



SAN STEFANO



Cleves San Stefano is one of the finest buildings offered for rental in Sofia. In a terrific downtown location and part of the new San Stefano Plaza complex, it offers luxury living in a stylish setting. For each of the 31 Cleves rental apartments our interior designers have created a distinctly individual and evocative identity.



Location

Doctor's Garden has always been the best address in Sofia. Named after the park between Oborishte and Shipka streets, it is located by the National Library and close to the historical monuments and state institutions in the capital.

A short walk to Parliament or Alexander Nevsky Cathedral, it is also close to Sofia University metro station which connects to all parts of the city, including the airport and Sofia Business Park. Perfectly located downtown, it is also ideal for the new office locations along Tsarigradsko Shose.

As well as Doctor's Garden itself, other green areas nearby include Knyazheska Garden and Park Zaimov. Some of the best restaurants are within walking distance, as are several major Embassies, including the French Embassy, and the US Ambassador's Residence.

San Stefano Plaza is on the site of the Old Beer Factory – the main brewery in Sofia built in 1884 – and directly opposite the headquarters and studios of Bulgarian National Television.

A luxury community

Cleves San Stefano is in a secure multifunctional complex. It offers a selection of 31 fully furnished 1, 2, 3 and 4-bedroom rental apartments, all in Entrance A.

The complex contains residential units, Class A offices, a shopping centre, food court, gym, spa, art gallery and four levels of underground parking – all certified as "Excellent" under BREEAM, the gold standard of environmental sustainability.

The building's smart reception area is manned 24 hours a day and video surveillance monitors the entire development.

Every apartment has its own underground parking space with elevator access to your living area.

Cleves operates the entire building, ensuring efficient and professional management at all times.

San Stefano Plaza offers automated sun protection, external sound insulation, roof-mounted photovoltaic panels, electric vehicle charging stations and rainwater capture for watering plants.

Comfort and style

- ✓ Cleves San Stefano's 31 apartments come in an array of distinctive designs – some replicate the brickwork style of the Old Beer Factory
- ✓ The apartments are light and airy, with spacious rooms and big windows
- ✓ All the apartments enjoy electric shutters and at least one balcony
- ✓ We have installed modern hand-crafted kitchens, all fitted with electric hobs, microwave, coffee makers and dishwashers
- ✓ Every apartment has central heating and a computerized air conditioning system
- ✓ Each apartment has Wi-Fi pre-installed and cable TV
- ✓ Every apartment has a full security system and the front doors have triple bolts
- ✓ Every apartment has a utility area with washing machine and spin drier
- ✓ There is a video-intercom for visitor access

San Stefano Plaza is a state-of-the-art development – the first residential complex in Sofia to be certified "Excellent" under the BREEM environmental rating system.

The complex contains almost everything you will need. There are shops, restaurants, a fitness centre and supermarket within the development, as well as 488 underground parking spaces.

In addition, the San Stefano Gallery is one of the best venues in central Sofia for hosting various events, including exhibitions, literary readings, musical and theatre performances and conferences. Being designed as a centre of social and cultural life, San Stefano Gallery offers a welcoming, airy and multifunctional space.



Cleves EOOD has become recognized over the past decade as the premier accommodation provider in Sofia. We offer rental accommodation to multinational companies and Embassies on a long-term or short-term basis, with a portfolio of over 130 apartments in Sofia.

SAN STEFANO PLAZA	Floor	Bedroom	Bathroom	Total Area	Parking Incl.
Apartment No.1	3	1	1	106	1
Apartment No.2	3	1	1+1	132	1
Apartment No.3	3	4	2+1	251	1
Apartment No.4	3	2	1+1	250	1
Apartment No.5	3	1	1	105	1
Apartment No.6	3	1	1	92	1
Apartment No.7	4	1	1	106	1
Apartment No.8	4	1	1+1	132	1
Apartment No.9	4	3	2+1	220	1
Apartment No.10	4	2	1+1	175	1
Apartment No.11 + 12	4	2	2	179	1
Apartment No.13	5	2	1+1	203	1
Apartment No.14	5	2	1+1	119	1
Apartment No.15	5	1	1	111	1
Apartment No.16	5	1	1	106	1
Apartment No.17	5	1	1+1	129	1
Apartment No.18	5	3	2	223	1
Apartment No.19	5	2	1+1	174	1
Apartment No.20	6	2	1+1	121	1
Apartment No.21	6	2	1+1	119	1
Apartment No.22	6	1	1	111	1
Apartment No.23	6	1	1	106	1
Apartment No.24	6	1	1+1	129	1
Apartment No.25	6	3	2	167	1
Apartment No.26	6	1	1	127	1

SAN STEFANO PLAZA	Floor	Bedroom	Bathroom	Total Area	Parking Incl.
Apartment No.27	7	2	1+1	121	1
Apartment No.28	7	2	1+1	119	1
Apartment No.29	7	1	1	110	1
Apartment No.30	7	1	1	106	1
Apartment No.31	7	1	1	123	1
Apartment No.32	7	3	2+1	297	1

