



# aquario

SHOPPING CENTER DOBRICH





## AQUARIO Shopping Center Dobrich

Will become one of the most modern and innovative shopping centers in the north east Bulgaria. It is located in the newly rising shopping zone in the southern part of the city of Dobrich with a catchment area of 225,000 inhabitants within Dobrich city-municipality area. The two-level mall has direct, convenient access from the parking area.

### About the project

The Aquario Shopping Center in Dobrich combines modern design and fine architecture with high-quality fashion and great selection of prestigious shops concepts.

As early as spring 2010, the first visitors will be able to enjoy shopping, leisure, and entertainment in the pleasant, brand new shopping area. The shopping center will be conveniently connected to the already existing shops, maximizing its visibility and accessibility.



### Location - Dobrich

Dobrich is a beautiful town in the north east of Bulgaria and the administrative centre of Dobrich Province. Dobrich is the eighth most populated town in Bulgaria, being the centre of the historical region of Southern Dobruja, and is located 30 km west of the Bulgarian Black Sea Coast, not far from the famous resorts of Albena, Balchik and Golden Sands, and 50 km to the north of Varna.

A multi-functional complex  
providing  
integrated services  
with international mix  
of up-to-date  
fashion shops







## Location – Aquario

The Aquario Shopping Center in Dobrich is situated in the town's southern part, at the crossroads of the roads between Varna and Constanta (Romania). It is located in the newly rising shopping zone within walking distance to already established stores of TECHNOLIS and Mr. BRICOLAGE. Additional enlargement of the shopping area is planned in near future – a store with electronic equipment will start construction soon. Aquario, with its modern design, will bring its value to the region and become lifestyle destination for the inhabitants.



## Catchment area

Total catchment area of Aquario Dobrich includes approximately 225,000 inhabitants.

**Primary catchment area** includes 120,000 inhabitants living in the Dobrich city-municipality and surrounding area within 20 minutes driving.

**Secondary catchment area** includes all cities and villages within the District of Dobrich with high-quality road connection to the city that is an administrative heart for entire region.



Primary catchment area	120.000 inhab.
Secondary catchment area	105.000 inhab.
<b>Total catchment area</b>	<b>225.000 inhab.</b>
Total cities in Dobrich province	6
Total Villages in Dobrich province	206







## Shopping

The Aquario Shopping Center is a multifunctional complex combining comfortable shopping with leisure and entertainment under one roof.

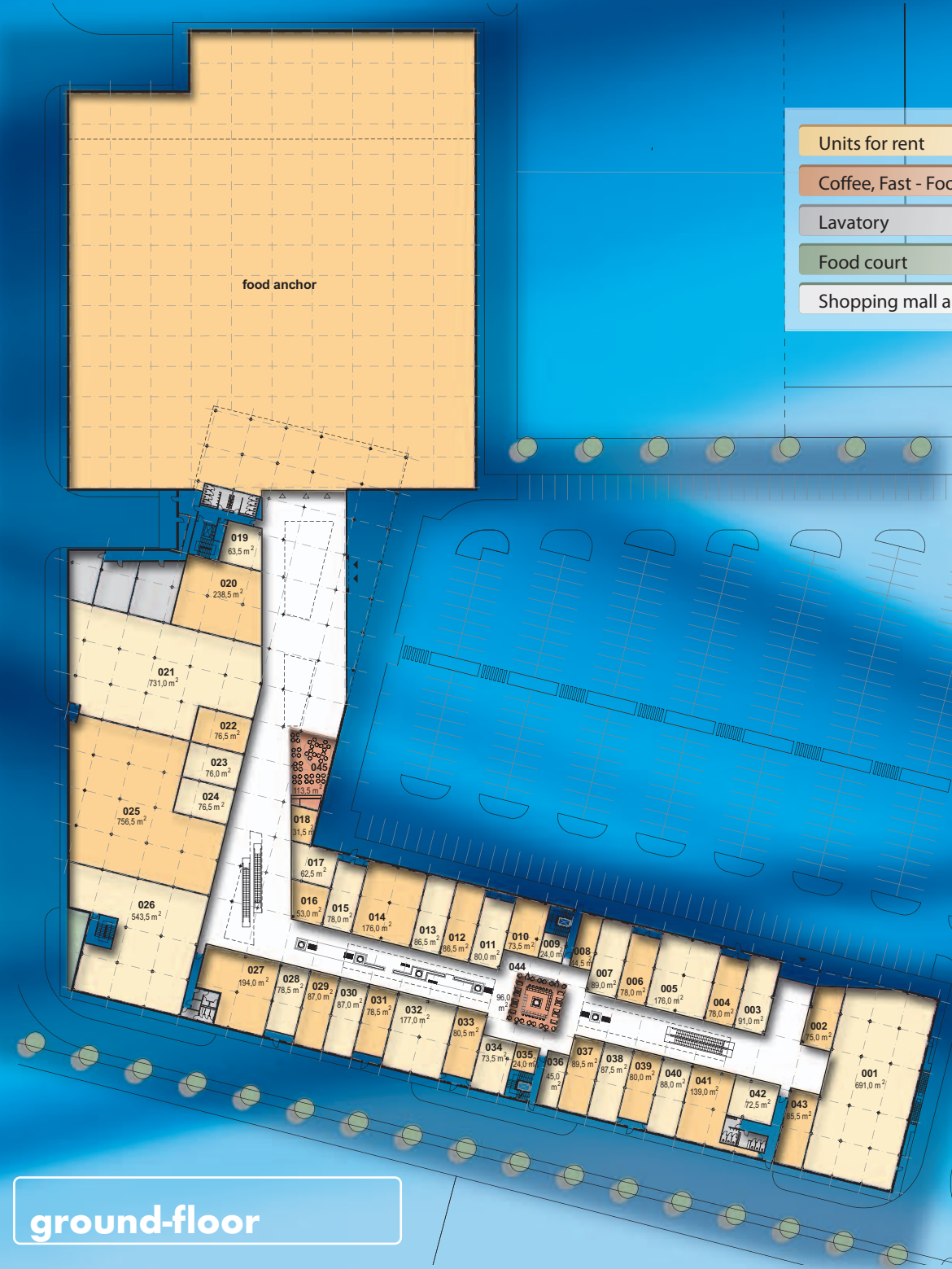
The total two-storey modern building with gross area of 25.210 square meters (Gross Leasable Area of 18,440 m<sup>2</sup>) will accommodate at least 90 shops that will offer high-quality fashion, footwear, accessories, lingerie, Health&Beauty products, household and electronic goods. To wrap up the complete offer, a restaurant, a café and fast-food court and great selection of services will be available to customers on everyday basis. In addition, visitors will be attracted by supermarket located on the premises offering affordable prices.

The structure's outstanding features include a central passage with a gallery, and the overall interior embellished with flourishing vegetation and rest benches to offer pleasant moments for mixture of customers.

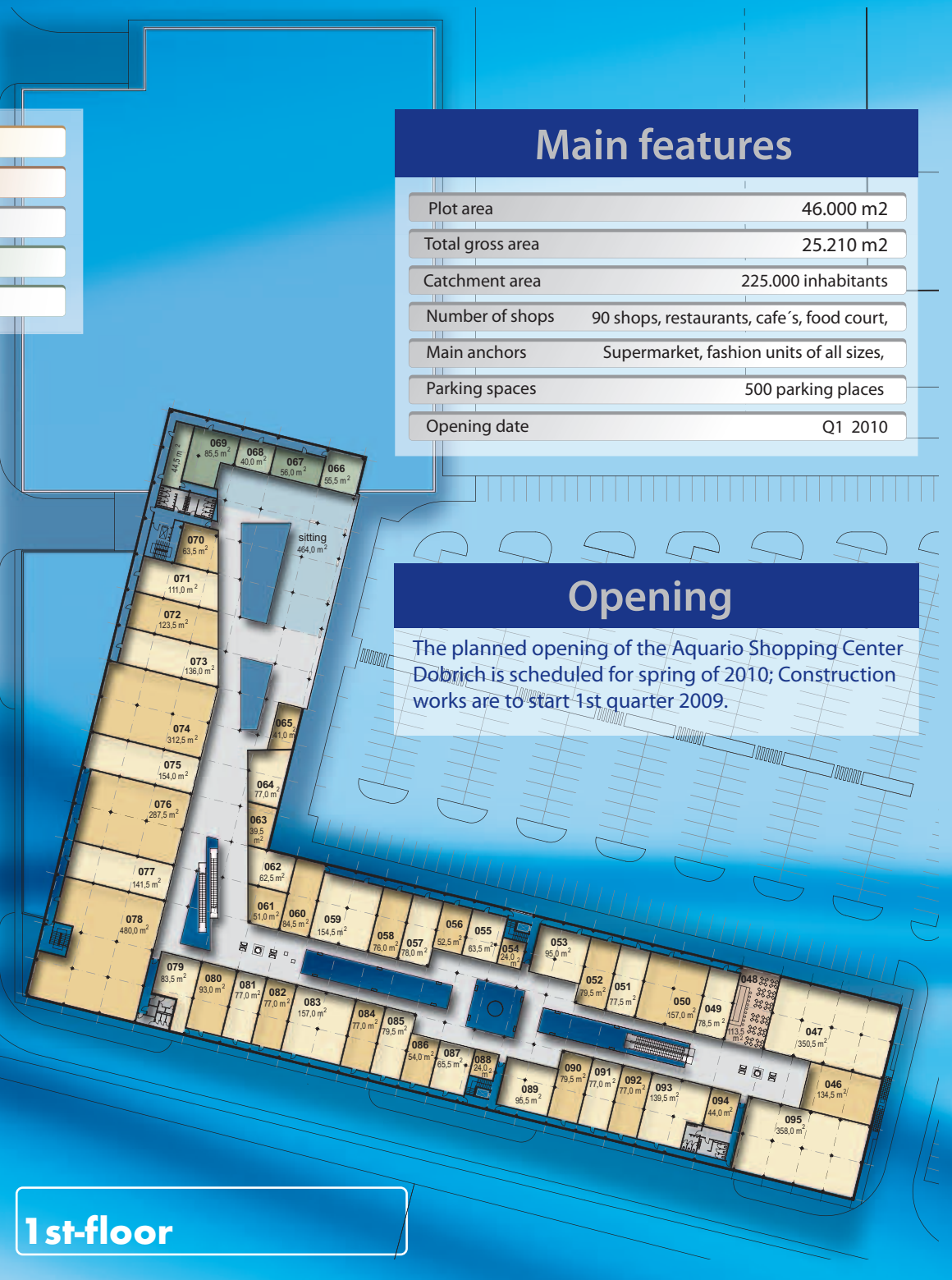
The Aquario Shopping Center Dobrich is concerned with the comfort of its visitors, and brings its services as close as possible to them. Customers may use the parking lot with as many as 500 parking places within the shopping zone.

A combination of state-of-the art building materials, its architectural and functional features and the generosity of the shared spaces, all add up to place The Aquario Shopping Center among the most contemporary and attractive buildings in Dobrich.

## ground-floor



## 1st-floor



## Main features

Plot area	46.000 m <sup>2</sup>
Total gross area	25.210 m <sup>2</sup>
Catchment area	225.000 inhabitants
Number of shops	90 shops, restaurants, cafe's, food court,
Main anchors	Supermarket, fashion units of all sizes,
Parking spaces	500 parking places
Opening date	Q1 2010

## Opening

The planned opening of the Aquario Shopping Center Dobrich is scheduled for spring of 2010; Construction works are to start 1st quarter 2009.

LEASE

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DEVELOPER

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## DEVELOPER

The project's developer is Gruppe CUUBUUS based in Vienna, which is currently engaged in developing three other Aquario Shopping Center projects in the Slovak Republic and yet another five projects in Bulgaria. Additionally to projects in the retail business, the company is involved in hotel development in several European capitals, as well as residential and office space projects in the Central Europe.

Note: all information and illustrations were selected with the greatest care and checked for accuracy at the time the brochure was published. Not liable for accuracy and completeness of all information. The pictures and plans material partially serves the temporary illustration of the project. Deviations in a later planning phase are explicitly reserved.  
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