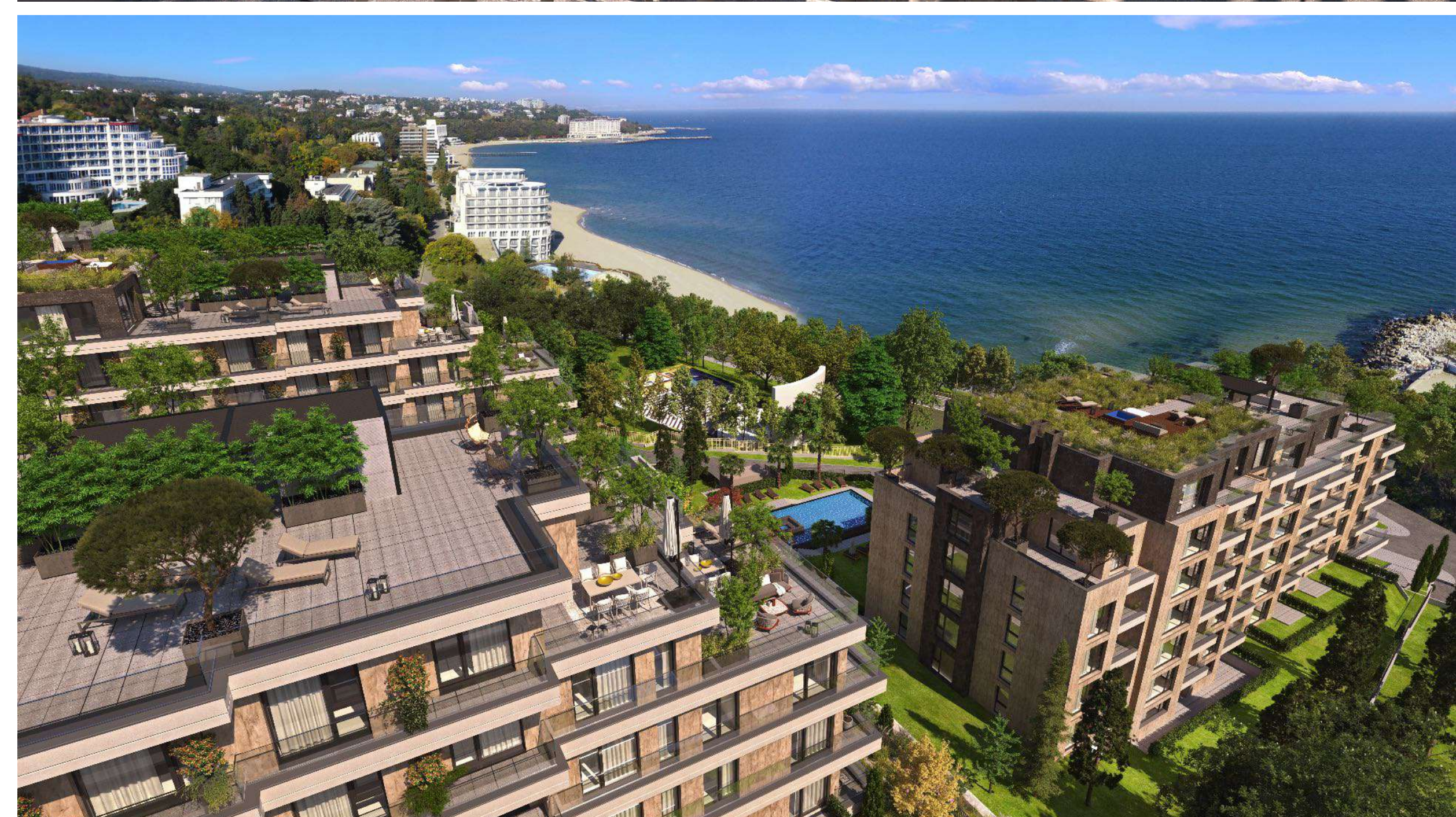
- Top class modern and silent elevators
- Automatic aviation
- Clean drive technology with up to 30% less travel energy
- Automatic disinfection against viruses, bacteria and other pathogenic microorganisms.
- Low energy consumption
- LED lighting
- Elegant design



AZUR PANORAMA MAINTENANCE

For the owners of apartments in the complex will be provided professional management and maintenance of the common areas and the territory by highly qualified specialists. The annual maintenance fee will include all running costs: staff salaries, cleaning and consumables in the common areas and on the territory of the complex, landscaping and maintenance of adjacent areas, pool maintenance, snow removal approaches to the buildings of the complex, electricity costs of the common parts, subscription service of the elevators, current maintenance of the installations in the building, video surveillance, lighting of the common parts, pest control in the common parts, etc.

For the convenience of the residents of the complex will be provided a wide variety of additional services on request (such as cleaning the house, babysitting, minor repairs in the apartment, transfers to the airport, pet care, etc.).



AZUR PANORAMA

Azur Panorama is a luxury gated residential complex with amazing sea views in the greenest area of Varna - "St. St. Constantine and Elena", 100 meters from the beach, 10 minutes from downtown.

Azur Panorama is situated on a plot of 12,000 sq.m. The complex is designed to provide a sea view from all apartments.

The overall concept of **Azur Panorama** is focused on a quality and healthy lifestyle that meets the expectations of a higher standard, security, comfort, greenery and amenities nearby.

138
APARTMENTS

UNDERGROUND
PARKING

FACILITIES THAT IMPROVE THE QUALITY OF YOUR LIFE!



just meters
from the sea shore



amid natural
green park



facilities



safety

SPA

balneo, spa
and wellness



sport and relax



AZUR PANORAMA

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