> CORPORATE TRACK RECORD / 2026

# ARCHITECTURE.
# ENGINEERING.
# URBAN PLANNING.

[ TOTAL DESIGN + PLANNING SCOPE ]

## 1 535 634 m²

## 1 024 442

m² DESIGNED GFA

## 511 192

m² URBAN PLANNING

## 24

YEARS

## 200+

PROJECTS

## €350M+

PROJECT VALUE*

[ EST. 2002 ]  [ 07 SECTORS ]  [ SOFIA / BG ]

Building floor area + urban-planning land area.
Two distinct measures, shown separately above.

* Company-reported project value. See the register notes on page 03.

[ OPEN REGISTER -> 03 ]

> PRACTICE / CAPABILITIES

# ONE PRACTICE. CONNECTED DISCIPLINES.

Established in Sofia in 2002. Architecture, engineering and urban planning, coordinated from site feasibility to working documentation and author’s supervision.

[01] **ARCHITECTURE & URBAN PLANNING**

Feasibility, concept design and detailed design. Buildings and masterplans shaped around their site, purpose and users.

[02] **INTEGRATED ENGINEERING**

Structural, HVAC, electrical, plumbing and geodesy expertise, coordinated with the architectural design.

[03] **BIM & TECHNICAL DELIVERY**

Revit models, drawing packages, schedules and details. Defined deliverables prepared to agreed project standards.

[04] **APPROVALS & SITE-STAGE SUPPORT**

Permitting support in Bulgaria, tender documentation and author’s supervision to carry design decisions through construction.

[ RVT / IFC / DWG / PDF ]  INTERNATIONAL DESIGN & BIM

> REGISTER / SECTOR INDEX

# EXPERIENCE, IN NUMBERS.

125 REGISTER ENTRIES / 7 SECTORS

| | SECTOR | AREA m² | P. |
|---|---|---|---|
| I | Sport facilities | 72 605 | 04 |
| II | Industrial buildings | 117 435 | 05 |
| III | Commercial buildings | 101 427 | 07 |
| IV | Hotels & holiday villages | 93 124 | 08 |
| V | Residential buildings | 245 319 | 10 |
| VI | Public buildings | 394 532 | 12 |
| VII | Urban planning / PUP | 511 192 | 15 |

TOTAL DESIGNED GFA **1 024 442 m²**

URBAN PLANNING / LAND **511 192 m²**

**REGISTER NOTES**

Dates: 2002-2025; they do not establish construction completion. Some entries group multiple buildings. Areas are summed from the register. Project count and project value retain the company’s reported figures. Combined scope is not a unique land footprint.

> 01 / BUILDING REGISTER

# SPORT FACILITIES

**72 605 m²** DESIGNED GFA 11 ENTRIES

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 001 | Exclusive Hunting & Recreation Estate | Lukovit | 10,400 | 2005 |
| 002 | Multifunctional Sports Hall "Tsar Boris III" | Sofia | 5,704 | 2005 |
| 003 | National Sports Academy Swimming Complex "Vasil Levski" | Sofia | 15,800 | 2006 |
| 004 | Municipal Sports Complex | Suvorovo | 4,200 | 2007 |
| 005 | Sports Hall "Adea" | Sofia | 3,980 | 2008 |
| 006 | Sports Hall "Diana" | Yambol | 5,210 | 2013 |
| 007 | Sports & Hospitality Complex (Arena Botevgrad Extension) | Botevgrad | 8,965 | 2016 |
| 008 | Membrane Sports Structures Program (Various Locations) | Bulgaria | 5,380 | 2017 |
| 009 | Belitsa Sports Complex | Kostinbrod | 2,286 | 2025 |
| 010 | Training Football Facility "Bdin-1923" | Vidin | 3,072 | 2025 |
| 011 | Sports Hall "Sv. Georgi Pobedonosets" | Kostinbrod | 7,608 | 2025 |

[ SPORT VISUALS -> 16 ]

> 02 / BUILDING REGISTER

# INDUSTRIAL BUILDINGS

**117 435 m²** DESIGNED GFA 01 / 02

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 012 | Printing Facility Reconstruction "Demaks" | Kremikovtsi | 3,850 | 2004 |
| 013 | Cold Storage Warehouses (Customs Agency) | Kapitan Andreevo | 2,930 | 2004 |
| 014 | Food Production Facility (Vidin Bakery JSC) | Vidin | 2,600 | 2005 |
| 015 | Electrical Component Manufacturing Plant | Vidin | 1,900 | 2005 |
| 016 | Furniture Manufacturing Plant "Mibela" | Velingrad | 2,920 | 2005 |
| 017 | Warehouse "Stroymarket" | Lozen | 2,568 | 2007 |
| 018 | Construction Materials Logistics Base | Lozen | 3,050 | 2007 |
| 019 | Elevator Manufacturing Plant "Technos" | Sofia | 13,434 | 2007 |
| 020 | Industrial Zone "Iskar-South" (Office & Stock) | Sofia | 2,718 | 2009 |
| 021 | Logistics Center with Cold Storage "Vrazhdebna" | Sofia | 18,820 | 2010 |
| 022 | Retail & Logistics Base for Building Materials | Dobrinishte | 2,760 | 2011 |
| 023 | Automotive Service & Workshop Portfolio (3 Locations) | Sofia | 2,124 | 2011-2022 |
| 024 | Small-Scale Industrial Facilities (Metal/Storage) | Various Locations | 2,799 | 2011-2024 |

[ INDUSTRIAL VISUALS -> 17 ]

> 02 / BUILDING REGISTER

# INDUSTRIAL BUILDINGS

**117 435 m²** DESIGNED GFA 02 / 02

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 025 | Cold Storage Logistics Base "Transcapital" | Sofia | 5,100 | 2012 |
| 026 | Logistics Warehouse "Karadjin" | Lozen | 1,790 | 2012 |
| 027 | Production Hall "Klisurski Monastery" | Berkovitsa | 3,160 | 2016 |
| 028 | Logistics Warehouse "Voenna Rampa" | Sofia | 4,203 | 2017 |
| 029 | Winery & Wine Production Facility | Lukovit | 2,838 | 2020 |
| 030 | Transport & Logistics Base (TIR Garage & Storage) | Lozen | 2,750 | 2020 |
| 031 | 5G Telecommunication Infrastructure Network (Telenor) | National Coverage | 15,640 | 2022 |
| 032 | Technical Components Bulgaria Plant | Vidin | 4,100 | 2022 |
| 033 | Logistics Park "Gurkovo" | Botevgrad | 5,200 | 2022 |
| 034 | Photovoltaic Power Plant | Burgas | 1,467 | 2023 |
| 035 | Production Hall for Steel Profile Components | Kostinbrod | 1,973 | 2023 |
| 036 | Trade & Logistics Center "Bulgarlift" | Plovdiv | 5,034 | 2023 |
| 037 | Food Processing Facility & Brewery | Sofia | 1,707 | 2024 |

[ INDUSTRIAL VISUALS -> 17 ]

> 03 / BUILDING REGISTER

# COMMERCIAL BUILDINGS

**101 427 m²** DESIGNED GFA 4 ENTRIES

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 038 | Retail Network Roll-out (BILLA Bulgaria) | National Coverage | 20,016 | 2007-2011 |
| 039 | Supermarket & Retail Center "Marsa" | Haskovo | 5,149 | 2017 |
| 040 | Restaurant Chain "Cactus" (Multiple Locations) | Sofia & Lozenets | 1,960 | 2019 |
| 041 | Lifestyle Retail Park "AION" | Patras, Greece | 74,302 | 2024 |



COMMERCIAL / SELECTED PORTFOLIO VISUAL

> 04 / BUILDING REGISTER

# HOTELS / HOLIDAY VILLAGES

**93 124 m²** DESIGNED GFA 7 ENTRIES

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 042 | Boutique Mountain Hotels Portfolio (3 Locations) | Bansko & Chepelare | 6,720 | 2004-2007 |
| 043 | City Hotel Complex "Merilin" | Sofia | 4,800 | 2005 |
| 044 | Gated Holiday Complex "Azhur" | Stara Zagora | 5,712 | 2006 |
| 045 | Resort & SPA Complex "St. John Hill" | Bansko | 32,075 | 2006 |
| 046 | Seafront Apart-Hotel & SPA Complex | Balchik | 33,640 | 2006 |
| 047 | Hotel & Training Center (Arena Botevgrad Extension) | Botevgrad | 8,961 | 2016 |
| 048 | Boutique Guest House "Vida" | Vidin | 1,216 | 2024 |

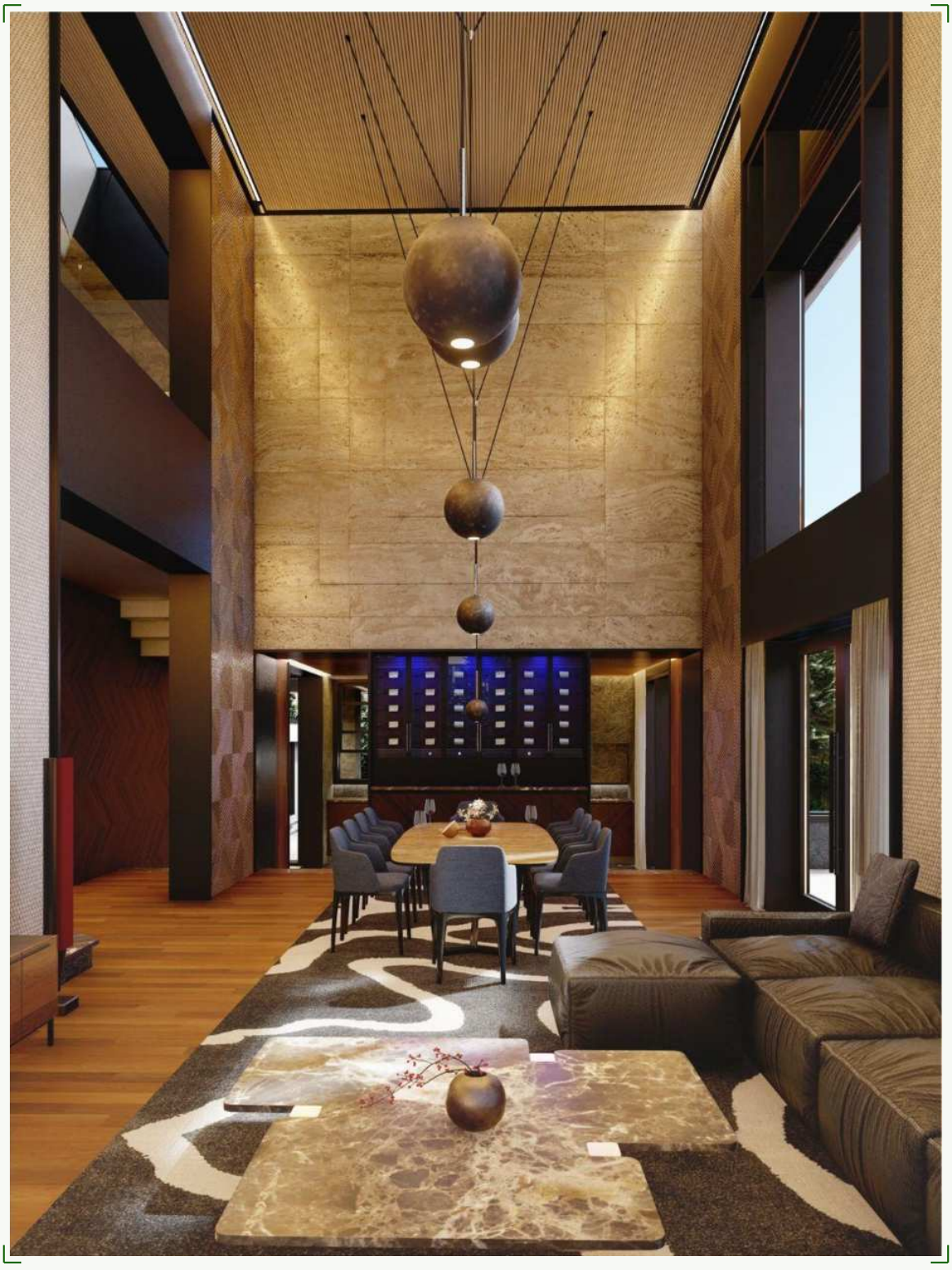




HOSPITALITY / SELECTED PORTFOLIO VISUALS

> VISUAL ARCHIVE / INTERIOR

# MATERIAL / LIGHT / DETAIL



[ 01 / INTERIOR ]

> 05 / BUILDING REGISTER

# RESIDENTIAL BUILDINGS

**245 319 m²** DESIGNED GFA 01 / 02

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 049 | Private Villa "Kinotsentara" | Sofia | 1,130 | 2002 |
| 050 | Residential Building "Surface" | Blagoevgrad | 7,850 | 2005 |
| 051 | Holiday Residential Complex "Piasaka" | Primorsko | 5,800 | 2005 |
| 052 | Urban Infill Residential Portfolio (6 Buildings) | Sofia (Lyulin, Iztok, Bulgaria Blvd) | 13,300 | 2006-2008 |
| 053 | Residential Complex "Breeze" | Sandanski | 10,050 | 2007 |
| 054 | Apartment Complex "St. John Hill" | Bansko | 8,740 | 2009 |
| 055 | Boutique Residential Building "Vrazhdebna" | Sofia | 1,466 | 2012 |
| 056 | Residential Building "ML Iztok" | Sofia | 5,810 | 2013 |
| 057 | Collection of Single-Family Houses (Phase 1) | Various Locations | 3,136 | 2009-2014 |
| 058 | Municipal Housing Program (Druzhba & Shipka) | Pleven | 13,302 | 2015 |
| 059 | Residential Building "Obelya" | Sofia | 9,820 | 2017 |
| 060 | Residential Complex "Suhata Reka" (East & West) | Sofia | 7,791 | 2017-2019 |

[ RESIDENTIAL VISUALS -> 18-20 ]

> 05 / BUILDING REGISTER

# RESIDENTIAL BUILDINGS

**245 319 m²** DESIGNED GFA 02 / 02

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 061 | National Residential Investment Program (18 Bldgs) | Various Locations | 70,200 | 2020 |
| 062 | Portfolio of Private Residences (Phase 2) | Sofia & Periphery | 5,750 | 2015-2023 |
| 063 | Vacation Villas Portfolio (Black Sea Coast) | Sozopol, Lozenets, Pomorie | 2,574 | 2020-2025 |
| 064 | Residential Building "RUUG" | Sofia | 1,758 | 2022 |
| 065 | Residential Building "Dimitar" | Sofia | 2,535 | 2024 |
| 066 | Residential Complex "G & G" | Sofia | 6,248 | 2024 |
| 067 | Residential Complex "Six and Seven" | Plovdiv | 1,630 | 2024 |
| 068 | Luxury Villas "Forrest Club" | Varna | 8,061 | 2024 |
| 069 | Regional Residential Development Program (10 Bldgs) | North Bulgaria (Varna, V. Turnovo, etc.) | 26,717 | 2025 |
| 070 | Residential Complex "Iliitsa" | Sofia | 5,571 | 2025 |
| 071 | Residential Complex "Mladost" | Sofia | 13,980 | 2025 |
| 072 | Gated Community "Bellrow Homes" | Sofia | 12,100 | 2025 |

[ RESIDENTIAL VISUALS -> 18-20 ]

> 06 / BUILDING REGISTER

# PUBLIC BUILDINGS

**394 532 m²** DESIGNED GFA 01 / 03

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 073 | Corporate Admin Network (M-tel / A1) | National Coverage | 1,750 | 2002 |
| 074 | State Enterprise "Dams & Cascades" HQ | Sofia | 3,680 | 2003 |
| 075 | Telecom Centers & TV Studios (BTC) | Sofia & Kazanlak | 3,936 | 2004 |
| 076 | Military Clubs Portfolio (Renovation) | Sofia, Pleven, Pazardzhik | 9,450 | 2005 |
| 077 | Corporate Offices (Int. Asset Bank & Petrol) | Sofia & National | 3,661 | 2006 |
| 078 | Office Building "Yunak" | Sofia | 5,906 | 2006 |
| 079 | Transport Terminal (Bus Station) | Sandanski | 2,000 | 2007 |
| 080 | Airport Passenger Terminal (Plovdiv Airport) | Plovdiv | 10,140 | 2008 |
| 081 | Covered Municipal Market | Vratsa | 5,740 | 2008 |
| 082 | National Metrological Center (Laboratories) | German (Sofia) | 15,326 | 2009 |
| 083 | Kindergartens Expansion Program (Mladost) | Sofia | 6,660 | 2008-2009 |
| 084 | Regional Fire Safety & Police Stations | Pernik | 5,408 | 2010-2013 |
| 085 | Cultural Infrastructure (Museums & Art House) | Sofia & Pernik | 5,980 | 2010 |

[ EDUCATION / HEALTHCARE / CULTURE / INFRASTRUCTURE ]

> 06 / BUILDING REGISTER

# PUBLIC BUILDINGS

**394 532 m²** DESIGNED GFA 02 / 03

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 086 | Generali Insurance Headquarters | Sofia | 5,320 | 2012 |
| 087 | Ministry of Interior (MVR) Admin & Edu Complex | Sofia | 38,617 | 2012 |
| 088 | Ministry of Interior (MVR) Hospital & Campus | Pazardzhik | 98,450 | 2015 |
| 089 | Municipal Kindergartens Network (12 Bldgs) | Pleven | 36,420 | 2015 |
| 090 | National Penitentiary System Modernization (Prisons) | National Coverage | 23,350 | 2013-2015 |
| 091 | Conference & SPA Center "Krasnovo" | Hisarya | 5,875 | 2016 |
| 092 | National Revenue Agency (NAP) Admin Building | Sofia | 12,300 | 2017 |
| 093 | Pilot Training Academy | Gulu, Uganda | 4,621 | 2017 |
| 094 | Specialized Education Centers (Schools & Daycare) | Turgovishte | 3,117 | 2017 |
| 095 | MVR Tactical Shooting Range | Sofia | 1,120 | 2018 |
| 096 | School Infrastructure Program (Kostinbrod) | Kostinbrod | 5,350 | 2019-2022 |
| 097 | Administrative Building "Oborishte" | Sofia | 1,390 | 2019 |
| 098 | School Renovations & STEM Centers (Sofia) | Sofia | 8,688 | 2019-2020 |

[ EDUCATION / HEALTHCARE / CULTURE / INFRASTRUCTURE ]

> 06 / BUILDING REGISTER

# PUBLIC BUILDINGS

**394 532 m²** DESIGNED GFA 03 / 03

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 099 | Center of Excellence (Bulgarian Academy of Sciences) | Sofia | 1,360 | 2020 |
| 100 | Educational Infrastructure Program (Haskovo) | Haskovo | 28,962 | 2021-2023 |
| 101 | Clinic of Urology "Pirogov" Hospital | Sofia | 6,600 | 2022 |
| 102 | Music Hall "Katya Popova" | Pleven | 1,900 | 2022 |
| 103 | Funeral Center "Orlandovtsi" | Sofia | 2,100 | 2022 |
| 104 | Central Prison (North Wing Expansion) | Sofia | 3,080 | 2022 |
| 105 | University Auditoriums "Neofit Rilski" | Blagoevgrad | 2,340 | 2022 |
| 106 | Modern Office Buildings (VGV & Elbetitza) | Sofia | 6,210 | 2023 |
| 107 | National Revenue Agency (NAP) Offices (Phase 2) | Sofia | 7,584 | 2025 |
| 108 | Medical Center (Polyclinic) | Kostinbrod | 4,005 | 2025 |
| 109 | Theaters Modernization Program | Sofia | 4,901 | 2025 |
| 110 | Religious Heritage Portfolio (7 Churches) | NW Bulgaria | 1,235 | 2025 |

[ EDUCATION / HEALTHCARE / CULTURE / INFRASTRUCTURE ]

> 07 / LAND-PLANNING REGISTER

# URBAN PLANNING / PUP

**511 192 m²** LAND AREA 15 ENTRIES

| ID | PROJECT / PROGRAMME | LOCATION | m² | YEAR |
|---|---|---|---|---|
| 111 | Residential Zoning Portfolio (Sofia & District) | Sofia, Bankya, Novi Han | 24,267 | 2021-2024 |
| 112 | Industrial & Warehouse Zoning Plan | Bankya, Sofia | 6,230 | 2022 |
| 113 | Industrial Zone Masterplan (Expansion) | Petrevene | 28,300 | 2022 |
| 114 | Industrial Regulation Plan (Production Zone) | Tsaratsovo, Plovdiv | 16,200 | 2022 |
| 115 | Industrial Development Plan (Former Factory Zone) | Vidin | 58,400 | 2022 |
| 116 | Zoning for Social Infrastructure (Care Homes) | Popovo & Tutrakan | 17,360 | 2024 |
| 117 | Detailed Regulation Plan (PUP) for Residential Zone | Vidin (Multiple Plots) | 16,735 | 2023-2025 |
| 118 | Specialized Zoning: Prison Facilities & Infrastructure | Plovdiv & Kremikovtzi | 34,800 | 2023 |
| 119 | Regulation Plan for Logistics Park | Gurkovo | 19,200 | 2023 |
| 120 | Residential Complex Masterplan "Kabakum" | Varna | 53,300 | 2023 |
| 121 | Large-Scale Solar Park (PV) Zoning Plan | Vidin | 66,300 | 2024 |
| 122 | Solar Park (PV) Regulation Plan | Sungurlare | 11,300 | 2023 |
| 123 | Sports Complex & Stadium Regulation Plan | Kostinbrod | 16,400 | 2024 |
| 124 | Masterplan for Holiday Villa Zone | Varna | 128,300 | 2024 |
| 125 | Commercial Zone Development Plan | Vidin | 14,100 | 2025 |

[ URBAN-PLANNING VISUAL -> 21 ]

> VISUAL ARCHIVE / SPORT

# SPORT / RECREATION









[ SELECTED PORTFOLIO VISUALS ]

> VISUAL ARCHIVE / INDUSTRY

# INDUSTRY / LOGISTICS



[ 01 / INDUSTRY ]



[ 02 / INDUSTRY ]



[ 03 / INDUSTRY ]

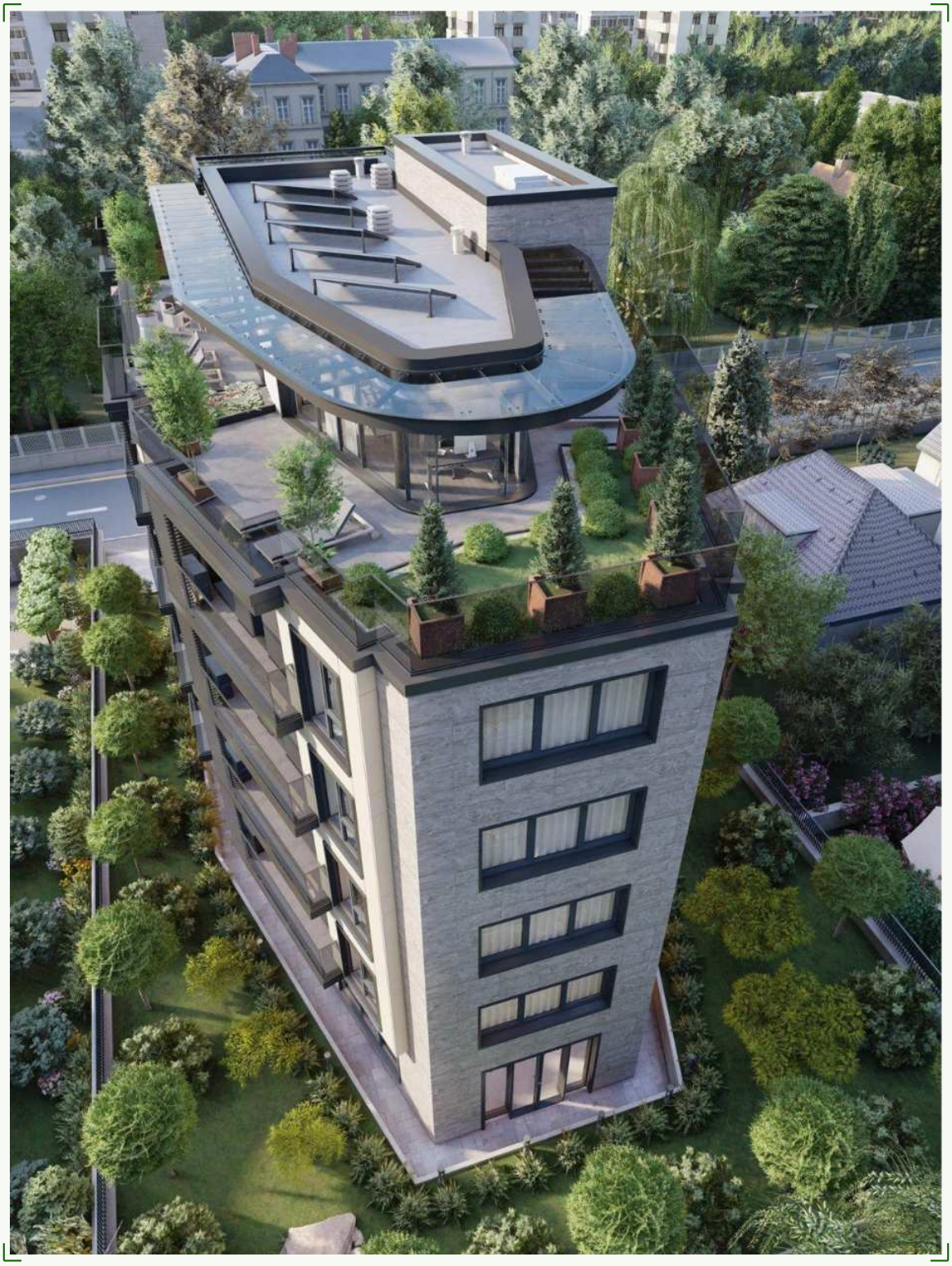


[ 04 / INDUSTRY ]

[ SELECTED PORTFOLIO VISUALS ]

> VISUAL ARCHIVE / RESIDENTIAL

# RESIDENTIAL / ARCHITECTURE



[ SELECTED PORTFOLIO VISUAL ]

> VISUAL ARCHIVE / RESIDENTIAL

# RESIDENTIAL / LANDSCAPE






[ SELECTED PORTFOLIO VISUALS ]

> VISUAL ARCHIVE / BUILDINGS & PLACES

# BUILDINGS / PLACES





[ SELECTED PORTFOLIO VISUALS ]

> VISUAL ARCHIVE / BUILDINGS & URBAN CONTEXT

# BUILDINGS / URBAN CONTEXT





[ SELECTED PORTFOLIO VISUALS ]

> RELATIONSHIPS / CLIENTS & PARTNERS

# CLIENTS / PARTNERS




[ CLIENT & PARTNER MARKS FROM THE COMPANY PORTFOLIO ]

> CONTACT / PROJECTS & PARTNERSHIPS

# START A CONVERSATION.

Send your brief, project stage and target dates.

[ EMAIL ]

## info@msintez.com



M-Sintez Ltd. / Sofia, Bulgaria

[ msintez.com ]