



Only Gardens

PLOVDIV

Bulgaria map



Romania

Serbia

Black Sea

F.Y.R.O.M

Turkey

Plovdiv is the second largest city in Bulgaria with a population of about 380,000 people and a metropolitan area of 500,000 people. It is also one of the oldest cities in Europe

Plovdiv is located in the Thracian plain in southern Bulgaria some 130 kilometers from Sofia, the capital. The city was built on seven hills along the two banks of the Maritza River. Plovdiv is situated in an important, strategic location. Major international routes pass through the city and drive its commerce and growth.



Plovdiv old city



Central square

These routes connect the east with Europe, the Baltic and the Mediterranean. They also connect the black sea with the Adriatic. The Trakia highway which is only 10 km from the city center connects west Europe with Istanbul and the Middle East. It will also eventually connect Sofia to the black sea port of Bourgas via Plovdiv.

Plovdiv old town embodies the city's long and varied history – Thracian fortifications overlaid with Byzantine walls and great mansions erected during the period of the Bulgarian Renaissance look down on the Ottoman mosques and Artisans dwellings of the lower town. The city's festivals and trade fairs rival Sofia in number and its world famous restaurants and charming promenade compare very favorably with those in the capital.

Plovdiv airport is an expanding international passenger and cargo terminus. Major upgrades have taken place in recent years together with increasing investments in expanding airport infrastructure to facilitate growing demand.

The city is well known for the quality of its educational facilities and offers one of the highest ratios of universities places to population in south east Europe, with six different universities and a number of state and private colleges and branches of other universities.

The Exhibition ground in Plovdiv is the biggest in south east Europe. It has major trade fairs which are held throughout the year.

Plovdiv has many historical attractions such as the Roman stadium, Filipopolis forum and statue perched on the three hills from where you can see the most spectacular views of the city, together with the walls of the fortress Filipopolis, the unique roman theatre and the majestic Sahat Tepe with its clock tower.



City Park - 7 minutes drive



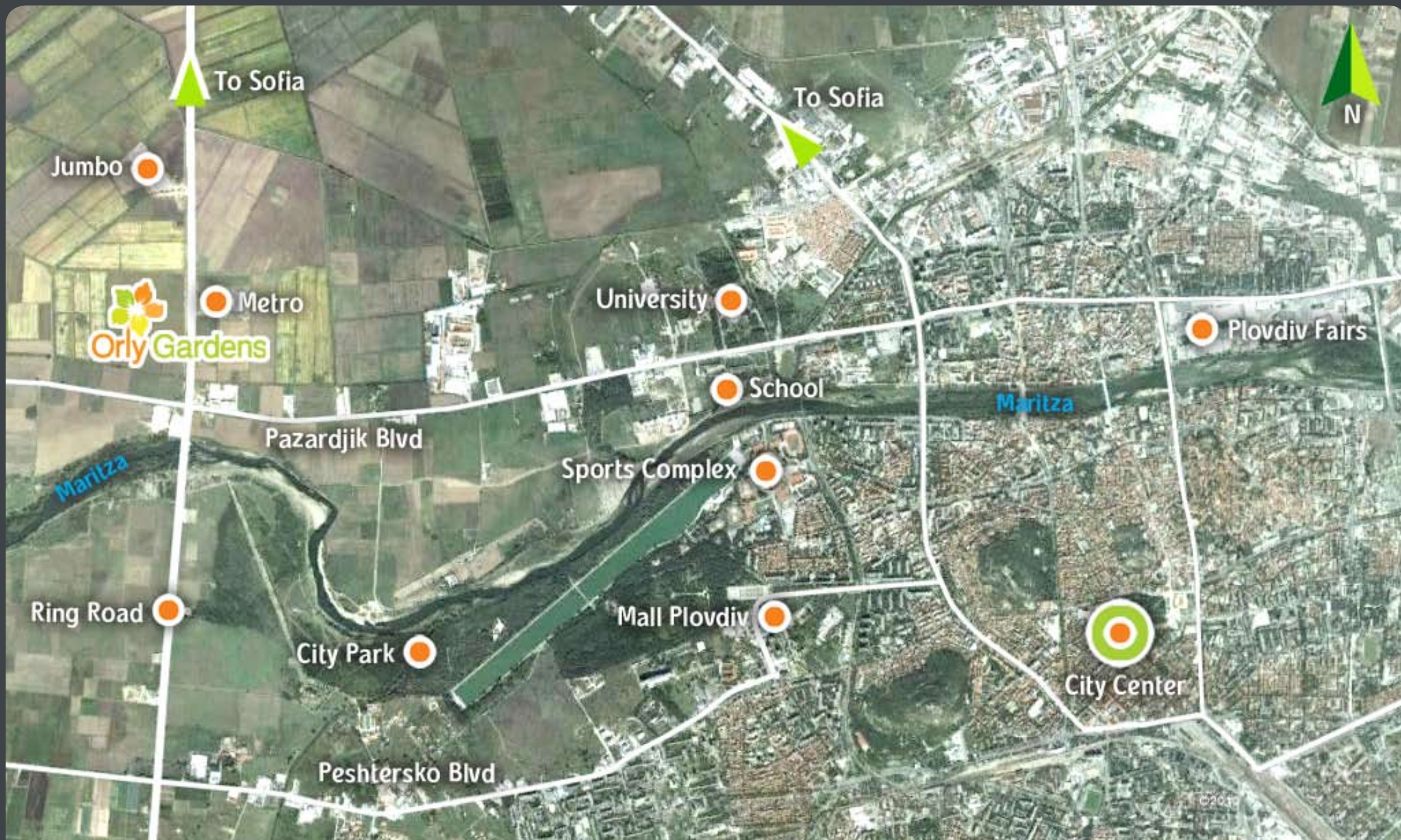
Pedestrian precinct

Plovdiv is also well known for its sports facilities and parks. The sports complex is the biggest in Eastern Europe and consists of the Plovdiv stadium with several football fields, tennis courts, swimming pools, rowing center with 3 km long channel and restaurants and cafes situated in a spacious park in the western part of the city just south of the Maritza River. There are also playgrounds for children.

The presence of the Maritza River, flowing through the city has contributed to the mysterious and romantic appearance of the city besides being a favorite place for the keen fisherman and water sport lovers.

Plovdiv's surroundings are also extremely rich with cultural-historical landmarks as well as natural-ecological resorts such as the Rodopi mountains with its lakes, forests, waterfalls and wild nature and of course Pomporovo, one of Bulgaria's most popular ski resorts which is only 80 km from Plovdiv.

Plovdiv map



Orly Gardens

This green, unique and charming gated residential development is planned on a site of 37,685 sq m situated on the west side of Plovdiv only 6 kilometers from the center of the city. The site is located near by the road junction of two major roads that service the area. The first is the Plovdiv Ring Road which starts at the Plovdiv junction to the Sofia motorway and continues to the southern part of the city. The second is the Pazardjik Blvd which links the development location to the city center. The location of Orly Gardens ensures direct, fast and easy access to all parts of Plovdiv, Sofia and elsewhere.

Orly Gardens is one of the finest gated residential developments planned in Bulgaria. The quality of the development offers a once in a lifetime opportunity to live in the highest standard of living inside a private housing community with a truly green, clean environment, embracing nature, yet still being close enough to easily enjoy all of the facilities of the city center.



Orly Gardens is situated in a quiet area of enchanting tranquility. It is surrounded by natural scenery such as the Maritza River which is only a 5 minute walk! From the south you can enjoy views of the Rodophi Mountains which are one of Bulgaria's nature reserves with its majestic lakes, forests, waterfalls and large quantity of wild animals. It is also the location of the famous Pamporovo ski resort which is only a little more than an hour drive from Plovdiv. From the west, just 5 minutes drive you will find Orizare beautiful lake which is a favorite location for fishing ,water ski and perfect picnic site.

In **Orly Gardens** you can truly live in a peaceful world of greenery and nature and still be only few minutes drive to the city center and other attractions within the city.



Attractions near Orly Gardens



Rowing channel



central park



Plovdivs Sports center



Rodophi mountains



Mall of Plovdiv

Layout of the Project



The Development

Orly Gardens has been carefully planned as a modern gated residential project with the highest standard of living. It comprises approximately 530 apartments and features different types of buildings with extremely Flexible possibilities with regard to the size and type of apartments.

Orly Gardens is designed to have different types of apartments including 1-4 bed rooms' apartments, large duplexes, apartments with private gardens and Penthouses with large terraces.

Orly Gardens has a large central garden with lots of greenery and open spaces together with playgrounds for the children with plentiful seating for the parents and their guests. It also features a private kindergarten which will serve the children living in.

In **Orly Gardens** you will also find within the ground floor of the central buildings, some commercial shops which are intended to serve the daily requirements of the residents of the project with a variety of shops such as a supermarket, dry cleaning service, pharmacy, bank, medical services etc.

Orly Gardens also features a unique underground winter/summer swimming pool with a spa and health club only for the use of the residents. Above the swimming pool on the top garden area a coffee Shop and restaurant is planned with a seating area looking towards the beautiful Rodophi mountains.



The Development



The Development



The Development



The Development





Press to view the 3D movie of the project

All images and information in this catalog and 3D movie are for illustration purposes only and do not bind or commit the company.

DSRE
Investment Group

