

FPI

CITY TOWER



FPI City Tower is an inspiring place, driven by technology, focusing on sustainability, wellbeing and people.

IT IS SOFIA'S NEWEST ICON.

Discover a state-of-the-art building with 10,500 sq.m of office space and amenities designed for maximum productivity and collaboration, at an unbeatable location.

It's time to elevate your workspace.

**ELEVATE YOUR
WORKSPACE.
IGNITE SUCCESS.**



AN ELEVATED BUILDING DESIGN

FPI City Tower embodies the pinnacle of luxury, sophistication and functionality in the heart of Sofia's vibrant city center.

FPI City Tower stands as a symbol of architectural excellence, boasting an iconic design that is not only eye-catching but also meets the highest standards of sustainability and environmental impact.

With its striking glass facade and innovative structural elements, FPI City Tower showcases a combination of modern aesthetics and cutting-edge engineering, creating a visually stunning and environmentally responsible landmark.

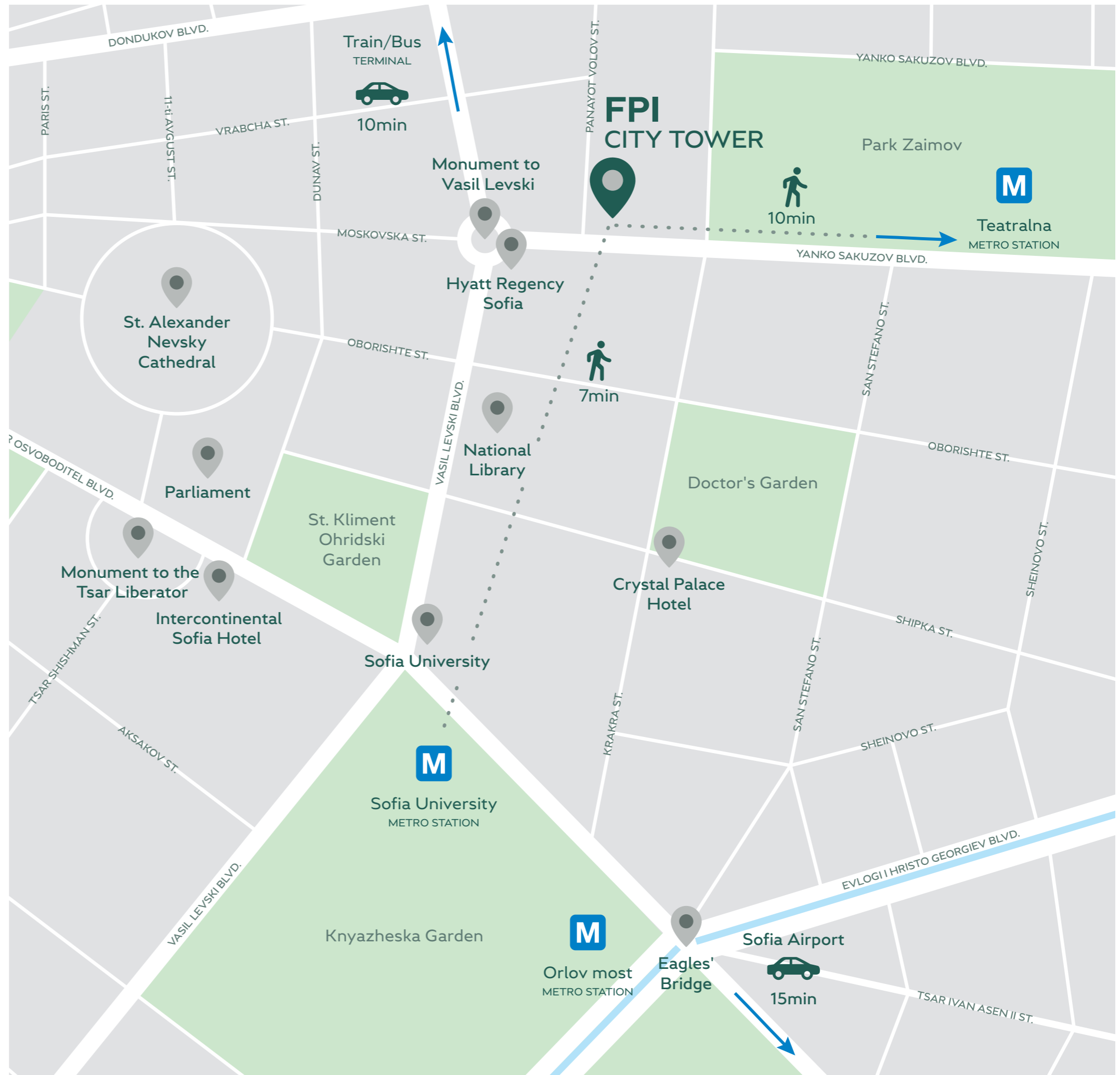


AN ELEVATED PRIME LOCATION

FPI City Tower is located in the heart of Sofia's city center, next to the emblematic monument of Vasil Levski, just opposite the newly opened five-star Hyatt Regency Sofia, a few minutes away from the St. Alexander Nevsky Cathedral, the National Library, the National Art Gallery, Sofia University and the Parliament.

The building faces one of the major roads in the city, the Yanko Sakazov Boulevard. Strategically situated between 2 metro stations, FPI City Tower is also easily accessible by public transportation. There are 7 trolleybus lines, 2 tramway lines and 2 metro stations withing walking distance of 2-10 minutes.

*Home to beautiful parks and great shopping, a cultural hotspot and a lively after-work food and drink scene, **Sofia's downtown is the place to be.***



AN ELEVATED WELLNESS EXPERIENCE

Daily wellbeing thrives within the building through its bright and airy offices, ample cycle parking, modern facilities, rooftop terrace, external greenery and more.

With 107 cycle parking spots, along with convenient showering and changing facilities, the building promotes cycling to work, or for those using public transportation, it's a seamless journey from the nearby Sofia University metro station.

Inside, the soaring ceilings, floor-to-top windows and **abundant natural light** ensure premier views.

The green rooftop terrace provides room to relax, connect with colleagues and savor impressive views of Sofia. Located on the sixth floor, it presents a standout space for work, gatherings, and events.



AN ELEVATED WORK EXPERIENCE

FPI City Tower features modern architecture, high-quality construction, and state-of-the-art amenities to cater to the needs of discerning businesses. From spacious common areas to cutting-edge technology infrastructure, we have designed the building to provide an exceptional work environment.

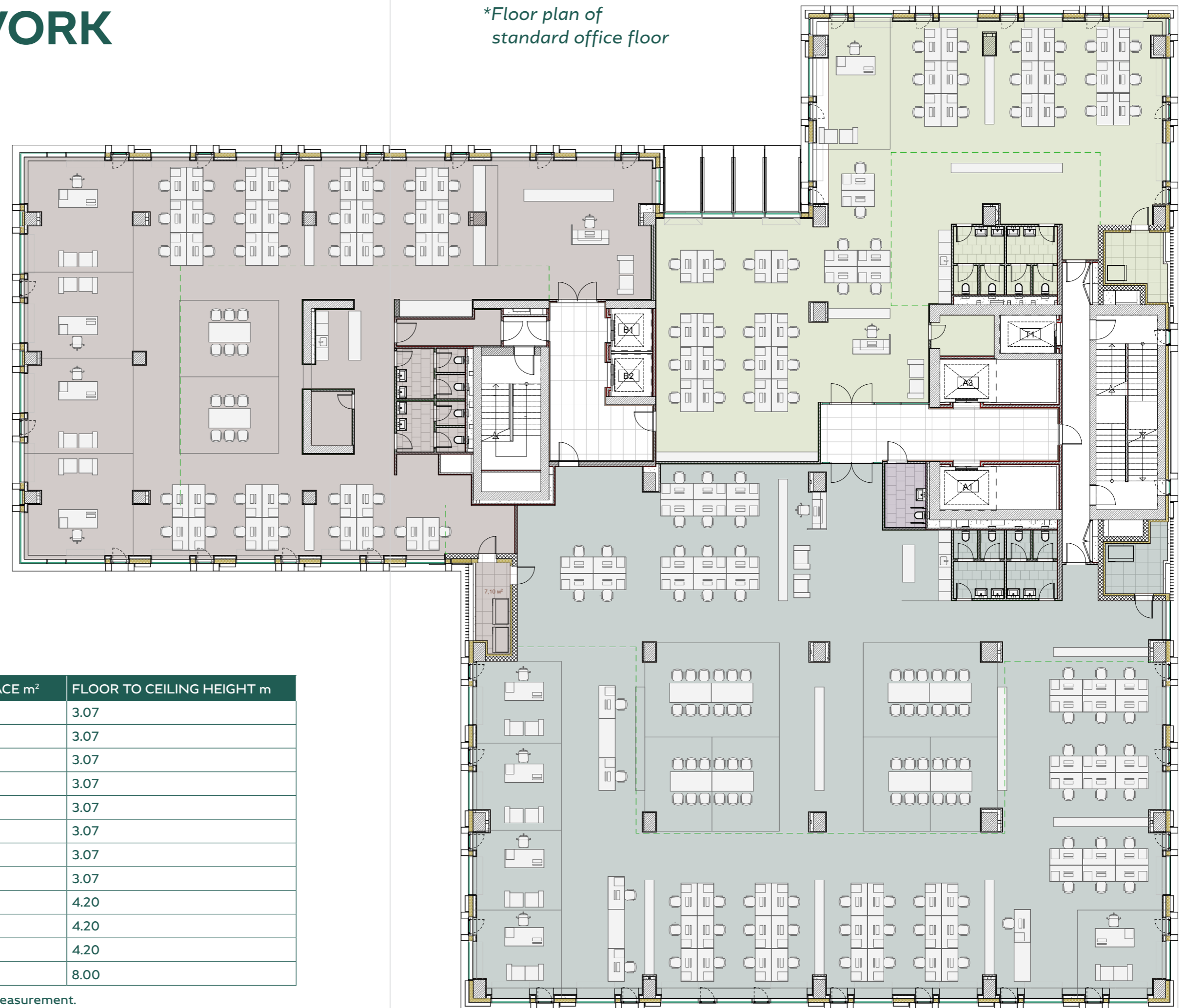
Light, space, height and views - FPI City Tower has it all. With a modern take on offices, clever interior design and carefully chosen natural materials that create a warm, inviting atmosphere, workspaces here are truly elevated.

Five floors with full length windows, abundant natural light and ceiling height of 3.07 m offer flexible leasing options crafted to meet contemporary standards.

LEVEL	PURPOSE	*OFFICES m ² / TERRACE m ²	FLOOR TO CEILING HEIGHT m
6	OFFICE SPACE	301 35	3.07
	OFFICE SPACE	394 170	3.07
	OFFICE SPACE	477	3.07
5	OFFICE SPACE	2,076	3.07
4	OFFICE SPACE	2,076	3.07
3	OFFICE SPACE	2,076	3.07
2	OFFICE SPACE	622	3.07
	OFFICE SPACE	955	3.07
G	COMMERCIAL SPACES	616	4.20
G	GRAND CAFÉ	193	4.20
G	EVENT HALL	362	4.20
G	GRAND FOYER ATRIUM	340	8.00

*The abovementioned areas are indicative and subject to final measurement.

*Floor plan of standard office floor



ELEVATED AMENITIES

- Expansive double-height lobby
- A fully equipped event hall for up to 120 guests
- Grand Caffé
- Sixth-floor rooftop terrace
- Lavish open-air green spaces
- Bank office
- Luxury shops
- Underground parking
- Bicycle parking
- 24/7 security and CCTV
- Reception and concierge services
- On-site professional management
- Wi-Fi connectivity in all common areas
- Multiple carriers providing high-speed fiber connection

AN ELEVATED SUSTAINABILITY EXPERIENCE

FPI City Tower is designed with a focus on sustainability and energy efficiency, aiming to achieve a LEED Platinum Certificate after its completion.

FPI City Tower embraces sustainability through innovative building techniques, advanced materials, energy conservation and ecologically friendly landscaping.



AN ELEVATED TEAM OF VISIONARIES

The team behind FPI City Tower is a group of visionary professionals who have collaboratively shaped this iconic urban development.

FairPlay International JSC (FPI), through its public company FairPlay Properties REIT, is the driving force behind the project. With 30 years of experience in the real estate market, FPI is committed to creating a sustainable, vibrant environment that meets the needs of today and tomorrow.

United Master Architects, the designers of FPI City Tower, have elevated urban living with this innovative 50-meter-high mixed-use masterpiece. They have seamlessly merged aesthetics and functionality, crafting a structure that stands as a symbol of architectural excellence.

FPI City Tower, part of FPI Offices, is leased and managed by FPI's professional team of property and facility managers who guarantee an elevated experience in every way. From maintenance and security to community services, the team prioritizes comfort and well-being.

The information and images in this brochure are for general reference only and may not be an exact representation of the building. Building features, amenities, services, areas and other details of the presented information may change in the ongoing construction process. This brochure is not a binding offer or contract. Consult the property owner for specific details. Copyright applies to all content.



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