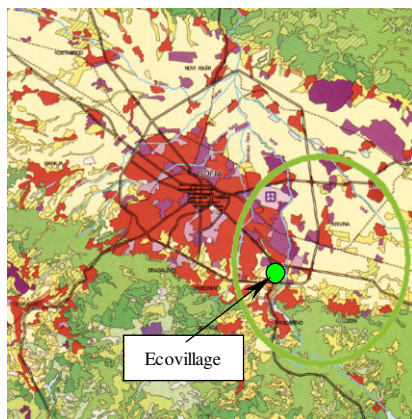


## ECOVILLAGE GORUBLJANE

### Sub-projects:

1. ENERGY EFFICIENT & SOLAR ONE FAMILY HOUSES: INNOVATION CENTRE FOR RENEWABLE ENERGY SOURCES AND ENERGY EFFICIENCY TECHNOLOGIES;
2. ECO-EXPO -THEME PARK - "GREEN INDUSTRY"
3. GREEN AREA – SPORT AND LEISURE ZONE



**Type of the project:** Infrastructure; Social; Environment; Business;

**Possible Sector:** Environment, Green Industry; Commerce; Services

**Entrepreneur:** Looking for investor-partner of Sofia Municipality for establishing a Joint Venture / Joint Stock Co.

**Value of the project:** from 1 000 000 Euro up to 5 000 000 Euro

**Expected real pay-back of investments:** It depends on the concept & business plan prepared with the possible partners or investors.

### Endurance of the project:

Project & Implementation : 2 - 3 years

### New jobs

Between 120 and 1500 ( depending on the concept)

### Detailed description:

The Pilot Project - "Gorubliane Ecovillage Demonstration Project" has been developed within the framework of the PHARE Program Project "Environmental Management Plan for the Ecozone Sofia-East" and the Local Model for Sustainable Development and Eurointegration) "SUSTAINABLE SOFIA".

The proposal includes 4 elements:

- energy efficiency and new building technologies in housing;

- use of renewable energy sources and „clean energy" as gas supply;
- new technologies in waste management, urban infrastructure, environment rehabilitation;
- development of green and leisure park on the place of degraded land – saving nature and biodiversity;

The total area for the whole programme is 37 ha (municipal land). The approved land for this stage is 18 ha (municipal land).

The main elements of the Ecovillage are:

- A. Residential Area - 57 solar houses, adm., social and shopping facilities - 3ha; Variant B – 25 houses – 1 ha;
- B. Innovation Centre- Renewable Energy Sources- /incl. open air site/ -0.7ha;
- C. First stage of ECO-EXPO - environment rehabilitation & waste management, urban infrastructure technologies (depending on the investment partner and the concept) - offices, exhibition halls, open air sites - 1.3ha;
- D. Sport and leisure Park - 11.9 ha.

### Special facilities:

- Sport complex - open air sport playgrounds, swimming pool - 6/12m - 1.9 ha;
- Waste water biological station - 0.5 ha;
- Existing lake and "biotope" park area - 4.5 ha;
- Other terrains, streets, parking, buffer planting, etc. - 4.2 ha

The preliminary calculated budget covers only the 57 houses and their infrastructure. It will be finalized after preparing the business plan with the potential investors and elaboration of the technical projects. Building (Construction) - 60 houses + trade and social centre - 2 160 000 \$  
Local Infrastructure (Water supply, Sewage system, WWTS, Electricity, Telephone/ TW

, Gas supply, Streets, parking, alleys) - 1 850 000 USD

The price of the land, which is proposed as apportion from Sofia Municipality in the JVC/JSC may be - 3 200 000 USD / 18 ha/;

There is a Variant B – 2 ha from Part A + Part C + part D to be united in a Sport Golf Club and Leisure park - 15.3 ha;

### Status and Administration

Sofia City Municipality is owner of the land.

Various alternatives are possible, depending on the established Joint-Venture Company or other managing mechanism Status and administration

- under the Environmental Protection Act, the Local Self-government and Local Administration Act and others

(Law for Regional Development Act)

- For the realization - variant PLC or Joint-Venture Company



### Additional documents.

The concept of ECOVILLAGE GORUBLJANE is based on:

- Structural Scheme for Functional Zoning (Preliminary Master Plan) of ECOZONE SOFIA-EAST, approved by Sofia Municipality end of 1999;
- Approved by the government list of pilot projects in the frame of the Sofia Regional Development Plan for the years 2000-2006 - №6, code 6-SOFXX-227;
- Regulatory and Building Plan, approved by Sofia Municipality, Department Urban Planning and Architecture;
- acts for 18 ha municipal land;

Person for contacts: Viktoria Damjanova - Head Investment Projects Department - Sofia Municipality

Telephone/Fax: +3592 9885132

e-mail: [vdamyanova@sofia.bg](mailto:vdamyanova@sofia.bg)

Agency for Sustainable Development and Eurointegration (ASDE)

D. arch. Kristian Milenov

Telephone/fax: +3592 9818216; +3592 745021

[asde@online.bg](mailto:asde@online.bg)

[stalkerkm@mobikom.com](mailto:stalkerkm@mobikom.com)

[www.asde-bg.org](http://www.asde-bg.org)

