

CORPORATE TRACK RECORD

OVER 1.5 MILLION m²

TOTAL PROJECT FOOTPRINT

M-SINTEZ: INTEGRATED DESIGN & ENGINEERING

Established in 2002, M-Sintez has evolved into a high-capacity architectural and engineering firm. We specialize in managing the full investment cycle — from Urban Planning (PUP) and land development to Technical Design and Execution.

Unlike traditional studios focused solely on aesthetics, our priority is risk management and regulatory compliance. With a track record of over 1.5 million m², we possess the technical infrastructure to handle national-scale programs, complex industrial facilities, and large residential developments efficiently.

24 Years



**200+
Projects**



**€350M+
Value**



OUR SERVICES (CORE COMPETENCIES)



URBAN PLANNING

Masterplanning & Zoning (PUP)
Land Regulation Procedures
Site Feasibility Analysis



GENERAL DESIGN

Architecture & Interior Design
Structural Engineering & MEP
BIM Coordination



PROJECT MANAGEMENT

Permitting & Legalization
Cost Control & Budgeting
Construction Supervision
(Author's Supervision)

I. Sport facilities			72,605 m ²	
1	Exclusive Hunting & Recreation Estate	Lukovit	10,400	2005
2	Multifunctional Sports Hall "Tsar Boris III"	Sofia	5,704	2005
3	National Sports Academy Swimming Complex "Vasil Levski"	Sofia	15,800	2006
4	Municipal Sports Complex	Suvorovo	4,200	2007
5	Sports Hall "Adea"	Sofia	3,980	2008
6	Sports Hall "Diana"	Yambol	5,210	2013
7	Sports & Hospitality Complex (Arena Botevgrad Extension)	Botevgrad	8,965	2016
8	Membrane Sports Structures Program (Various Locations)	Bulgaria	5,380	2017
9	Belitsa Sports Complex	Kostinbrod	2,286	2025
10	Training Football Facility "Bdin-1923"	Vidin	3,072	2025
11	Sports Hall "Sv. Georgi Pobedonosets"	Kostinbrod	7,608	2025



II. Industrial buildings			117,435 m²	
12	Printing Facility Reconstruction "Demaks"	Kremikovtsi	3,850	2004
13	Cold Storage Warehouses (Customs Agency)	Kapitan Andreevo	2,930	2004
14	Food Production Facility (Vidin Bakery JSC)	Vidin	2,600	2005
15	Electrical Component Manufacturing Plant	Vidin	1,900	2005
16	Furniture Manufacturing Plant "Mibela"	Velingrad	2,920	2005
17	Warehouse "Stroymarket"	Lozen	2,568	2007
18	Construction Materials Logistics Base	Lozen	3,050	2007
19	Elevator Manufacturing Plant "Technos"	Sofia	13,434	2007
20	Industrial Zone "Iskar-South" (Office & Stock)	Sofia	2,718	2009
21	Logistics Center with Cold Storage "Vrazhdebna"	Sofia	18,820	2010
22	Retail & Logistics Base for Building Materials	Dobrinishte	2,760	2011
23	Automotive Service & Workshop Portfolio (3 Locations)	Sofia	2,124	2011–2022
24	Small-Scale Industrial Facilities (Metal/Storage)	Various Locations	2,799	2011–2024
25	Cold Storage Logistics Base "Transcapital"	Sofia	5,100	2012
26	Logistics Warehouse "Karadjin"	Lozen	1,790	2012
27	Production Hall "Klisurski Monastery"	Berkovitsa	3,160	2016
28	Logistics Warehouse "Voenna Rampa"	Sofia	4,203	2017
29	Winery & Wine Production Facility	Lukovit	2,838	2020
30	Transport & Logistics Base (TIR Garage & Storage)	Lozen	2,750	2020
31	5G Telecommunication Infrastructure Network (Telenor)	National Coverage	15,640	2022
32	Technical Components Bulgaria Plant	Vidin	4,100	2022

33	Logistics Park "Gurkovo"	Botevgrad	5,200	2022
34	Photovoltaic Power Plant	Burgas	1,467	2023
35	Production Hall for Steel Profile Components	Kostinbrod	1,973	2023
36	Trade & Logistics Center "Bulgarlift"	Plovdiv	5,034	2023
37	Food Processing Facility & Brewery	Sofia	1,707	2024



III. Commercial buildings			101,427 m ²
38	Retail Network Roll-out (BILLA Bulgaria)	National Coverage	2007–2011
39	Supermarket & Retail Center "Marsa"	Haskovo	2017
40	Restaurant Chain "Cactus" (Multiple Locations)	Sofia & Lozenets	2019
41	Lifestyle Retail Park "AION"	Patras, Greece	2024



IV. Hotels and holiday villages			93,124 m ²
42	Boutique Mountain Hotels Portfolio (3 Locations)	Bansko & Chepelare	2004–2007
43	City Hotel Complex "Merilin"	Sofia	2005
44	Gated Holiday Complex "Azhur"	Stara Zagora	2006
45	Resort & SPA Complex "St. John Hill"	Bansko	2006
46	Seafront Apart-Hotel & SPA Complex	Balchik	2006
47	Hotel & Training Center (Arena Botevgrad Extension)	Botevgrad	2016
48	Boutique Guest House "Vida"	Vidin	2024





V. Residential Buildings			230,539 m ²	
49	Private Villa "Kinotsentara"	Sofia	1,130	2002
50	Residential Building "Surface"	Blagoevgrad	7,850	2005
51	Holiday Residential Complex "Piasaka"	Primorsko	5,800	2005
52	Urban Infill Residential Portfolio (6 Buildings)	Sofia (Lyulin, Iztok, Bulgaria Blvd)	13,300	2006–2008
53	Residential Complex "Breeze"	Sandanski	10,050	2007
54	Apartment Complex "St. John Hill"	Bansko	8,740	2009
55	Boutique Residential Building "Vrazhdebna"	Sofia	1,466	2012
56	Residential Building "ML Iztok"	Sofia	5,810	2013
57	Collection of Single-Family Houses (Phase 1)	Various Locations	3,136	2009–2014
58	Municipal Housing Program (Druzhdva & Shipka)	Pleven	13,302	2015
59	Residential Building "Obelya"	Sofia	9,820	2017
60	Residential Complex "Suhata Reka" (East & West)	Sofia	7,791	2017–2019
61	National Residential Investment Program (18 Bldgs)	Various Locations	70,200	2020
62	Portfolio of Private Residences (Phase 2)	Sofia & Periphery	5,750	2015–2023
63	Vacation Villas Portfolio (Black Sea Coast)	Sozopol, Lozenets, Pomorie	2,574	2020–2025
64	Residential Building "RUUG"	Sofia	1,758	2022
65	Residential Building "Dimitar"	Sofia	2,535	2024
66	Residential Complex "G & G"	Sofia	6,248	2024
67	Residential Complex "Six and Seven"	Plovdiv	1,630	2024
68	Luxury Villas "Forrest Club"	Varna	8,061	2024

	Regional Residential Development	North Bulgaria		
69	Program (10 Bldgs)	(Varna, V. Turnovo, etc.)	26,717	2025
70	Residential Complex "Iliitsa"	Sofia	5,571	2025
71	Residential Complex "Mladost"	Sofia	13,980	2025
72	Gated Community "Bellrow Homes"	Sofia	12,100	2025



VI. Public buildings		394,532 m ²		
73	Corporate Admin Network (M-tel / A1)	National Coverage	1,750	2002
74	State Enterprise "Dams & Cascades" HQ	Sofia	3,680	2003
75	Telecom Centers & TV Studios (BTC)	Sofia & Kazanlak	3,936	2004
76	Military Clubs Portfolio (Renovation)	Sofia, Pleven, Pazardzhik	9,450	2005
77	Corporate Offices (Int. Asset Bank & Petrol)	Sofia & National	3,661	2006
78	Office Building "Yunak"	Sofia	5,906	2006
79	Transport Terminal (Bus Station)	Sandanski	2,000	2007
80	Airport Passenger Terminal (Plovdiv Airport)	Plovdiv	10,140	2008
81	Covered Municipal Market	Vratsa	5,740	2008
82	National Metrological Center (Laboratories)	German (Sofia)	15,326	2009
83	Kindergartens Expansion Program (Mladost)	Sofia	6,660	2008–2009
84	Regional Fire Safety & Police Stations	Pernik	5,408	2010–2013
85	Cultural Infrastructure (Museums & Art House)	Sofia & Pernik	5,980	2010
86	Generali Insurance Headquarters	Sofia	5,320	2012
87	Ministry of Interior (MVR) Admin & Edu Complex	Sofia	38,617	2012
88	Ministry of Interior (MVR) Hospital & Campus	Pazardzhik	98,450	2015
89	Municipal Kindergartens Network (12 Bldgs)	Pleven	36,420	2015
90	National Penitentiary System Modernization (Prisons)	National Coverage	23,350	2013–2015
91	Conference & SPA Center "Krasnovo"	Hisarya	5,875	2016
92	National Revenue Agency (NAP) Admin Building	Sofia	12,300	2017
93	Pilot Training Academy	Gulu, Uganda	4,621	2017

Specialized Education Centers (Schools & Daycare)				
94		Turgovishte	3,117	2017
95	MVR Tactical Shooting Range	Sofia	1,120	2018
School Infrastructure Program (Kostinbrod)				2019–20
96		Kostinbrod	5,350	22
97	Administrative Building "Oborishte"	Sofia	1,390	2019
School Renovations & STEM Centers (Sofia)				2019–20
98		Sofia	8,688	20
Center of Excellence (Bulgarian Academy of Sciences)				
99		Sofia	1,360	2020
Educational Infrastructure Program (Haskovo)				2021–20
100		Haskovo	28,962	23
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
Modern Office Buildings (VGV & Elbetitza)				
106		Sofia	6,210	2023
National Revenue Agency (NAP) Offices (Phase 2)				
107		Sofia	7,584	2025
108	Medical Center (Polyclinic)	Kostinbrod	4,005	2025
109	Theaters Modernization Program	Sofia	4,901	2025
Religious Heritage Portfolio (7 Churches)				
110		NW Bulgaria	1,235	2025
Total designed GFA			1,009,662	2002–20
			m²	25



VII. Urban Planning and Land Development (PUP)			2002–20
			511,192 m ² 25
111	Residential Zoning Portfolio (Sofia & District)	Sofia, Bankya, Novi Han	2021–2024
112	Industrial & Warehouse Zoning Plan	Bankya, Sofia	2022
113	Industrial Zone Masterplan (Expansion)	Petrevene	2022
114	Industrial Regulation Plan (Production Zone)	Tsaratsovo, Plovdiv	2022
115	Industrial Development Plan (Former Factory Zone)	Vidin	2022
116	Zoning for Social Infrastructure (Care Homes)	Popovo & Tutrakan	2024
117	Detailed Regulation Plan (PUP) for Residential Zone	Vidin (Multiple Plots)	2023–2025
118	Specialized Zoning: Prison Facilities & Infrastructure	Plovdiv & Kremikovtzi	2023
119	Regulation Plan for Logistics Park	Gurkovo	2023
120	Residential Complex Masterplan "Kabakum"	Varna	2023
121	Large-Scale Solar Park (PV) Zoning Plan	Vidin	2024
122	Solar Park (PV) Regulation Plan	Sungurlare	2023
123	Sports Complex & Stadium Regulation Plan	Kostinbrod	2024
124	Masterplan for Holiday Villa Zone	Varna	2024
125	Commercial Zone Development Plan	Vidin	2025









TRUSTED PARTNERS & CLIENTS



READY TO START YOUR NEXT PROJECT?

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