



Presentation

Gotse Delchev

WHY BULGARIA?

One of the fastest growing economies in Europe.
Annual GDP growth over 5%.
Exceptionally strong investment growth.
Improved credit system.
Inflation under control.

Welcome

MallA
In the city

MallA
In the city

MallA
In the city

M
In the city

WHY GOTSE DELCHEV?

Strategic location
Dynamic and developing
Lack of places to shop in the city
Growing buying power of the population



Mall A
in the city

EXCELLENT DOWNTOWN LOCATION

MallA is located in the most populated area of the city, on the main boulevard of Gotse Delchev, connecting the city center with international road II-19.

Unique visibility

Great accessibility by car and public transportation

Convenient walking distance from the city center, the municipality, the park, schools, etc.

Right next to the city parking building

The mall features all characteristics to become the most popular shopping and entertainment destination of Gotse Delchev and the surrounding Bulgarian and Greek regions.



CATCHMENT AREA

OVER 80 000 PEOPLE IN BULGARIA
OVER 300 000 PEOPLE IN GREECE



RESTAURANT



CAFÈ



THE FACTS OF SUCCESS

The first and the only one in the region

Part of the biggest residential complex in the city

10,000 m2 of prime retail space with excellent tenant mix

Over 1000 m2 supermarket

More than 400 m2 for electronics

Approximately 50 shops: fashion, sports, furniture, bookstore, health & beauty, shoes, etc.

Food court with restaurants and café

Large entertainment area

Over 200 parking space




UNDERGROUND PARKING



- Common Area
- Storage Space
- Parking Spaces

GROUND FLOOR



-  Common Area
-  Supermarket
-  Electronics, Bank
-  Shops



-  Common Area
-  Food Corner
-  Entertainment
-  Furniture
-  Kids Corner
-  Shops



PROFESSIONAL PROPERTY MANAGEMENT

Iris Trade Property Management has an unmatched depth of experience that is displayed by the company's executives.

At the heart of Iris Trade Property Management is a group of entrepreneurial, ownership-oriented professionals who are dedicated to providing owners with ideas, options and strategies for a variety of challenges and market conditions.

We bring together the experience and abilities gained over the years by managing more than 300 000 sq. m. of office, retail, residential, and logistic projects.

We manage every property from an owner's perspective and our goal is to produce the highest return over the life of the asset.

We strive to optimize the investment of our clients by increasing income, decreasing expenses whenever possible and maintaining the asset in its optimal physical condition. We aim at a long-standing relationship with our clients by producing for them good result over the years.





Mall A
in the city



A mobile

Mall A
in the city

the TEAM

Investor



A property
managed by



Investor



A property
managed by



Tel. (359) 2 9502047
office-pm@iristrade.net
www.iristrade.net

Graphic design by: **IFC - Studio**

Disclaimer: The brochure only provides informative and descriptive content. It does not constitute an offer of investment. The information stated in this brochure does not constitute a contract of any sort. No liability is assumed for information gathered by independent studies. Investors should undertake their own inquiries as to the accuracy of the information.