

The "Back to nature" project aims to offer the future residents of the complex the opportunity to acquire their own plot with fully built infrastructure, in which to build their dream home.

The terrain of the complex is about 40,000 sq. m, located 16 km. from Sofia and 1 km. from the Trakia Highway, in the area of the village of Novi Han in a clean area, surrounded by greenery and fresh air.

The Detailed Development Plan provides parameters for construction of single-family residential houses, as follows:

- density - 20%;
- intensity of development - up to 0.5;
- minimum green area (landscaped) - up to 60% (1/3 trees);
- cornice - up to 7 m.;

The parameters allow a built-up area of one house, according to the area of the property, of 106 sq.m. up to 190 sq.m. and at least twice as large a developed built-up area, with rich landscaping and space between individual buildings and properties.

Properties 154 and 155 will be merged. An all-day kindergarten with 3 groups will be built there, which will be handed over for management by the municipality of Elin Pelin, as well as a public service facility.

Each of the properties will be accessible via asphalt road of the complex (4.50 m), with sidewalks on both sides, with built-in street lighting

### **Electricity**

On the sidewalk in front of every two neighboring plots, a distribution box will be installed, which is powered by an electric cable and 220 V voltage from the neighborhood's own substation. Provided 30kW for each house (enough for charging an el.vechicle)

### **Water**

The water supply of the complex is decided by its own water source with good indicators. Each property is provided to be water supplied, with the site's water pipe being brought to a water meter shaft behind the property boundary.

### **Household sewage**

Behind the property boundary of each plot is provided a knee of the sewerage network of the neighborhood, which is provided with a modern local treatment plant and empties into the river flowing down the slope

### **Rain drain**

Behind the property boundary of each plot there is also a knee of the neighborhood storm drain, which collects the rainwater from all the properties and the asphalt road and takes it to the nearby river.

### **Fire fighting**

Fire hydrants are placed on the sidewalks of the neighborhood, providing the necessary amount of water from a tank for possible fire extinguishing purposes.

### **Internet and TV**

Parallel to the power supply network, a pipe network is provided, in which, if you wish, a supplier can run an optical cable.