



Naturally urban



We live architecture



La Ville was created and designed by recognized architecture studios - LP Architects . The houses have contemporary architecture and blend into nature and its surroundings on a perfect balance between quality of life and simplicity.

*Tomer
Lavielle 2020.*

Skalni rozi str.

Your new address

The new Home!



Welcome home, dear friend!

Every evening that we hear the noise of the car horns, cautiously cross the busy intersections and fight our way through the traffic, we think of you. When we breathe in the heavy smog, turn up late to dinner with our loved ones and dream of the green freshness of the mountain, we think of you. Every time the city bears its burden on us, we think of you. **With you in mind**, along with our attention to love and care, we created La Ville! La Ville is our idea of the home of your dreams. Your freedom, your happiness, your harmony with nature, your luxury and your comfort. La Ville is our creation to provide you with a superior lifestyle.

Home is where dreams become reality and **La Ville is your place** - welcome home, my friend!





Where?

Location

Located near Sofia, the houses are found in the breath-taking area of Pancharevo. The view of Vitosha Mountain and the crystal-clear air bestows a unique sense of freedom and comfort upon you. As well as this, it's also located in the heart of a very well-connected area, making La Ville the best possible choice:

Exit to A1 Highway	7 km	ETA 12 min.
Business Park	6 km	ETA 12 min.
Subway Station	6 km	ETA 12 min.
Sofia Airport	11 km	ETA 19 min.
Inter Expo Center	7 km	ETA 14 min.
City Center	15 km	ETA 27 min.

The location of the complex gives you several opportunities for recreation and tourism. The lake of Pancharevo is a 10-minute drive away, the ski slopes of Borovets are at your doorstep with a 15-minute drive and you can find a great water sports spot only 35-minutes away. Other great activities such as hot springs (36km distance), hiking, horseback riding and ecotourism are all at a maximum of an hour away from La Ville! For more of a day trip, take time out by the sea, taking you on a reasonable 3-hour drive from Pancharevo.

Where?

Location

Business Park Sofia - 6km / ETA: 12 min
Business Park Subway Station - 6km / ETA: 12 min

Sofia Airport - 11km / ETA: 19 min
Inter Expo Center - 7km / ETA: 14 min
City Center - 15km / ETA: 27 min

Campers for rent

LIDL - supermarket

Highway Exit - 7km / ETA: 12 min
Black Sea Beaches - 376km / ETA: 3h 15 min

Anglo-American School of Sofia

Veterinary Clinic

Sofia Beach
- Beach volleyball
- Pool
- Yoga
- Hotel
- Restaurant



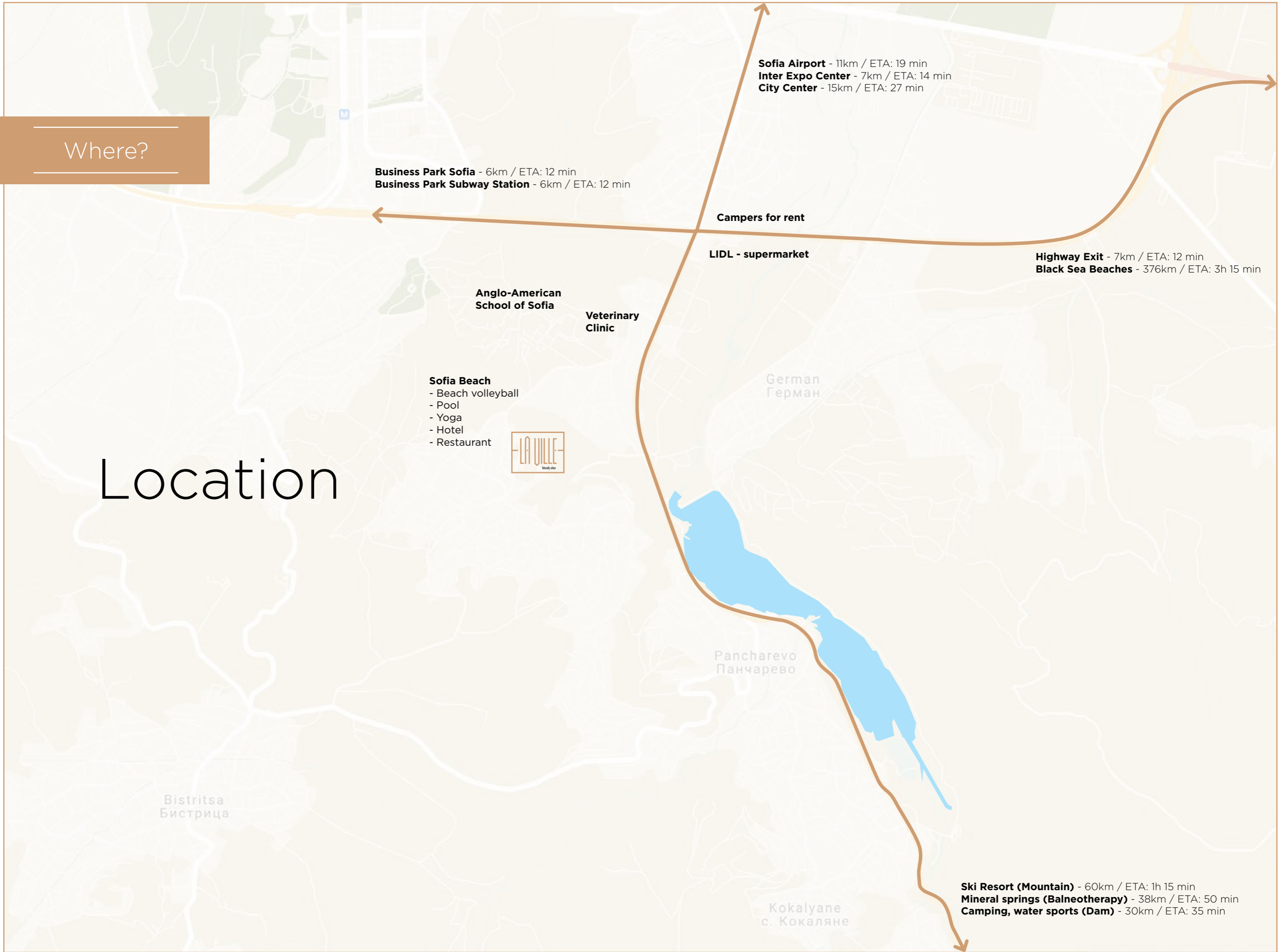
German
Герман

Pancharevo
Панчарево

Bistritsa
Бистрица

Kokalyane
с. Кокальяне

Ski Resort (Mountain) - 60km / ETA: 1h 15 min
Mineral springs (Balneotherapy) - 38km / ETA: 50 min
Camping, water sports (Dam) - 30km / ETA: 35 min



Where?



ЧДГ Слънчоглед

Complex White Church - Part 4
Комплекс Бяла Черква - част 4

Риляни - Жилищен Комплекс

WTP Pancherevo
ПСПВ Панчарево



What?

The Concept

La Ville is a project of **fifteen detached family houses** embodying our idea of modern city life and tranquillity. It is a combination of what we believe to be the best features of both worlds. Here you can be close to the city, get the luxury and comfort you need, whilst also experiencing everything that nature has to offer. **La Ville provides breath-taking views, fresh air, proximity to rural locations, for both fun and relaxation, and maximum privacy for your own space.**



Why?



The facilities

At La Ville, we pride ourselves on aesthetic pleasure with elegant and optimal design throughout the complex. The houses are embedded in nature with a minimalist design, using grounding colours and materials. They radiate eco-urban chic on the inside and out.

Each home in La Ville offers open spaces, allowing for optimal light and a feeling of freedom. There are seven different houses with features such as an elevator, a private garage, green gardens and a swimming pool, depending on the project.

The complex is designed within a private forest, with carefully thought-out infrastructure to give you and your family ample space for various outdoor activities and privacy.

In essence, La Ville was born from a craving for nature, designed for the modern city person and built with a desire for maximum comfort and relaxation. We know that home is your most precious place and your most personal experience. Choose space, choose harmony, choose nature. Give yourself the lifestyle you deserve and the complete package. Choose La Ville.



The project



Plot Area - XIII-3011:

Indicator:	Measurement Unit	Regulatory Requirements	Architectural Design
Plot area	[sq.m]	-	8511
Design area indicators			
Built-up area	[sq.m]	2128	2127
Total Floor area	[sq.m]	6809	5336
Total Floor area + Underground areas	[sq.m]	-	8594
Green area	[sq.m]	5107	5575
Urban site development indicators			
Site (Building) density	[%]	25%	25%
Construction Intensity Rate		0.8	0.63
Green area	[%]	60	65.5

Site:

Project of fifteen detached family houses with underground garages.

Location

Sofia, Pancharevo District, Skalni rozi str., Plot - XIII-3011.

Investor

“La Ville” LTD



Underground communication



Site:

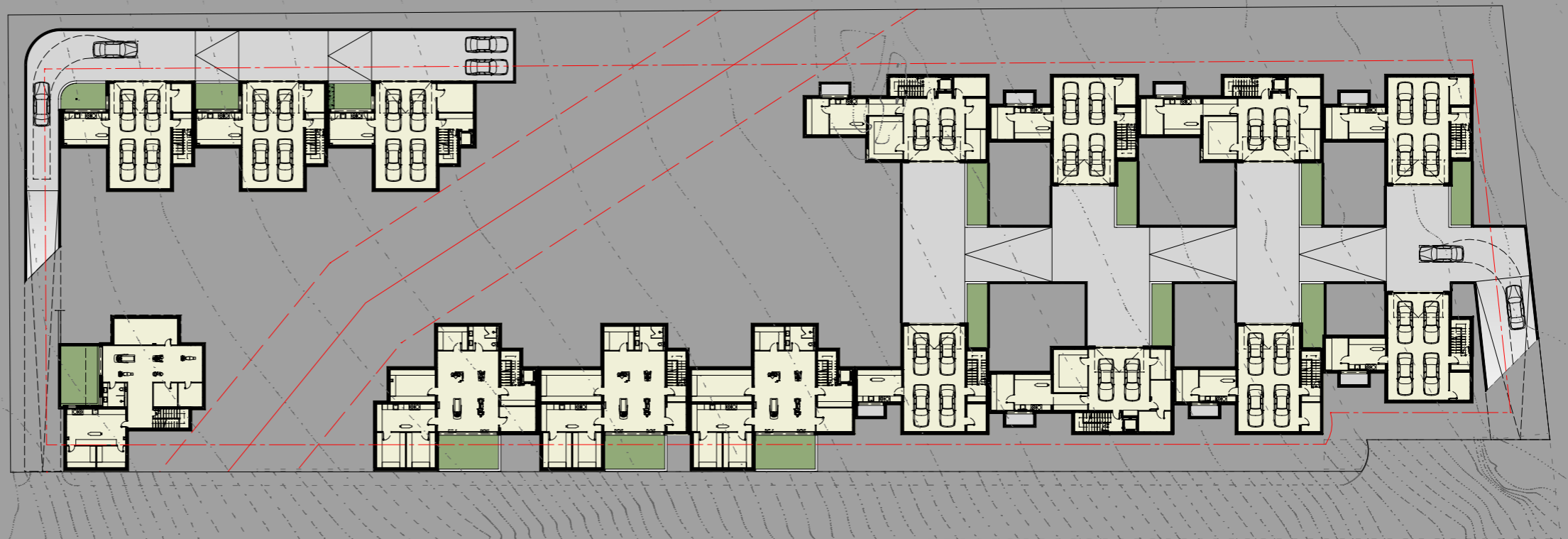
Project of fifteen detached family houses with underground garages.

Location

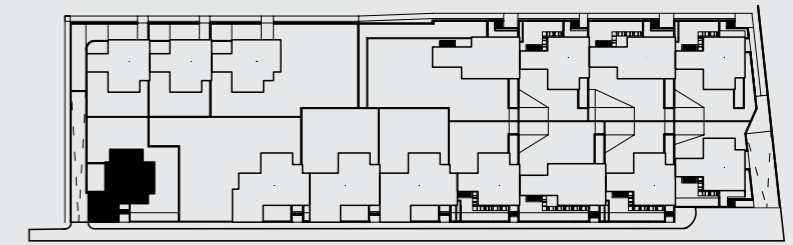
Sofia, Pancharevo District,
Skalni rozi str.,
Plot - XIII-3011.

Investor

“La Ville” LTD



House TYPE I



House 1

Description

The building has three levels – an underground level - basement, ground floor and first floor. Communication between the internal levels is carried out by means of an internal staircase. There is a separate yard space around the house.

1. Underground floor:

Staircase connecting the three levels of the house;
 Prelude;
 Fitness;
 Bathroom;
 Five storage units;
 Laundry room;
 Technical room;

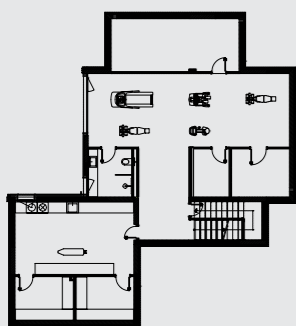
2. Ground floor:

Staircase connecting the three levels of the house;
 Garage;
 Entrance hall;
 Living room;
 Dining room;
 Kitchen;
 Toilet;
 Terrace;

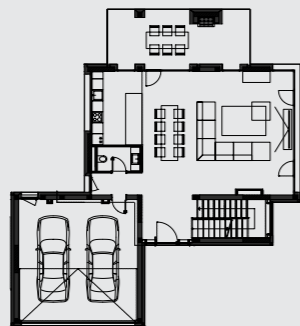
3. First floor:

Staircase connecting the three levels of the house;
 Corridor;
 Three bedrooms;
 Two bathrooms;
 Terrace;

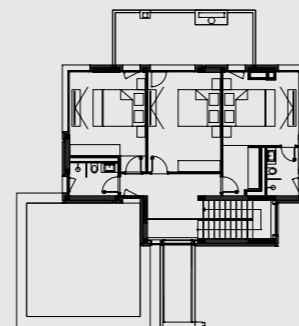
Floor Plans



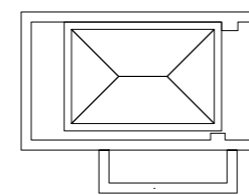
Underground floor



Ground floor



First floor



Покрив

General Data

Total area:	474 m²
Garage:	2 cars
Pool:	no
Terrace terrain:	25 m²
Yard:	309 m²

House TYPE I

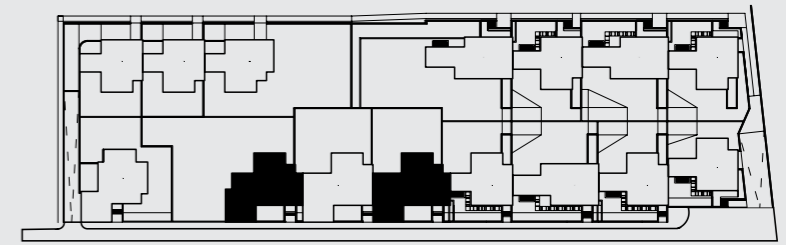


House TYPE I





House TYPE II



House 5 | House 7

Description

The building has three levels – an underground level - basement, ground floor, First floor and second floor. Communication between the internal levels is carried out by means of an internal staircase and an elevator. There is a separate yard space around the house with pool.

1. Underground floor:

Staircase connecting the three levels of the house;
Elevator connecting the three levels of the house;
Fitness;
Bathroom;
Laundry room;
Four storage units;
Technical room;

2. Ground floor:

Staircase connecting the three levels of the house;
Elevator connecting the three levels of the house;
Garage;
Prelude;
Entrance hall;
Living room;
Dining room;
Kitchen;
Toilet;
Terrace;

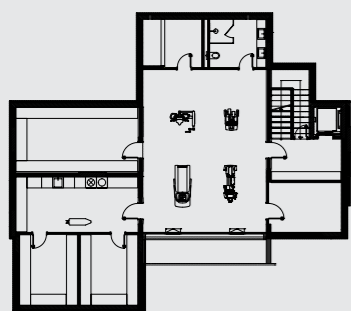
3. First floor:

Staircase connecting the three levels of the house;
Elevator connecting the three levels of the house;
Corridor;
Three bedrooms;
Two bathrooms;
Terrace;

4. Second floor:

Staircase connecting the three levels of the house;
Elevator connecting the three levels of the house;
Corridor;
Bedroom;
Closet room;
Bathroom;
Terrace;

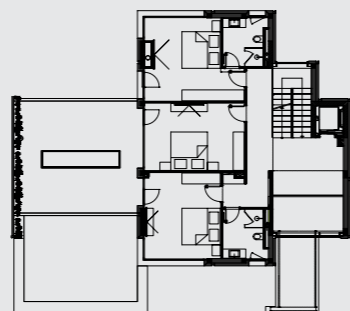
Floor Plans



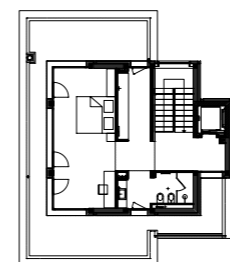
Underground floor



Ground floor



First floor



Second floor

General Data

Total area:	697-713 m²
Garage:	2 cars
Pool:	26 m²
Terrace terrain:	23-25 m²
Yard:	229-562 m²

House TYPE II

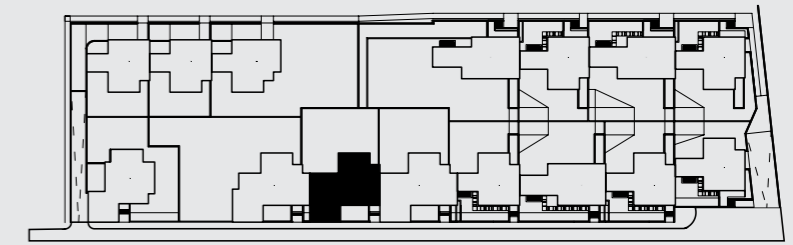


House TYPE II





House TYPE III



House 6

Description

The building has three levels – an underground level - basement, ground floor and first floor. Communication between the internal levels is carried out by means of an internal staircase. There is a separate yard space around the house with pool.

1. Underground floor:

Staircase connecting the three levels of the house;
Fitness;
Bathroom;
Laundry room;
Four storage units;
Technical room;

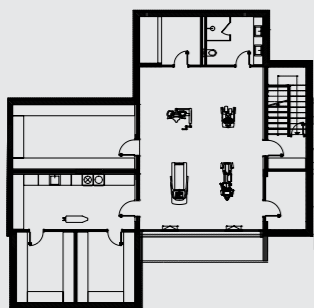
2. Ground floor:

Staircase connecting the three levels of the house;
Garage;
Prelude;
Entrance hall;
Living room;
Dining room;
Kitchen;
Toilet;
Terrace;

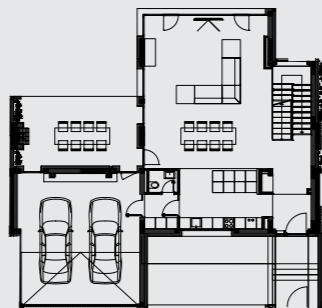
3. First floor:

Staircase connecting the three levels of the house;
Corridor;
Three bedrooms;
Two bathrooms;
Terrace;

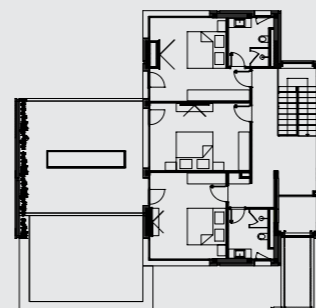
Floor Plans



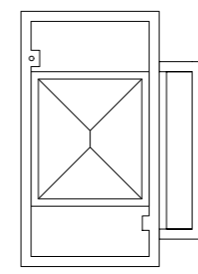
Underground floor



Ground floor



First floor



Покрив

General Data

Total area:	533 m²
Garage:	2 cars
Pool:	26 m²
Terrace terrain:	24 m²
Yard:	245 m²

House TYPE III



House TYPE III





House TYPE IV



House 8 | House 10 | House 11 | House 12 | House 14

Description

The building has three levels - an underground level - basement, ground floor and first floor. Communication between the internal levels is carried out by means of an internal staircase. The underground Garage at underground level can be reached via a ramp from Skalni Rozi Street. There is a separate yard space around the house.

1. Underground floor:

Staircase connecting the three levels of the house;
Garage;
Laundry room;
Technical room;
Storage room;

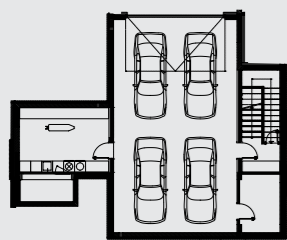
2. Ground floor:

Staircase connecting the three levels of the house;
Entrance hall;
Living room;
Dining room;
Kitchen;
Toilet;
Terrace;

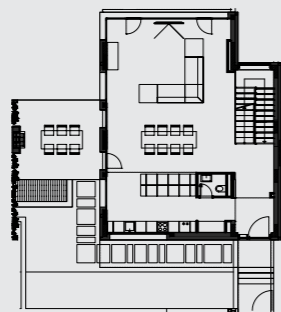
3. First floor:

Staircase connecting the three levels of the house;
Corridor;
Three bedrooms;
Two bathrooms;
Terrace;

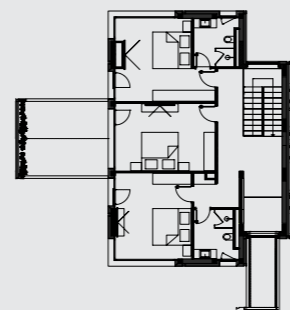
Floor Plans



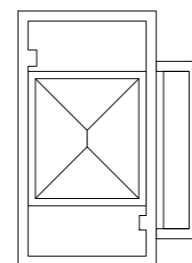
Underground floor



Ground floor



First floor



Покрив

General Data

Total area:	466-487 m²
Garage:	4 cars
Pool:	no
Terrace terrain:	39-54 m²
Yard:	299-611 m²

House TYPE IV

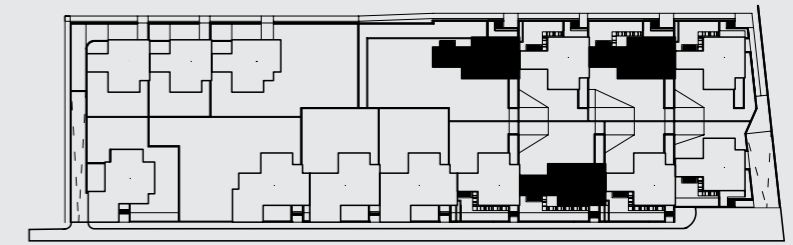


House TYPE IV





House TYPE V



House 9 | House 13 | House 15

Description

The building has three levels – an underground level - basement, ground floor, First floor and second floor. The communication between the internal levels is carried out by means of an internal staircase and an elevator. The underground Garage at underground level can be reached via a ramp from Skalni Rozi Street. There is a separate yard space around the house.

1. Underground floor:

- Staircase connecting the three levels of the house;
- Elevator connecting the three levels of the house;
- Garage;
- Prelude;
- Laundry room;
- Technical room;
- Five storage units;

2. Ground floor:

- Staircase connecting the three levels of the house;
- Elevator connecting the three levels of the house;
- Entrance hall;
- Living room;
- Dining room;
- Kitchen;
- Toilet;
- Terrace;

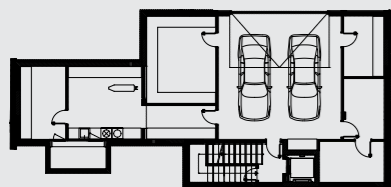
3. First floor:

- Staircase connecting the three levels of the house;
- Elevator connecting the three levels of the house;
- Corridor;
- Three bedrooms;
- Two bathrooms;
- Terrace;

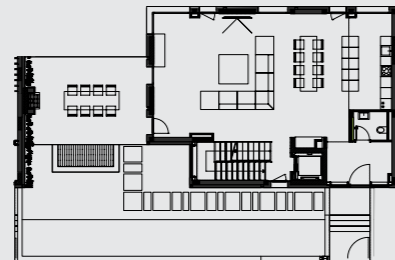
4. Second floor:

- Staircase connecting the three levels of the house;
- Elevator connecting the three levels of the house;
- Corridor;
- Bedroom;
- Closet room;
- Bathroom;
- Terrace;

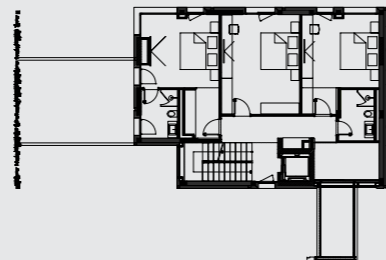
Floor Plans



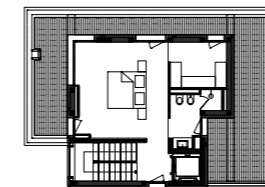
Underground floor



Ground floor



First floor



Second floor

General Data

Total area:	682-684 m²
Garage:	2 cars
Pool:	33 m² (House 15)
Terrace terrain:	49-61 m²
Yard:	299-611 m²



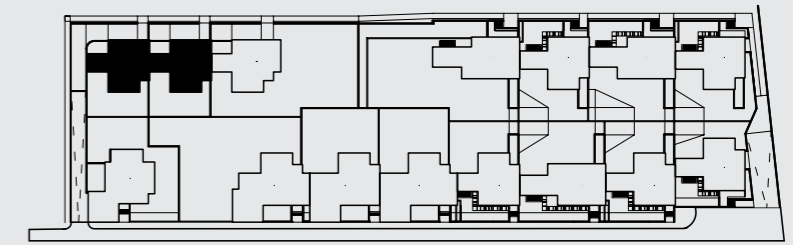
House TYPE V

House TYPE V





House TYPE VI



House 2 | House 3

Description

The building has three levels – an underground level - basement, ground floor and first floor. Communication between the internal levels is carried out by means of an internal staircase. The underground Garage at underground level can be reached via a ramp from Skalni Rozi Street. There is a separate yard space around the house.

1. Underground floor:

Staircase connecting the three levels of the house;
Garage;
Laundry room;
Technical room;
Storage room;

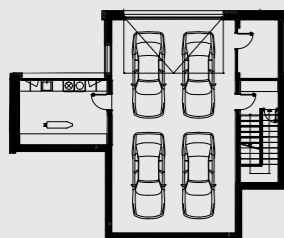
2. Ground floor:

Staircase connecting the three levels of the house;
Entrance hall;
Living room;
Dining room;
Kitchen;
Toilet;
Terrace;

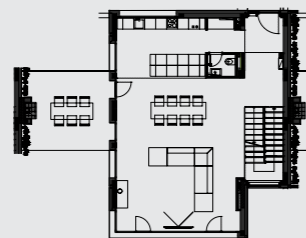
3. First floor:

vaa

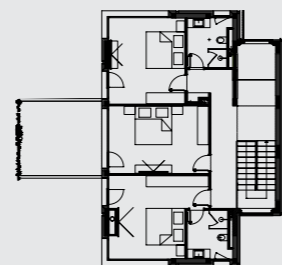
Floor Plans



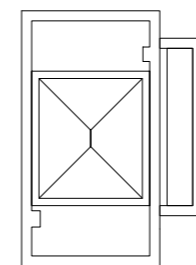
Underground floor



Ground floor



First floor



Покрив

General Data

Total area:	493-495 m²
Garage:	4 cars
Pool:	no
Terrace terrain:	28-29 m²
Yard:	180-247 m²

House TYPE VI

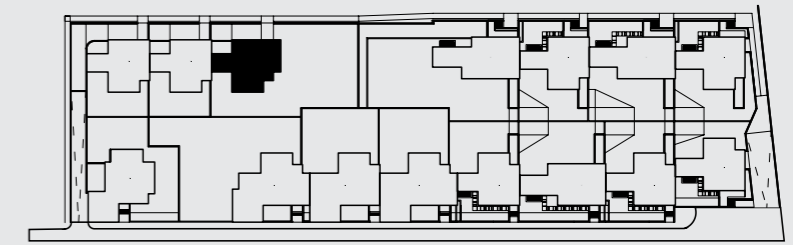




House TYPE VI



House TYPE VII



House 4

Description

The building has three levels - an underground level - basement, ground floor, First floor and second floor. The communication between the internal levels is carried out by means of an internal staircase and an elevator. The underground Garage at underground level can be reached via a ramp from Skalni Rozi Street. There is a separate yard space around the house with pool.

1. Underground floor:

Staircase connecting the three levels of the house;
Elevator connecting the three levels of the house;
Garage;
Laundry room;
Technical room;
Storage room;

2. Ground floor:

Staircase connecting the three levels of the house;
Elevator connecting the three levels of the house;
Entrance hall;
Living room;
Dining room;
Kitchen;
Toilet;
Terrace;

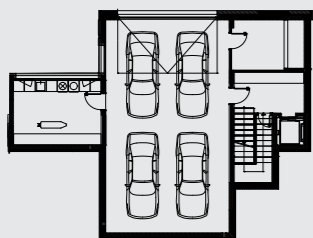
3. First floor:

Staircase connecting the three levels of the house;
Elevator connecting the three levels of the house;
Corridor;
Three bedrooms;
Two bathrooms;
Terrace;

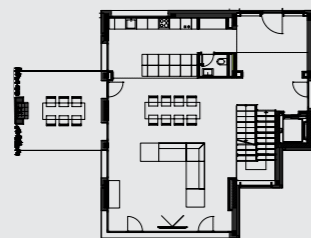
4. Second floor:

Staircase connecting the three levels of the house;
Elevator connecting the three levels of the house;
Corridor;
Bedroom;
Closet room;
Bathroom;
Terrace;

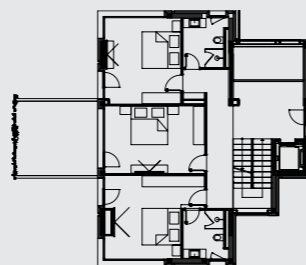
Floor Plans



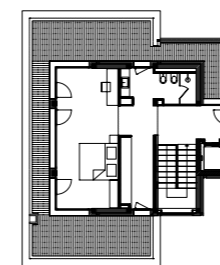
Underground floor



Ground floor



First floor



Second floor

General Data

Total area:	717 m²
Garage:	4 (6) cars
Pool:	26 m²
Terrace terrain:	30 m²
Yard:	565 m²



House TYPE VII

House TYPE VII



LEVEL OF COMPLETION

All properties in La Ville are offered in full completion in terms of exterior environment.

The exterior and vertical layout of all buildings are fully completed and include:

Landscaping and irrigation system

Pavements on alleys, roads and sidewalks, vertical and horizontal road markings
Street lighting and site infrastructure

All buildings are fully finished in terms of:

Architecture

Facade and partition walls, thermal insulation, waterproofing, installed front doors, common areas in the buildings

Facades

Installations - Heating, ventilation and air-conditioning installation without end elements (radiators and appliances), electrical installation (wiring), plumbing and sewerage installation.

Thermal insulation - in accordance with thermal calculations - minimum 10 cm

Roofs - flat roofs - System - flat - inverted and landscaped - Thermal insulation - according to thermal calculations at least 12 cm.

Landscaping and vertical planning - designed according to the highest standards with a special dendrological project for park development, with detailed dendrological composition and planting project.

Energy source - Natural gas (CNG) and electricity

Water supply with two types of water - for drinking and household needs with power supply from the central water supply and for irrigation needs with the use of groundwater and rainwater - 1650 m³

Separate sewerage - domestic with treatment facilities.

CONSTRUCTION CONCEPT

The principles, solutions and materials laid down in the construction of La Ville are:

Structure

Reinforced concrete supporting structure in accordance with European standards for building design (Euro), as used concrete class C 20 / 25 and C 30/37. Author of the project is the leading design company "LP Arch" LTD.

Clear height of the premises from 2.73 to 3.13 m

Walls

Partition - certified systems for dry construction of Knauf, adapted to heat and noise protection requirements walls. Facade - Masonry wall of kermichen bricks, bilateral jointed Wienerberger Porotherm 25 N + F

Glazing

System facade aluminum frames Schüco AWS 70.HI (Schüco ADS 70.HD for entrance door), with broken thermal bridge, with a coefficient of thermal conductivity of the frame $U_f = 1.6 \text{ W/m}^2 \text{ K}$, powder painting.

Standard double glazing:

Coefficient of thermal conductivity (EN 673): max. $U = 0.5 \text{ W} / (\text{m}^2\text{K})$

UV (UV transmittance) - transmission of UV rays : 1.30%

Solar factor (g): 34.8

Coefficient of shading (EN 410): 0.40

Color : neutral , clear

Minimum configuration :

Total thickness - 46 mm :

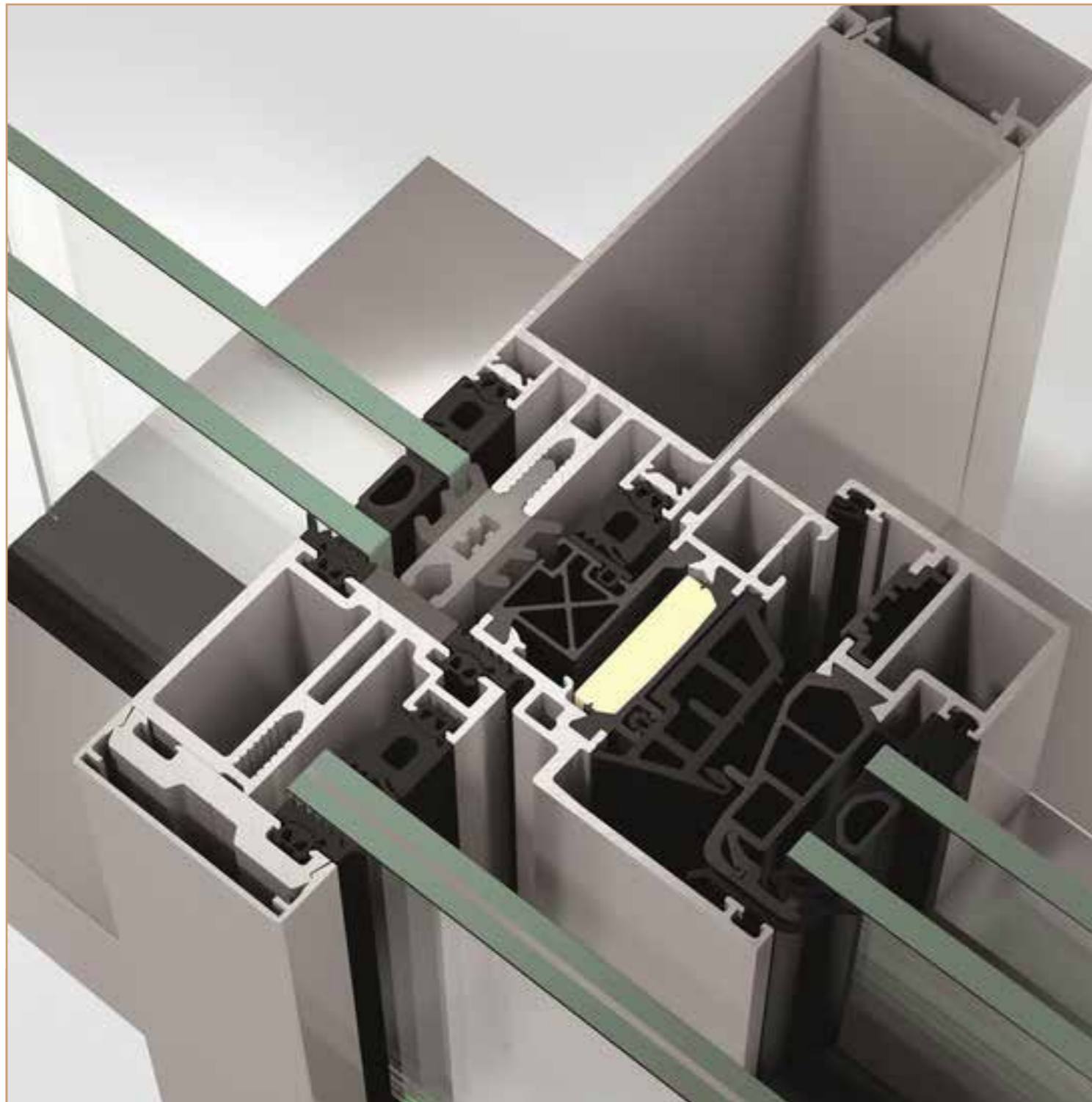
Outer glass: tempered Float Glass ExtraClear Guardian SunGuard HS SN 70/37 HT or equivalent

- camera - 90% Argon - spacer with warm edging - recommended width 16 mm , minimum width 14 mm

Intermediate glass: Float Glass ExtraClear Plus

- camera - 90% Argon - spacer with warm edging - recommended width 16 mm, minimum width 14 mm

Completion



TRE|SPA®

25 GLAZING
VISION
YEARS OF ROOFLIGHT INNOVATION


Wienerberger

kNAUF

Materials

SCHÜCO

 **PENETRON**
TOTAL CONCRETE PROTECTION

3QU
Baumit
baumit.com

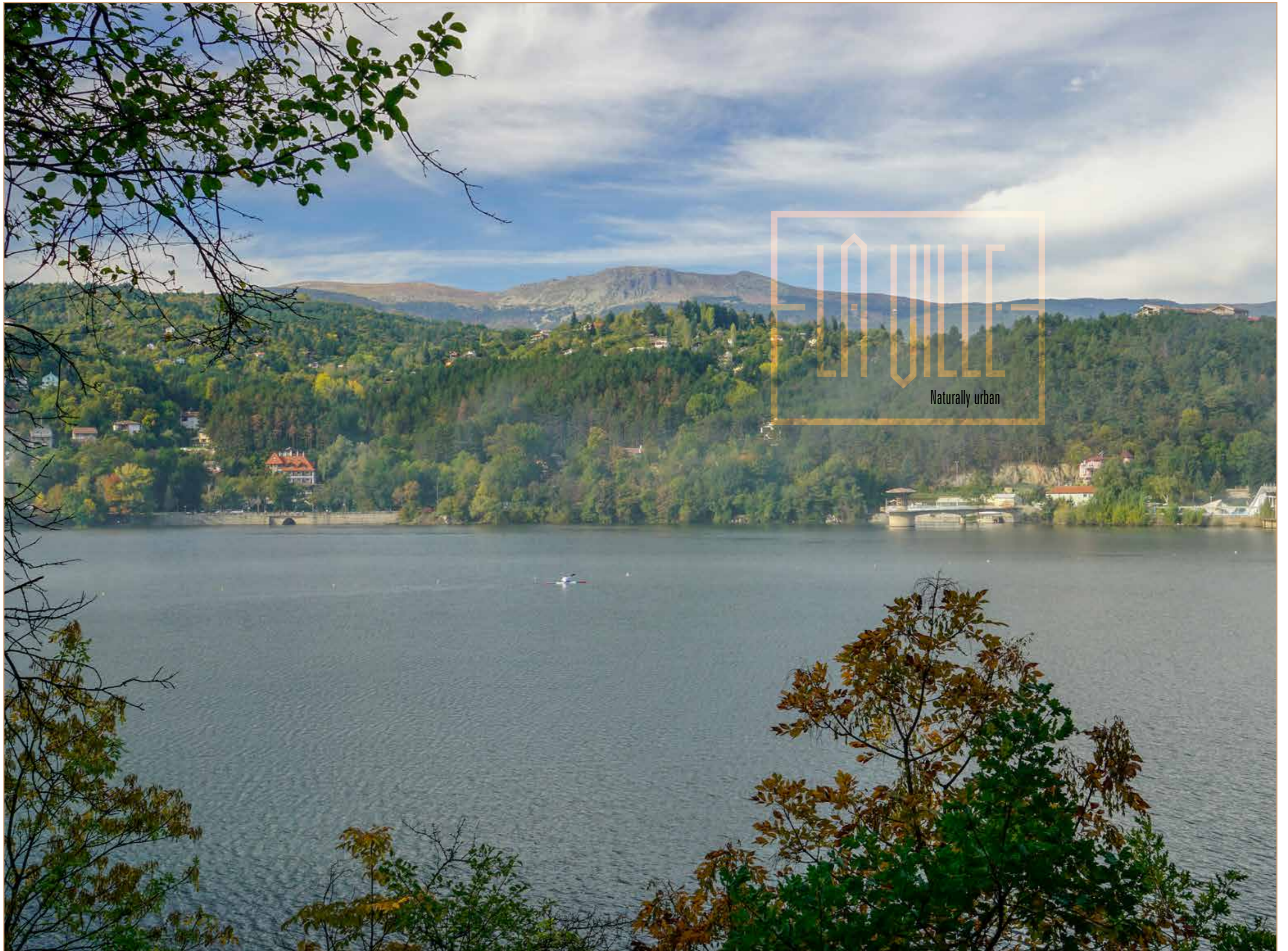
BUILDING TRUST



ströher
Clinker. Ceramics. Competence.

 **ROCKWOOL**

nOPHADRAIN
PASSIVE CAPILLARY DRAINAGE SYSTEMS



Naturally urban

