

OKOL
LAKE PARK

OKOL LAKE PARK · GORNI OKOL

Premium Apartments

A limited collection of 52 residences between the golf course, Iskar Lake and the Rila Mountains.

UNDER CONSTRUCTION · NOW SELLING

PRICES FROM

€ 135 000 VAT INCL.

RESIDENCES

1 & 2 BEDROOMS

RENTAL PROGRAM

5.5 – 7.0 % NET P.A.

OPERATED WITH

PULLMAN RESORT & SPA

FROM SOFIA

40 MINUTES

THE ESTATE

Life between the lake and the mountain

OKOL Lake Park is a private resort estate rising above the shores of Iskar Lake, with the peaks of Rila as its backdrop — only 40 minutes from Sofia. An 18-hole championship golf course winds through the hills, crowned by the five-star Pullman OKOL Golf Resort & SPA.

Around them, a complete world is taking shape: landscaped streets and linear parks, panoramic roads, private homes and a growing community that shares a life of golf, wellness and nature. The Premium Apartments are the newest — and most accessible — way to own a part of it.

18 holes

CHAMPIONSHIP GOLF
COURSE

5-star

PULLMAN OKOL GOLF
RESORT & SPA

650 decares

PARKS & GREEN AREAS

40 min

FROM SOFIA

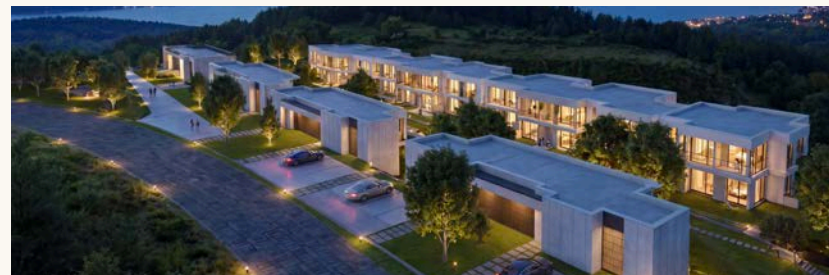
OKOL LAKE PARK · PREMIUM APARTMENTS



THE COLLECTION

Eight boutique buildings. Fifty-two residences.

Set on a gentle south-facing slope inside the estate, the apartments are arranged in eight low-rise buildings of just four to ten homes each. Ground-floor residences open onto private landscaped yards; upper-floor homes enjoy terraces and long views over the golf course and the valley.



8

BOUTIQUE
BUILDINGS

52

APARTMENTS IN
TOTAL

1 – 2

BEDROOMS

47 – 98
m²

TOTAL AREAS

up to 150 m²

PRIVATE YARDS · GROUND
FLOOR

1 – 2

PARKING SPACES
INCLUDED

Turn-key

PREMIUM STANDARD
FINISH

Own it. Enjoy it. Let it earn.

5.5 – 7.0%
EXPECTED NET ANNUAL
RETURN FOR THE OWNER

All apartments join one unified rental pool, operated on a hotel model and fully managed by OKOL Property in collaboration with Pullman OKOL Golf Resort & SPA. Your residence is rented, serviced and maintained to the OKOL Premium Standard — while you keep 21 nights a year for yourself.

47% AVERAGE ANNUAL OCCUPANCY	€ 150 – 200 AVERAGE ACHIEVED NIGHTLY RATE	~55% NET REVENUE FOR DISTRIBUTION	21 nights PERSONAL USE PER YEAR · OWNER PORTAL BOOKING
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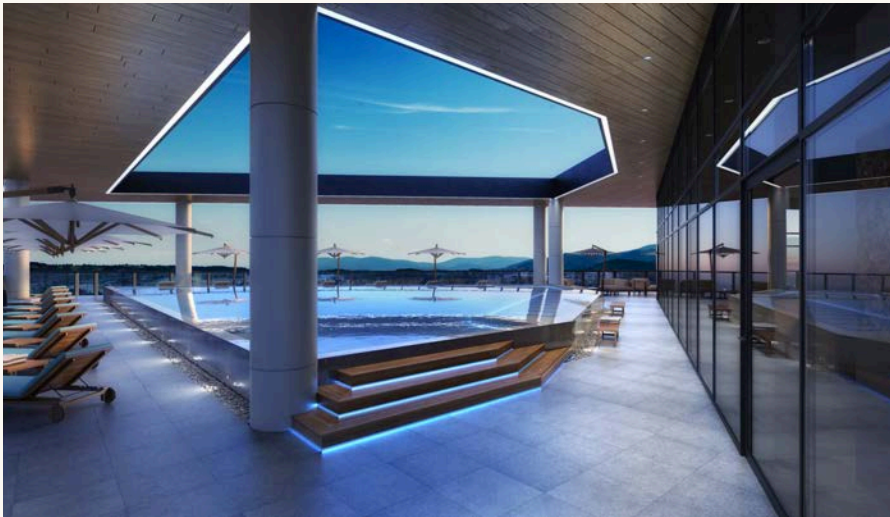
APARTMENT TYPE	AVG. NIGHTLY RATE	OCCUPANCY	SOLD NIGHTS / YR	GROSS REVENUE / YR	NET TO OWNER / YR
1-bedroom	€ 150	47%	~172	€ 25 800	€ 14 000 – 15 000
2-bedroom	€ 200	47%	~172	€ 34 400	€ 19 000 – 24 000

Full professional management: dynamic pricing, marketing and distribution, reservations and guest service, cleaning, maintenance and quality control. The program is unified for all owners under identical terms. Figures are projections based on the operator's model and market performance; returns are not guaranteed. Personal use of up to 7 nights during high-occupancy periods.

AT THE HEART OF THE ESTATE

Pullman OKOL Golf Resort & SPA

The five-star Pullman crowns the estate — rooftop infinity pool, a 3 900 m² SPA and wellness world, restaurants and bars with panoramic views. As an owner, this is your clubhouse, your restaurant and your spa — a hotel-standard life, forty minutes from the city.



Rooftop SPA & Wellness

3 900 m²



Rooftop Infinity Pool

Panoramic



All Day Dining

+ À la carte restaurant



Rooftop Restaurant & Bar

Sunset views



Club House

Restaurant · Bar · Winery



Event Hall

Up to 500 guests



Branded Houses

40



Kids Zone

Family friendly

LIFESTYLE

One address. A whole world of days well spent.

From the first tee at sunrise to sailing on Iskar Lake, mountain trails, winter slopes and evenings at the SPA — the estate and its surroundings turn every season into a reason to stay.



GOLF



SPA & WELLNESS



SWIMMING



FITNESS



TENNIS & SQUASH



HIKING



MOUNTAIN BIKING



HORSE RIDING



SAILING & KAYAK



WATER SPORTS



FISHING



SKI & SNOWBOARD



ROCK CLIMBING



CAMPING



Owner benefits & privileges

Ownership at OKOL Lake Park comes with a unified program of privileges, managed to hotel standards — designed as experiences, priority access and owner-only moments.



Recognition & Concierge

Personal Owner Card and access to the Owners' Portal, with a dedicated concierge channel for reservations, requests and everyday arrangements.



Golf Privileges

Priority access to tee times and the Owners' Golf Calendar — plus the complimentary "Discover the Magic of Golf" course for owners and their children.



Community & Events

Priority access to seasonal formats and owner events — golf evenings, lifestyle gatherings, Chef's Table dinners, tastings and family days.



Memberships & Home Care

Optional owner-only memberships: golf family programs, fitness, pool & Pullman Thermal Zone — and à la carte Home Care, from the "Welcome Home" pre-arrival service to cleaning, transport and maintenance.

INTERIORS · INCLUDED IN THE PRICE

Premium Standard — delivered turn-key

Every residence is handed over fully finished and ready to live in — completed without movable furniture. Floors, walls and ceilings are fully finished, bathrooms are complete with Roca fittings, the kitchen module is fitted, and lighting is installed in every room.

- Parquet & porcelain flooring, clad walls, stretch ceilings
- Fitted kitchen module with Teka sink & mixer
- Completed bathrooms — Roca sanitary ware & fittings
- Fixed furniture, vanity units and interior doors installed
- Reynaers aluminium facades with triple glazing
- Multi-split heating & recessed downlighting throughout



INTERIORS · OPTIONAL UPGRADE

Pullman Style Interior

For owners who want a residence that feels like a suite of the resort, the signature Pullman furniture package is available as an optional upgrade — the same warm woods, layered lighting and hotel-grade comfort as the five-star Pullman OKOL, delivered ready for the first night.

Pullman Style Interior is executed with additional cost estimation, according to the selected furniture package.

SIGNATURE PULLMAN ATMOSPHERE



A home for every rhythm of life

ALL PRICES VAT INCLUDED

BUILDINGS I · II · III · IV

Two-bedroom residences

PRICE

€ 240 – 250 K

89.91 – 97.80 m² total area

- Ground floor — private yard of 60 m²
- Second floor — terrace of 5.89 m²
- 2 parking spaces included
- 4 apartments per building

BUILDINGS V · VI · VII

One-bedroom residences

FROM

€ 135 K

to € 220 K · 47.74 – 79.60 m² total area

- Ground floor — private yards of 43 – 58 m²
- Second floor — terraces up to 6.98 m²
- 1 parking space included
- 10 apartments per building

BUILDING VIII

One-bedroom residences

FROM

€ 145 K

to € 220 K · 51.75 – 77.85 m² total area

- Ground floor — private yards of 58 – 150 m²
- Second floor — terraces of 5.60 m²
- 1 parking space included
- 6 apartments — the most intimate address

Ground floor

Personal landscaped yard of up to 150 m² — your own garden at the edge of the golf estate.

Second floor

Open terraces facing the greens, the lake and the Rila skyline.

Parking included

One space with every one-bedroom, two with every two-bedroom residence.

Buildings I – IV · Two-bedroom residences

№	UNIT	BED-ROOMS	BUILT-UP M²	COMMON M²	TERRACE M²	TOTAL M²	YARD M²	FLOOR	AVAILABILITY AS OF PUBLICATION		
									PARKING INCL.	PRICE*	STATUS
BUILDING I											
1	Apartment 01	2	85.55	4.36	–	89.91	60	1	2	€ 250 000	Available
2	Apartment 02	2	85.55	4.36	–	89.91	60	1	2	€ 250 000	Available
3	Apartment 03	2	93.05	4.75	5.89	97.80	–	2	2	€ 240 000	In process
4	Apartment 04	2	93.05	4.75	5.89	97.80	–	2	2	€ 240 000	Available
BUILDING II											
5	Apartment 01	2	85.55	4.36	–	89.91	60	1	2	€ 250 000	Available
6	Apartment 02	2	85.55	4.36	–	89.91	60	1	2	€ 250 000	Available
7	Apartment 03	2	93.05	4.75	5.89	97.80	–	2	2	€ 240 000	Available
8	Apartment 04	2	93.05	4.75	5.89	97.80	–	2	2	€ 240 000	Available
BUILDING III											
9	Apartment 01	2	85.55	4.36	–	89.91	60	1	2	€ 250 000	Available
10	Apartment 02	2	85.55	4.36	–	89.91	60	1	2	€ 250 000	Available
11	Apartment 03	2	93.05	4.75	5.89	97.80	–	2	2	€ 240 000	Reserved
12	Apartment 04	2	93.05	4.75	5.89	97.80	–	2	2	€ 240 000	Reserved
BUILDING IV											
13	Apartment 01	2	85.55	4.36	–	89.91	60	1	2	€ 250 000	In process
14	Apartment 02	2	85.55	4.36	–	89.91	60	1	2	€ 250 000	Available
15	Apartment 03	2	93.05	4.75	5.89	97.80	–	2	2	€ 240 000	Reserved
16	Apartment 04	2	93.05	4.75	5.89	97.80	–	2	2	€ 240 000	Reserved

* Prices in Premium Standard level of completion, VAT included. Areas in m². Availability is updated continuously – please enquire for the current status.

Buildings V – VI · One-bedroom residences

№	UNIT	BED- ROOMS	BUILT-UP M²	COMMON M²	TERRACE M²	TOTAL M²	YARD M²	FLOOR	AVAILABILITY AS OF PUBLICATION		
									PARKING INCL.	PRICE*	STATUS
BUILDING V											
17	Apartment 01	1	39.65	8.09	–	47.74	43	1	1	€ 145 000	Reserved
18	Apartment 02	1	65.74	13.41	–	79.15	58	1	1	€ 220 000	Available
19	Apartment 03	1	55.38	11.29	6.98	66.67	–	1	1	€ 180 000	Available
20	Apartment 04	1	55.38	11.29	6.98	66.67	–	1	1	€ 180 000	Available
21	Apartment 05	1	65.74	13.41	–	79.15	58	1	1	€ 220 000	Available
22	Apartment 06	1	39.65	8.09	–	47.74	–	2	1	€ 135 000	Available
23	Apartment 07	1	66.12	13.48	2.63	79.60	–	2	1	€ 200 000	Available
24	Apartment 08	1	55.38	11.29	6.98	66.67	–	2	1	€ 180 000	Available
25	Apartment 09	1	55.38	11.29	6.98	66.67	–	2	1	€ 180 000	Available
26	Apartment 10	1	66.12	13.48	2.63	79.60	–	2	1	€ 200 000	Available
BUILDING VI											
27	Apartment 01	1	39.65	8.09	–	47.74	43	1	1	€ 145 000	Available
28	Apartment 02	1	65.74	13.41	–	79.15	58	1	1	€ 220 000	Available
29	Apartment 03	1	55.38	11.29	6.98	66.67	–	1	1	€ 180 000	Available
30	Apartment 04	1	55.38	11.29	6.98	66.67	–	1	1	€ 180 000	Available
31	Apartment 05	1	65.74	13.41	–	79.15	58	1	1	€ 220 000	Available
32	Apartment 06	1	39.65	8.09	–	47.74	–	2	1	€ 135 000	Available
33	Apartment 07	1	66.12	13.48	2.63	79.60	–	2	1	€ 200 000	Available
34	Apartment 08	1	55.38	11.29	6.98	66.67	–	2	1	€ 180 000	Available
35	Apartment 09	1	55.38	11.29	6.98	66.67	–	2	1	€ 180 000	Available
36	Apartment 10	1	66.12	13.48	2.63	79.60	–	2	1	€ 200 000	Available

Buildings VII – VIII · One-bedroom residences

№	UNIT	BED-ROOMS	BUILT-UP M²	COMMON M²	TERRACE M²	TOTAL M²	YARD M²	FLOOR	AVAILABILITY AS OF PUBLICATION		
									PARKING INCL.	PRICE*	STATUS
BUILDING VII											
37	Apartment 01	1	39.65	8.09	–	47.74	43	1	1	€ 145 000	Reserved
38	Apartment 02	1	65.74	13.41	–	79.15	58	1	1	€ 220 000	Available
39	Apartment 03	1	55.38	11.29	6.98	66.67	–	1	1	€ 180 000	Available
40	Apartment 04	1	55.38	11.29	6.98	66.67	–	1	1	€ 180 000	Available
41	Apartment 05	1	65.74	13.41	–	79.15	58	1	1	€ 220 000	Available
42	Apartment 06	1	39.65	8.09	–	47.74	–	2	1	€ 135 000	Available
43	Apartment 07	1	66.12	13.48	2.63	79.60	–	2	1	€ 200 000	Available
44	Apartment 08	1	55.38	11.29	6.98	66.67	–	2	1	€ 180 000	Available
45	Apartment 09	1	55.38	11.29	6.98	66.67	–	2	1	€ 180 000	Available
46	Apartment 10	1	66.12	13.48	2.63	79.60	–	2	1	€ 200 000	Available
BUILDING VIII											
47	Apartment 01	1	58.89	10.50	–	69.39	150	1	1	€ 220 000	Available
48	Apartment 02	1	43.92	7.83	–	51.75	58	1	1	€ 155 000	In process
49	Apartment 03	1	66.07	11.78	5.60	77.85	–	1	1	€ 200 000	Available
50	Apartment 04	1	66.07	11.78	5.60	77.85	–	2	1	€ 200 000	Available
51	Apartment 05	1	43.92	7.83	–	51.75	–	2	1	€ 145 000	Available
52	Apartment 06	1	66.07	11.78	5.60	77.85	–	2	1	€ 200 000	Available

* Prices in Premium Standard level of completion, VAT included. Areas in m². Availability is updated continuously – please enquire for the current status.

Ground floor — homes with private gardens

FLOOR 1 · APARTMENTS 1 & 2 · MIRRORED LAYOUTS



APARTMENT 1

85.55 m²

TWO BEDROOMS · GROUND FLOOR

Kitchen, living & dining	33.26 m ²
Bedroom	15.12 m ²
Bedroom	13.78 m ²
Hallway	5.06 m ²
Bathroom	4.96 m ²

PRIVATE YARD 60 M²

2 PARKING SPACES

APARTMENT 2

85.55 m²

TWO BEDROOMS · GROUND FLOOR · MIRRORED LAYOUT

Kitchen, living & dining	33.26 m ²
Bedroom	15.12 m ²
Bedroom	13.78 m ²
Hallway	5.06 m ²
Bathroom	4.96 m ²

PRIVATE YARD 60 M²

2 PARKING SPACES

THE GROUND-FLOOR PRIVILEGE

A private landscaped garden of 60 m² and your own entrance from the street — the feeling of a house, with the ease of an apartment. One layout, repeated across Buildings I – IV.

Second floor — light, views and terraces

FLOOR 2 · APARTMENTS 3 & 4 · MIRRORED LAYOUTS



APARTMENT 3

93.05 m²

TWO BEDROOMS · SECOND FLOOR

Kitchen, living & dining	33.26 m²
Bedroom	15.12 m²
Bedroom	13.78 m²
Hallway	5.06 m²
Bathroom	4.96 m²

TERRACE 5.89 M²

2 PARKING SPACES

APARTMENT 4

93.05 m²

TWO BEDROOMS · SECOND FLOOR · MIRRORED LAYOUT

Kitchen, living & dining	33.26 m²
Bedroom	15.12 m²
Bedroom	13.78 m²
Hallway	5.06 m²
Bathroom	4.96 m²

TERRACE 5.89 M²

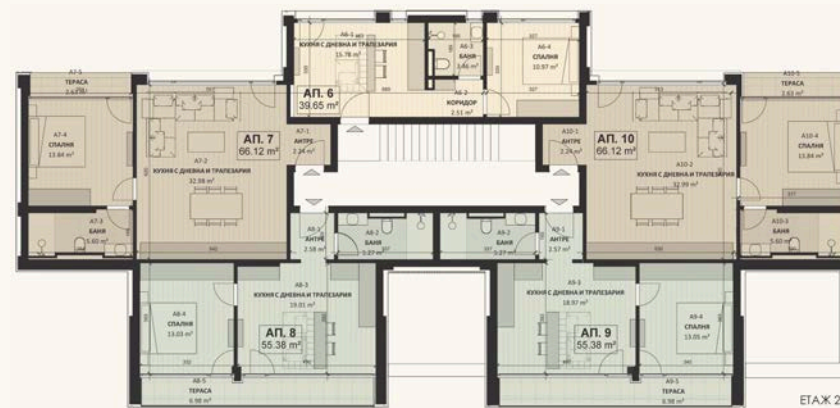
2 PARKING SPACES

THE SECOND-FLOOR PRIVILEGE

Elevated above the gardens, the upper residences gain an open terrace and long sightlines — across the greens, towards the lake and the Rila skyline.

One-bedroom residences in four layouts

FLOORS 1 & 2 · APARTMENTS 1 – 10 PER BUILDING

**COMPACT**39.65 m²APARTMENTS 1 & 6 · YARD 43 M² ON FL. 1

Kitchen, living & dining	15.63 m ²
Bedroom	10.97 m ²
Bathroom	3.46 m ²
Hallway	2.51 m ²

TERRACE55.38 m²APARTMENTS 3, 4, 8 & 9 · TERRACE 6.98 M²

Kitchen, living & dining	19.01 m ²
Bedroom	13.05 m ²
Bathroom	5.28 m ²
Entrance hall	2.56 m ²

GARDEN65.74 m²APARTMENTS 2 & 5 · YARDS 58 M² ON FL. 1

Kitchen, living & dining	32.25 m ²
Bedroom	16.45 m ²
Bathroom	5.78 m ²
Entrance hall	2.24 m ²

GRAND66.12 m²APARTMENTS 7 & 10 · FL. 2 · TERRACE 2.63 M²

Kitchen, living & dining	32.98 m ²
Bedroom	13.84 m ²
Bathroom	5.60 m ²
Entrance hall	2.24 m ²

Six residences in the quietest corner

FLOOR 1 SHOWN · FLOOR 2 MIRRORS AS APARTMENTS 4 – 6



APARTMENTS 1 & 3

57.98 / 64.82 m²

ONE BEDROOM · SHARED LAYOUT, TWO CHARACTERS

Kitchen, living & dining	24.97 m ²
Bedroom	15.09 m ²
Entrance hall	4.01 m ²
Bathroom	4.10 m ²

AP. 1 · YARD 150 M²AP. 3 · TERRACE 5.60 M²

APARTMENT 2

43.52 m²

ONE BEDROOM · COMPACT WITH GARDEN

Kitchen, living & dining	19.08 m ²
Bedroom	13.10 m ²
Bathroom	3.51 m ²
Entrance hall	2.32 m ²

PRIVATE YARD 58 M²

Site situation & parking



PARKING SPACES MARKED PER APARTMENT

APARTMENTS

Buildings I · II · III · IV	4 each
Buildings V · VI · VII	10 each
Building VIII	6

PARKING SPACES

Buildings I – IV	32
Buildings V – VII	30
Building VIII	6

GOOD TO KNOW

Every apartment has designated parking directly in front of its building, marked with its number on the master plan. Detailed floor plans for every residence are available on request.

BUYING PROCESS

A clear plan, tied to construction milestones

Payments follow the certified progress of construction — you pay as the building rises, with every stage documented by an official act.



20%

PRELIMINARY CONTRACT

First payment upon signing the preliminary contract for your selected apartment — your unit and terms are secured.



50%

ROUGH CONSTRUCTION · ACT 14

Second payment at completion of the rough construction — Protocol under Art. 181 of the LSP.



20%

ACT 15

Third payment at the signing of Protocol Sample 15.

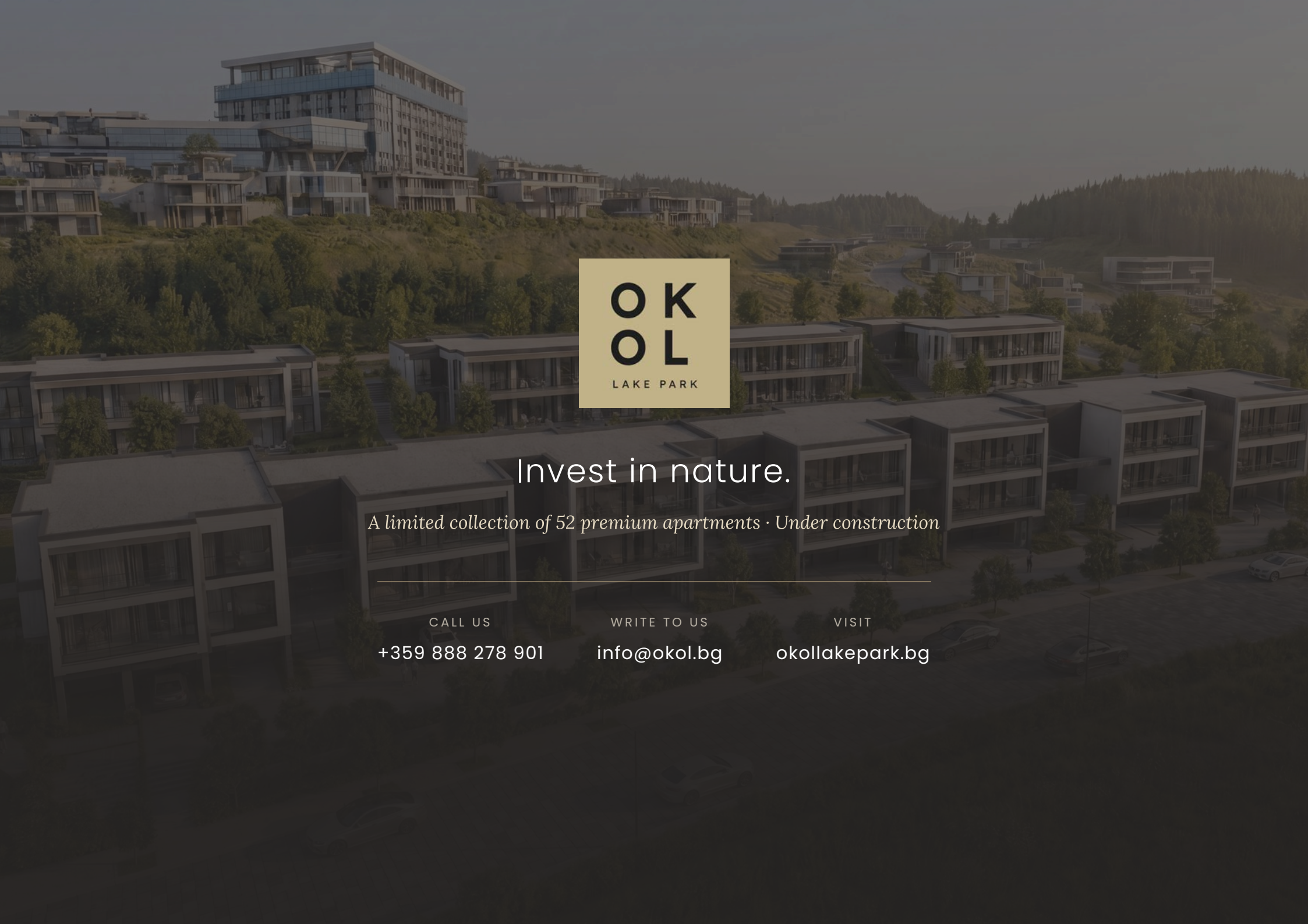


10%

COMMISSIONING · ACT 16

Final payment at the use permit and Notary Deed — you receive the keys.





OK
OL
LAKE PARK

Invest in nature.

A limited collection of 52 premium apartments · Under construction

CALL US

+359 888 278 901

WRITE TO US

info@okol.bg

VISIT

okollakepark.bg