



**“PULDIN TOWER COMPLEX” /PTC/**











































**PROJECT:** MIXED-USE PUBLIC AND RESIDENTIAL DEVELOPMENT “PULDIN TOWER COMPLEX” (PTC), PLOVDIV, BULGARIA

**STAGE:** CONCEPT DESIGN

**DISCIPLINE:** ARCHITECTURE

The project is developed around the concept of a multifunctional complex that integrates residential living with public services, ensuring smooth habitation and access to business, retail, healthcare, sports, and cultural amenities for both residents and the surrounding area.

The composition consists of five interconnected buildings labeled A, B, C, D, and E:

- **Building A:** Multipurpose hall
- **Building B:** Residential tower, hotel with a SPA center, retail area, signature restaurant, food court, and conference facilities
- **Building C:** Residential block with a ground-level commercial street and office spaces on the second floor
- **Building D:** Residential units, kindergarten, and public dining facilities
- **Building E:** Hospital and bank office

The defining urban planning factors for the volumetric composition are the two high-speed boulevards intersecting at the site. “Tsarigradsko Shose” serves as the eastern gateway highway into Plovdiv, while “Osvobozhdenie” Boulevard is the main approach to the city’s largest residential district—Trakia.

From an urban design perspective, the primary objective is to create a functional street environment with visual emphasis on landmark zones.

To address the site's irregular shape, a linear composition was selected, consisting mainly of nine-storey buildings and two vertical accents. The 30-storey tower (Building B) on the western edge of the site marks the intersection of the boulevards, forming a visual terminus along the west-east axis. When approaching from the east along Tsarigradsko Shose, it appears as a symbolic gateway to the city. The composition culminates in the northeast with the 15-storey volume of Building E.

Special attention is given to the design of an attractive streetscape along Osvobozhdenie Boulevard, shaped by the linear form of Building C. With sufficient setback for a service lane, parking, and a 6.6-meter-wide sidewalk, the design creates a protected commercial street. The second floor of Building C is dedicated to office space and provides full coverage over the sidewalk, enhancing pedestrian comfort and continuity.

Internal circulation is organized via two-way roads with convenient loops, providing direct access to each building, including routes for emergency and service vehicles. The maximum number of parking spaces is situated on the plot, and combined with underground parking, ensures full parking coverage for residents, workers, and temporary visitors.

All usable land outside the building footprints, roads, and sidewalks is allocated for landscaping and children's playgrounds. Rooftop gardens will be developed on the podium sections of Buildings C and D, as well as on the two-storey volume of Building E. The design enables the planting of tall greenery, as all underground parking is positioned beneath buildings or adjacent roads.

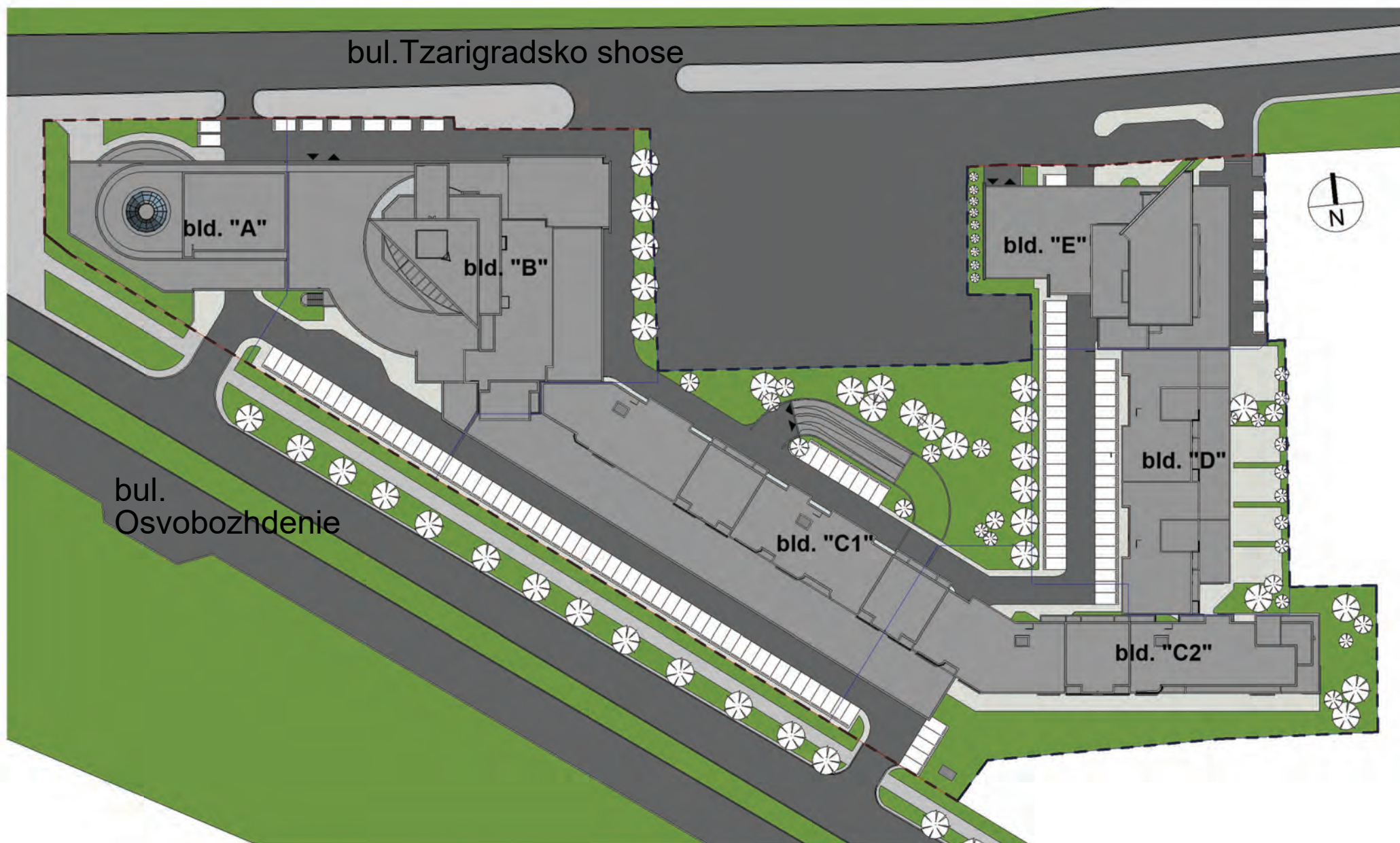


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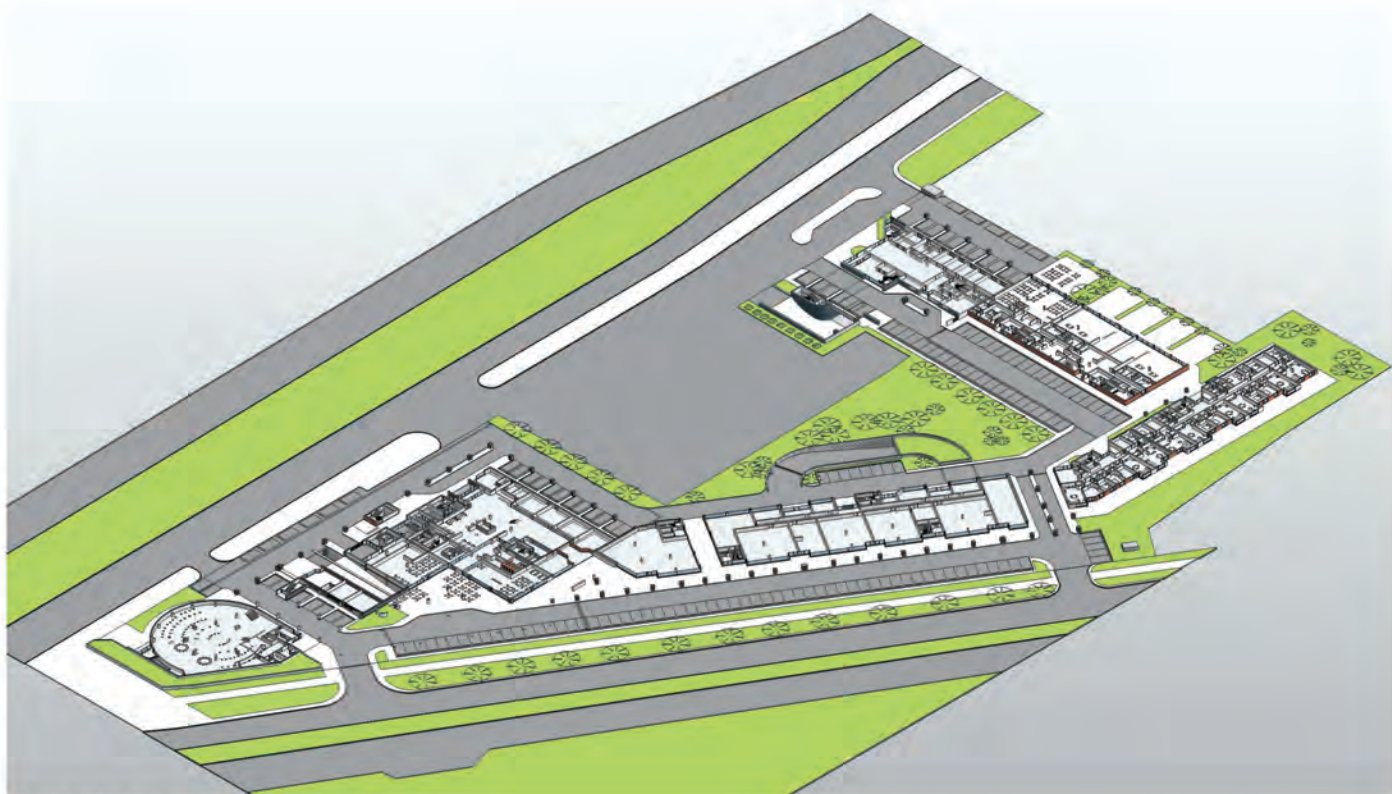
#### KEY SITE METRICS:

- **Plot Area:** 22,183 m<sup>2</sup>
- **Total Built-Up Area (incl. underground levels):** 98,305 m<sup>2</sup>
- **Landscaped area:** 40% (including one-third tall vegetation)







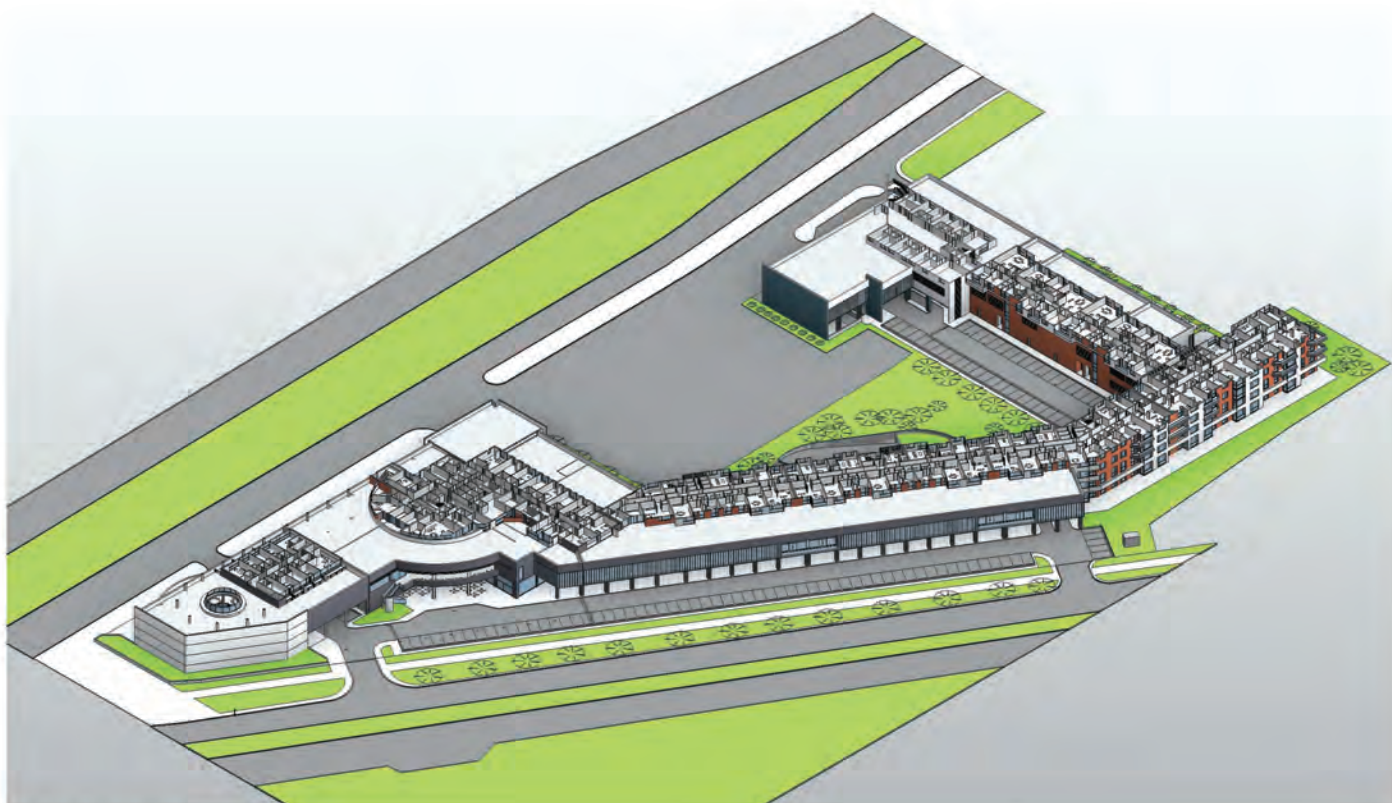


ETAJ 1 / FLOOR 1

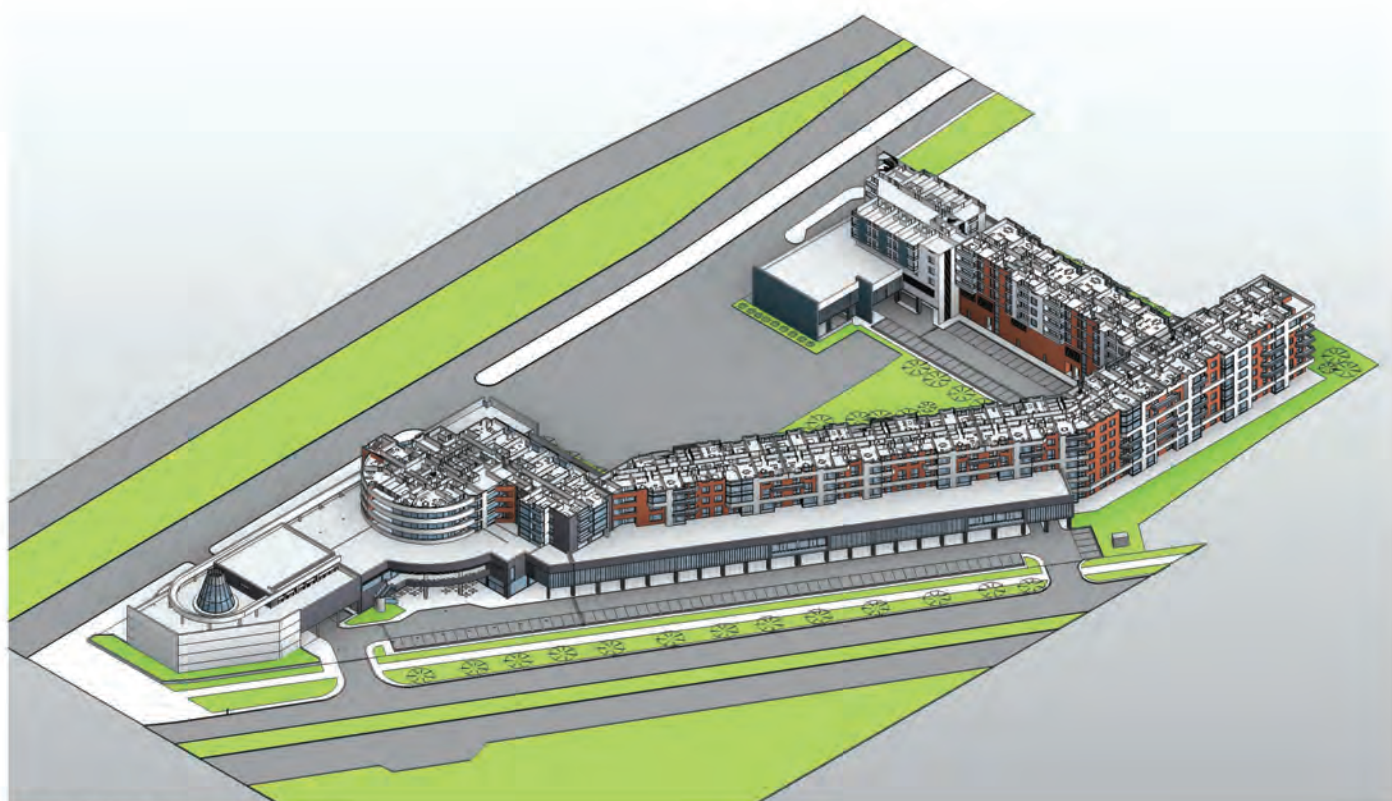


ETAJ 2 / FLOOR 2





ЕТАЖ 3 / FLOOR 3



ЕТАЖ 6 / FLOOR 6





ЕТАЖ 10 / FLOOR 10



ЕТАЖ 15 / FLOOR 15





ЕТАЖ 19 / FLOOR 19



ЕТАЖ 23 / FLOOR 23



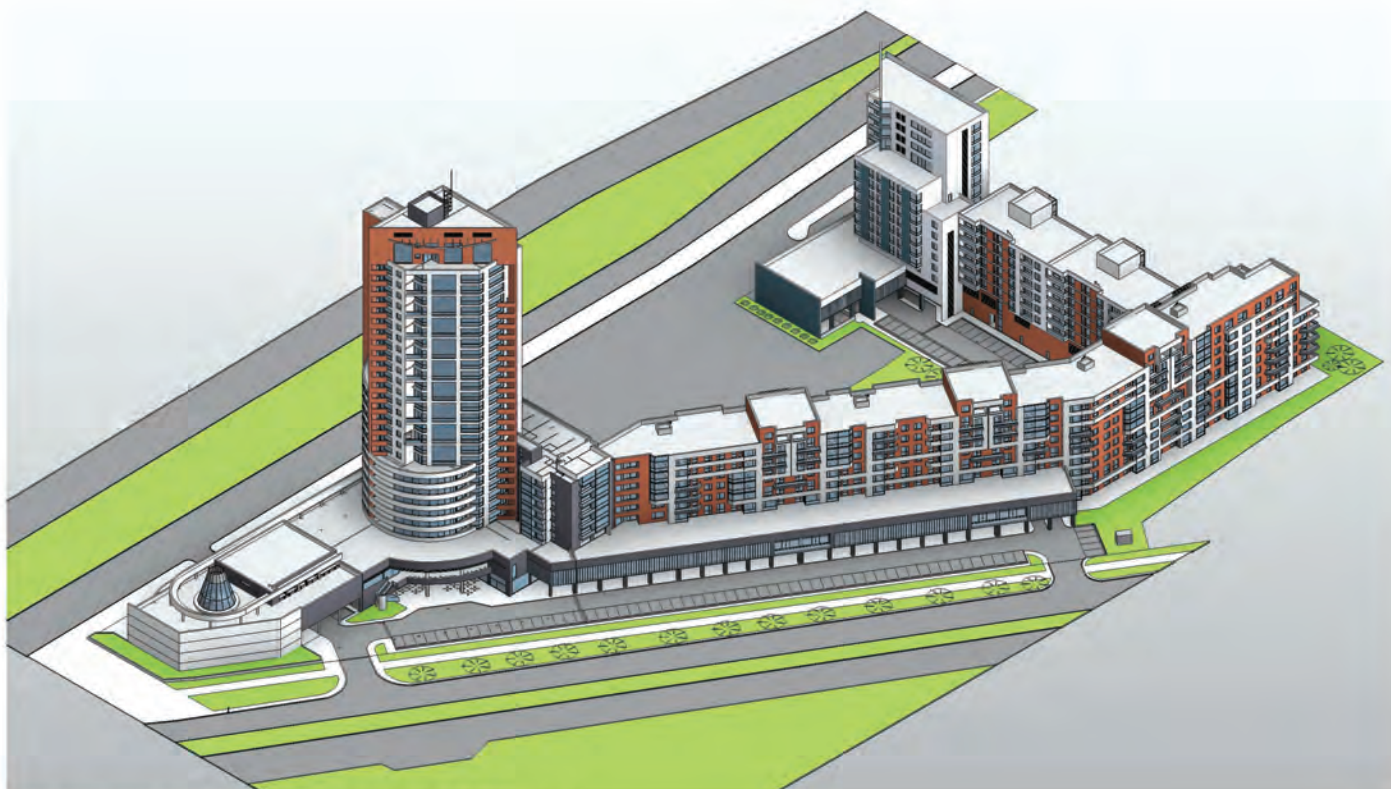


ЕТАЖ 27 / FLOOR 27

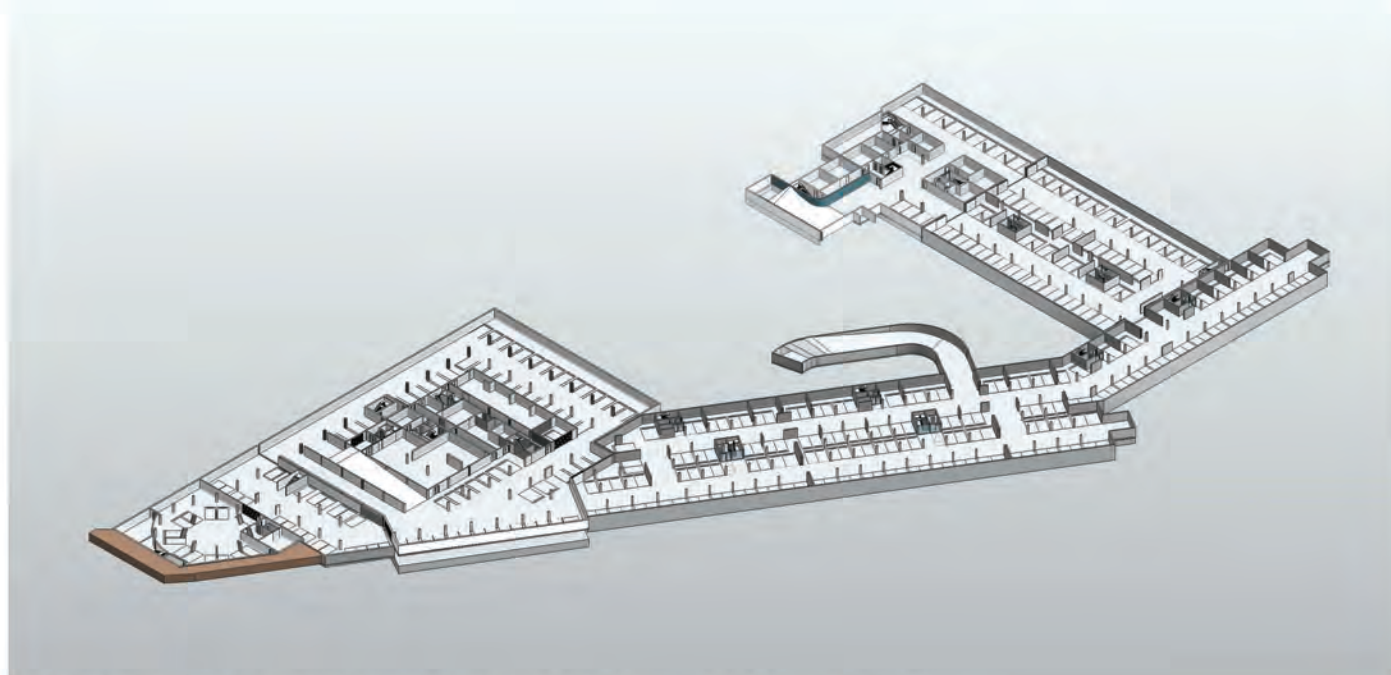


ЕТАЖ 28 / FLOOR 28





ОБЩ ИЗГЛЕД / GENERAL VIEW



ПОДЗЕМНО НИВО -1 / UNDERGROUND LEVEL -1