




LOZEN TECH PARK

OFFICE IN THE PARK, PARK IN THE OFFICE

An aerial architectural rendering of the Lozen Tech Park development. The image shows a cluster of modern, multi-story office buildings with flat roofs and large windows, interspersed with green spaces, trees, and pedestrian paths. The park is situated at the foot of a mountain range in the background. The overall design emphasizes a sustainable and human-centric workspace.

Lozen Tech Park is a high-tech business park designed to offer a sustainable, modern, and inspiring work environment. Located at the foot of the Lozen Mountain and surrounded by lush greenery, it presents an eco-friendly alternative to conventional urban office developments.

The project is an initiative of the German Lindner Group in Bulgaria, a recognized leader in innovative residential and office spaces. The architectural concept is centered on creating a next-generation business park in nature, one that fosters collaboration between Bulgarian and international tech companies, R&D centers, startups, universities, and institutions within a vibrant and forward-thinking environment.

Lozen Tech Park is designed to support economic growth and foster research and development by promoting innovation in business. The park places a strong emphasis on advancing the information and high-tech sectors, as well as nurturing digital skills.

It will operate as an open platform for collaboration between entrepreneurs, academic institutions, public bodies, and cluster organizations. The master plan includes modern, energy-efficient buildings with cutting-edge infrastructure, surrounded by open green areas and thoughtfully designed spaces for work, co-creation, and relaxation. The architecture supports modularity and independence: office spaces can be tailored to a variety of scales, from compact units for small teams to the exclusive use of entire buildings. Each structure operates autonomously while contributing to the coherence of the whole. Scattered throughout the park are enclosed outdoor work pods, self-contained mini offices ideal for private meetings, focused work, or temporary use. These support Lozen Tech Park's vision of a forward-thinking, green, and human-centric workspace.

A defining feature of its planning is the elimination of car traffic from active zones. Vehicle access is routed underground or to the park's periphery via dedicated parking, creating a peaceful, safe, and healthy atmosphere. This enables vibrant, landscaped areas where employees and visitors can relax, recharge, and connect. Strategically placed water features further enhance the sense of vitality and balance between nature and the working environment.

Lozen Tech Park will serve as a natural link between universities, talented students and educators, and the real economy. It aims to support capable and entrepreneurial individuals in bringing their ideas to life, while facilitating integration with national and municipal programs and institutions. The park will foster collaboration with industry, clusters, business associations, and employer organizations, providing a platform for participation in national and European initiatives related to research, development, production, and innovation.

Lozen Tech Park is situated near Residential Park Lozen. Together, the two projects embody a shared vision of integrating living, working, and leisure into a unified, balanced lifestyle. This concept fosters a natural symbiosis between home and workplace, encouraging a healthier and more sustainable way of life.

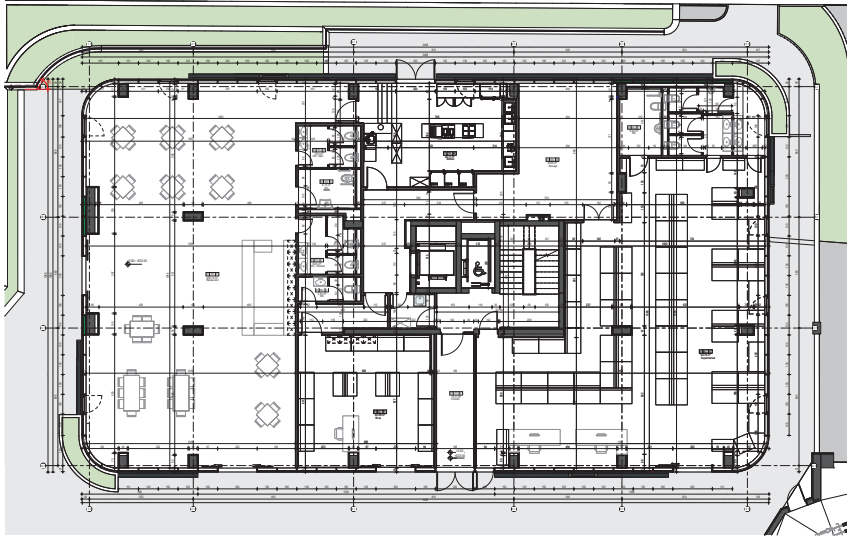
The park will be developed in multiple phases. The first phase, set for completion in 2025, will feature two office buildings with integrated retail and service functions, including a grocery store, restaurant, canteen, and caf . It will also include underground parking and expansive green areas, offering space for walking, rest, and informal gatherings in a natural, landscaped setting.

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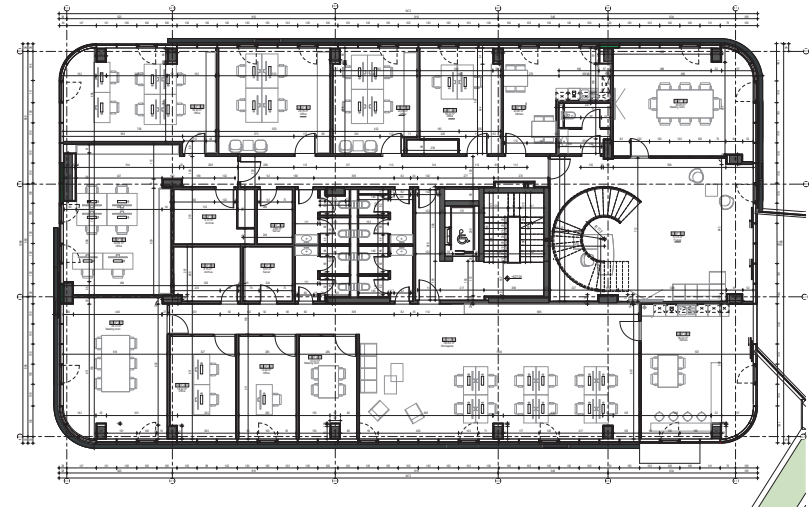


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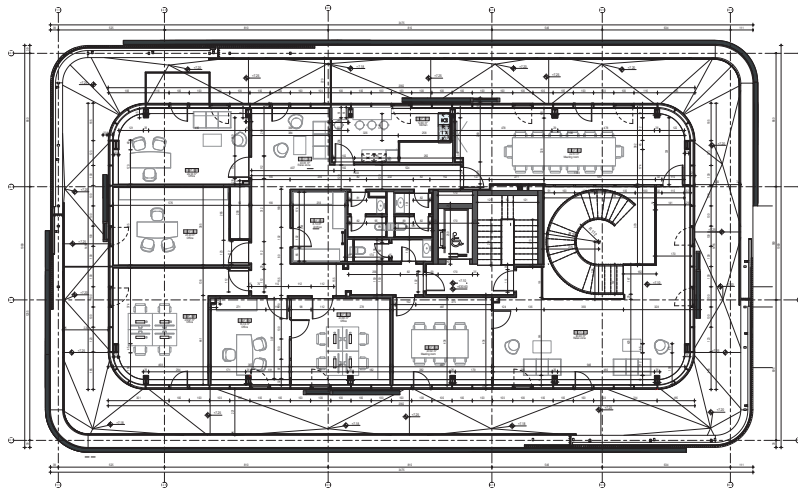
MASTERPLAN



FLOOR PLAN, LEVEL 0.00

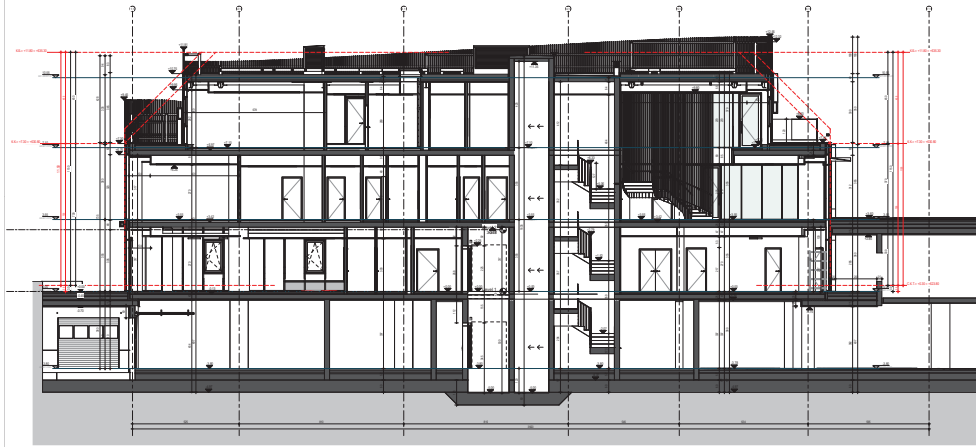


FLOOR PLAN, LEVEL +3.55

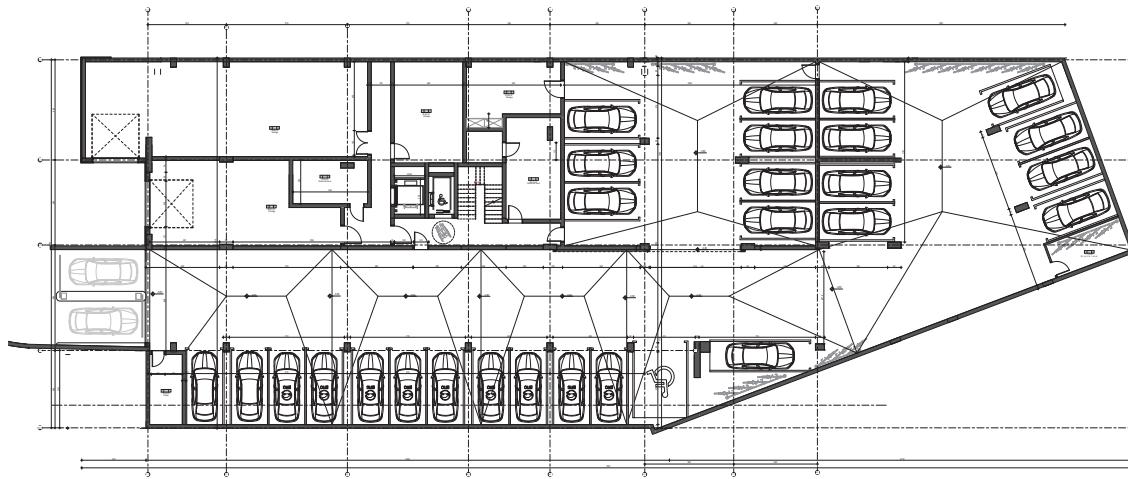


FLOOR PLAN, LEVEL +7.10



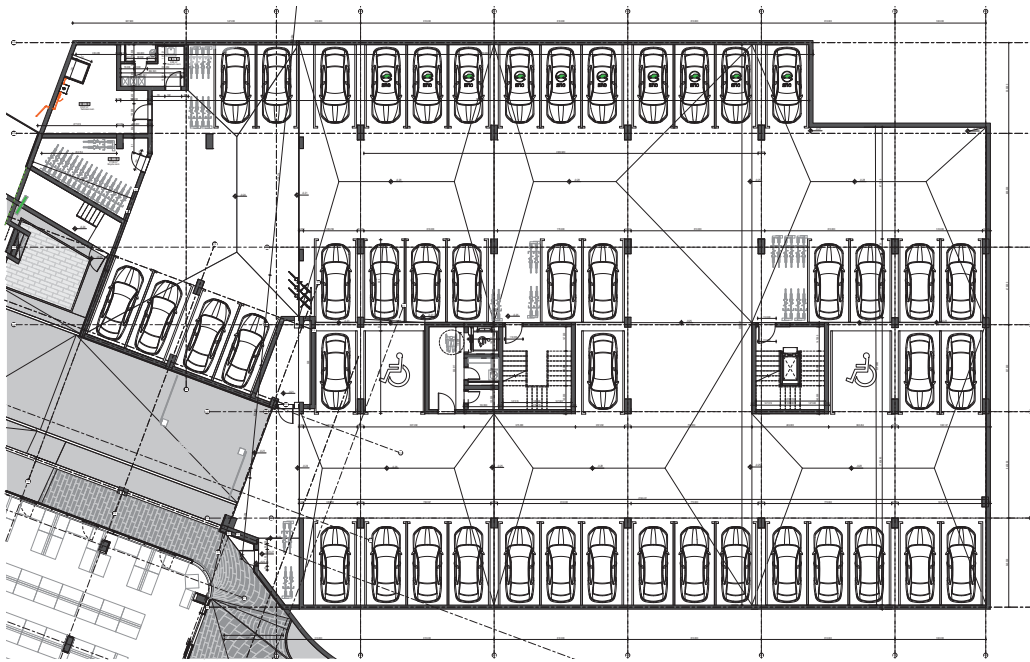


SECTION

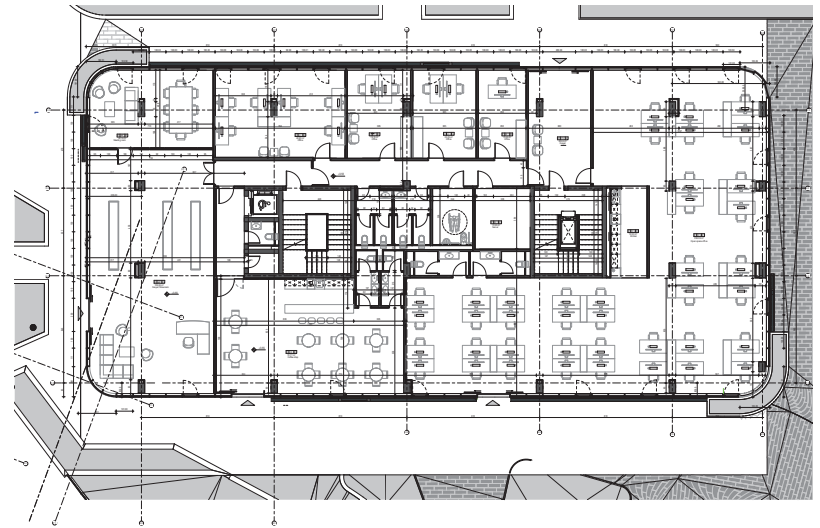


BASEMENT

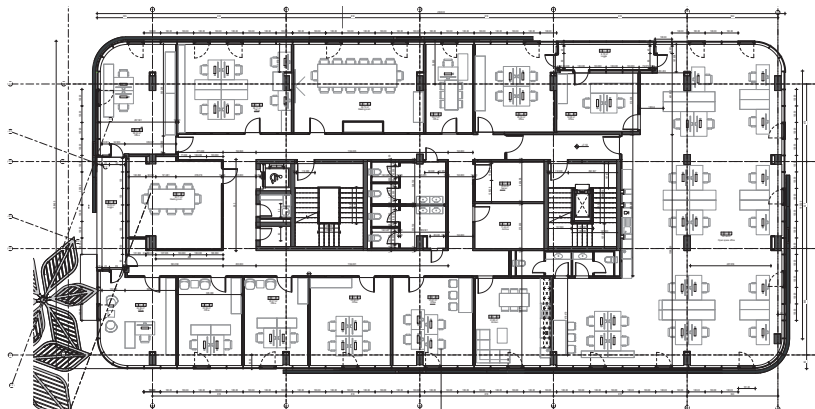




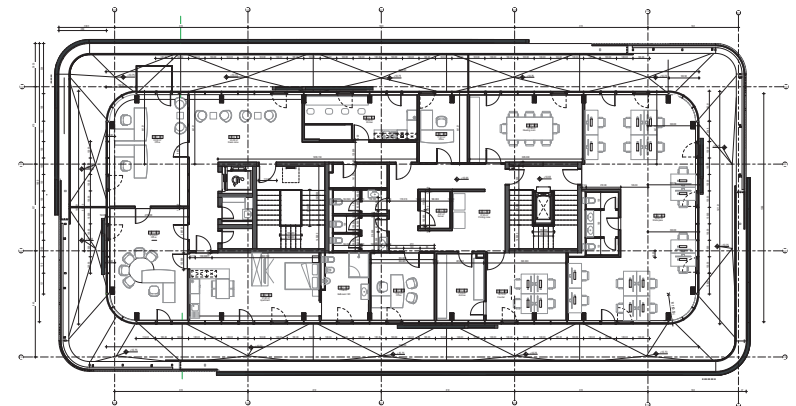
BASEMENT



FLOOR PLAN, LEVEL +3.55



FLOOR PLAN, LEVEL +7.10



FLOOR PLAN, LEVEL +10.75

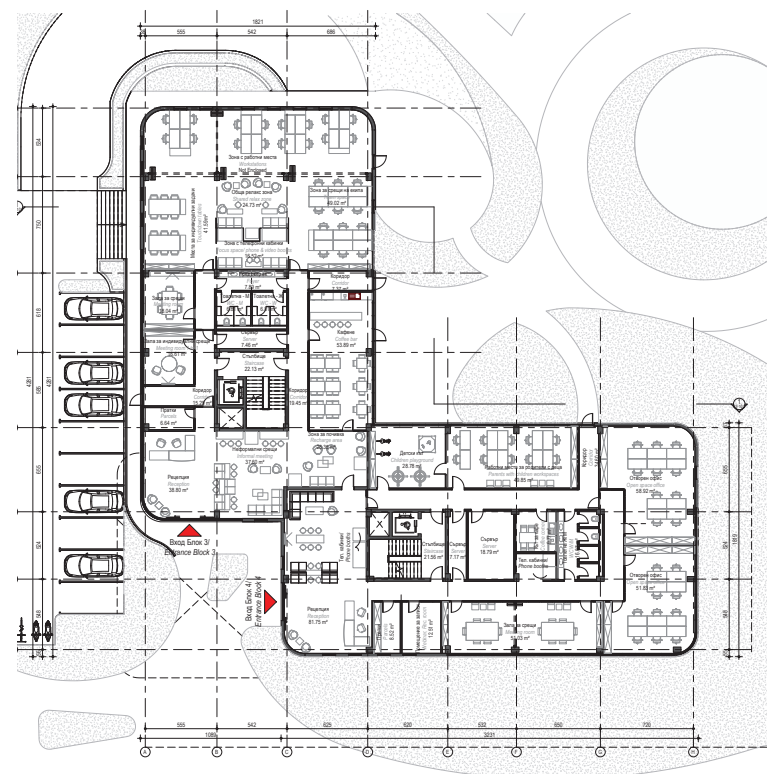
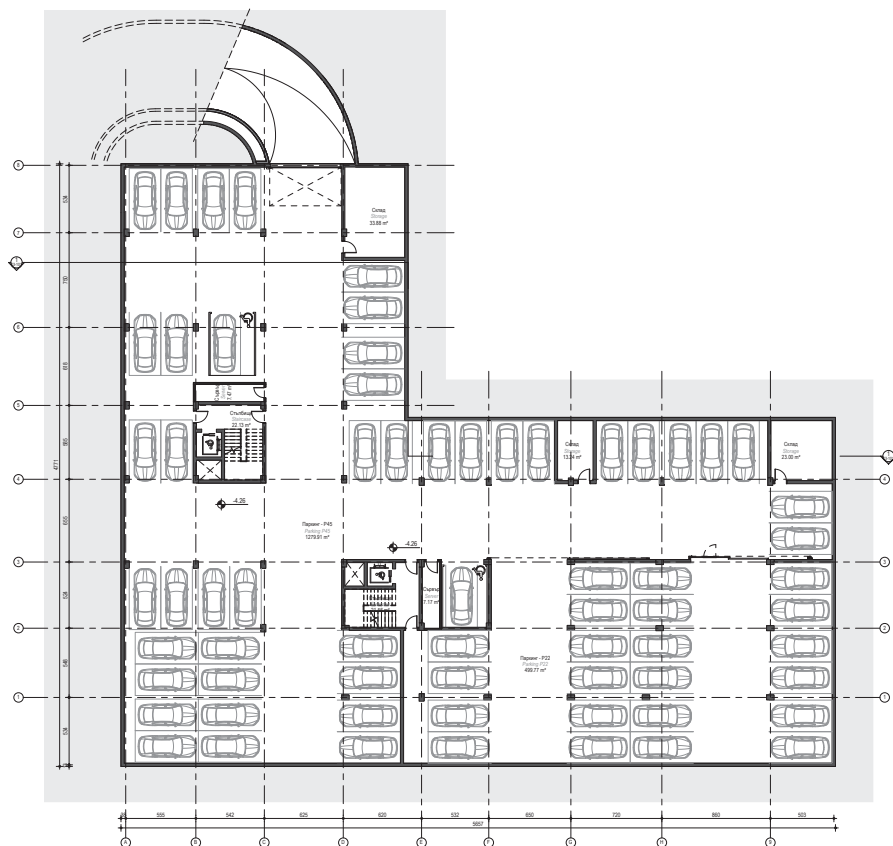


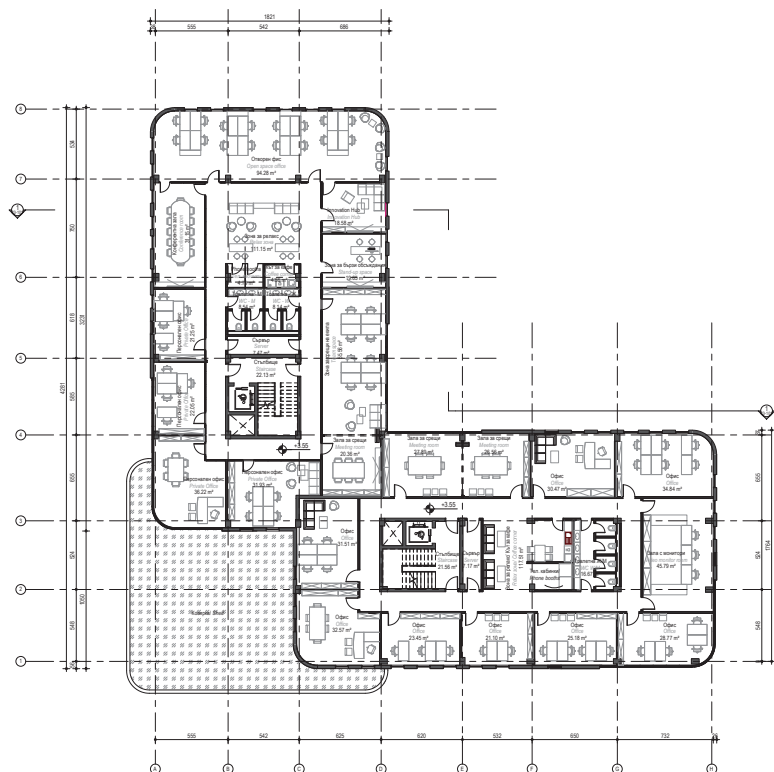


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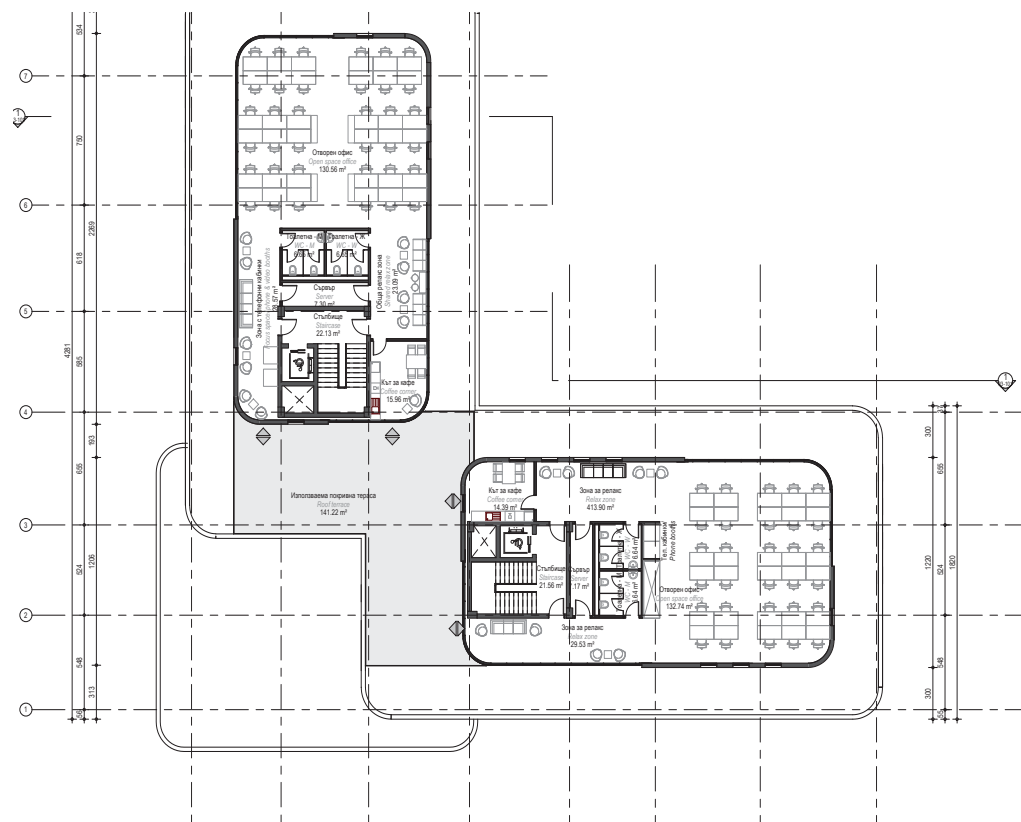


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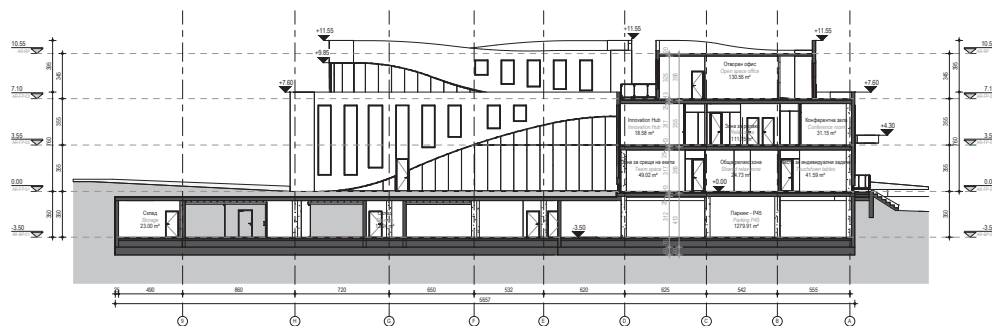




FLOOR PLAN, LEVEL +3.55



FLOOR PLAN, LEVEL +7.10



SECTION





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