



CONTACT INFORMATION

Specializing in luxury residential apartments
And leisure properties across all spectrums.

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www.unicaestate.com





THE COLLECTION

- 65 Apartments
- 8 Garages
- 33 Parking Spaces
- Gated Complex
- Security & Camera
- Kids Playground
- Hill & City veiws

L I F E I N P E A C E & H A R M O N Y.

Markovo is a small village
just 3,5 km south of Plovdiv.
Near the village is the “Rhodopi” park.

Which is part of the Rhodopi Yaka
The legend says that the medieval ruler
Kaloyan camped beneath the peak
Kaloyan, situated above Markovo.

This is how the mountain peak
got its name. The summit offers a
breath-taking view over the Thracian
Lowlands, famous for their wine sorts.





ELEVATED LIVING

Sculptural facades illuminated by soft, continuous lines of light. Warm wood accents against a backdrop of refined concrete and glass. Each residence is oriented to capture the golden southern light and the dramatic silhouette of Plovdiv's seven hills at dusk



A NEW ICON ON THE HORIZON

Nestled on the gentle slopes of Markovo Hills redefines luxury living in Bulgaria's cultural capital. Here, breathtaking panoramic views of the city and the Rhodope Mountains meet architectural excellence of the highest order.

KEY REASONS TO BUY IN MARKOVO

1. Affordable Prices with Strong Investment Potential

Markovo offers some of Europe's lowest property prices significantly below Western European averages. Bulgaria's real estate market is booming, with annual price growth twice the global rate, making it ideal for high returns on investment.

2. Proximity to Urban Amenities and Tranquil Rural Living

Just 10 km from Plovdiv—Bulgaria's second-largest city with excellent shopping, healthcare, and cultural hubs—Markovo provides quick city access via well-maintained roads while offering peaceful village life amid green landscapes and fresh air. It's perfect for year-round residents seeking a serene escape without isolation.

3. Pathway to Residency and Low Ownership Costs

Foreign buyers can easily secure a Bulgarian residence permit through property purchase, simplifying relocation or retirement. Ongoing costs are minimal, with low property taxes and maintenance, enhancing long term value in this EU-accessible destination.





BUILDING B

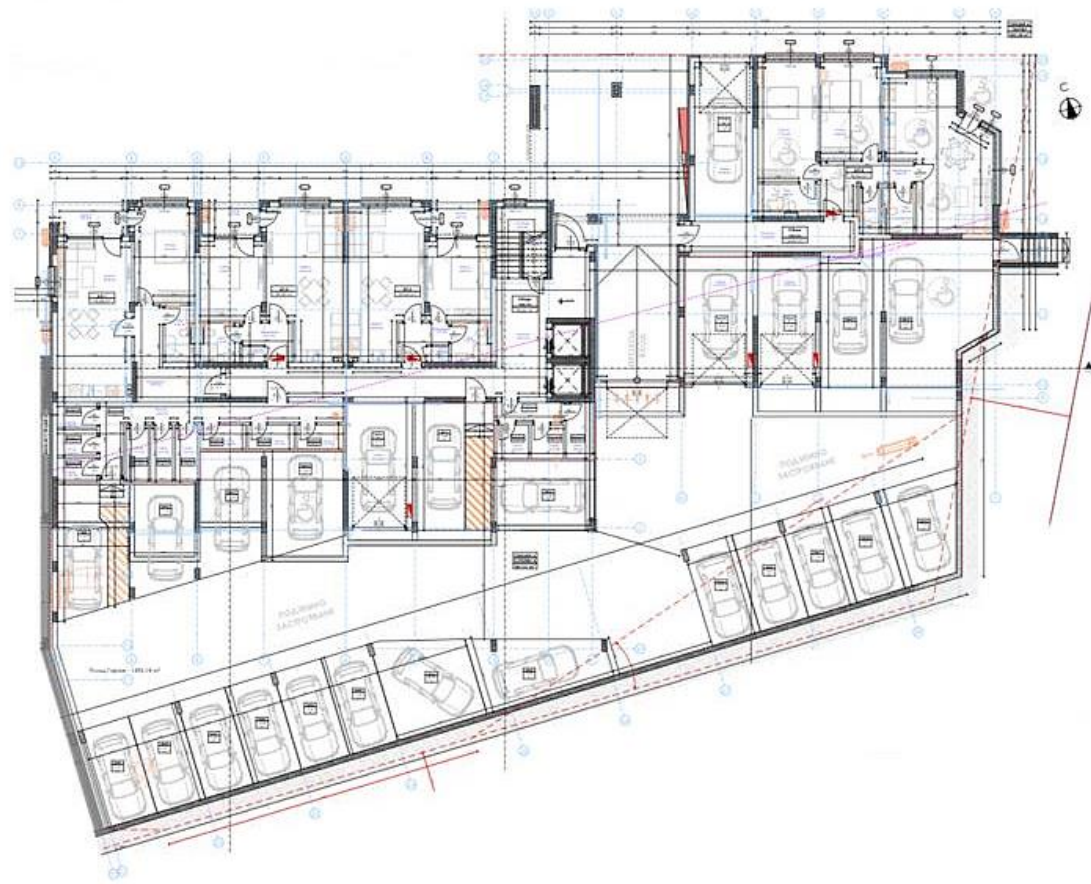
- 4 Floors
- 32 Apartments
- 4 Garages
- 26 Parking Spaces

BUILDING A

- 4 Floors
- 33 Apartments
- 4 Garages
- 20 Parking Spaces

BUILDING A, Floor 1

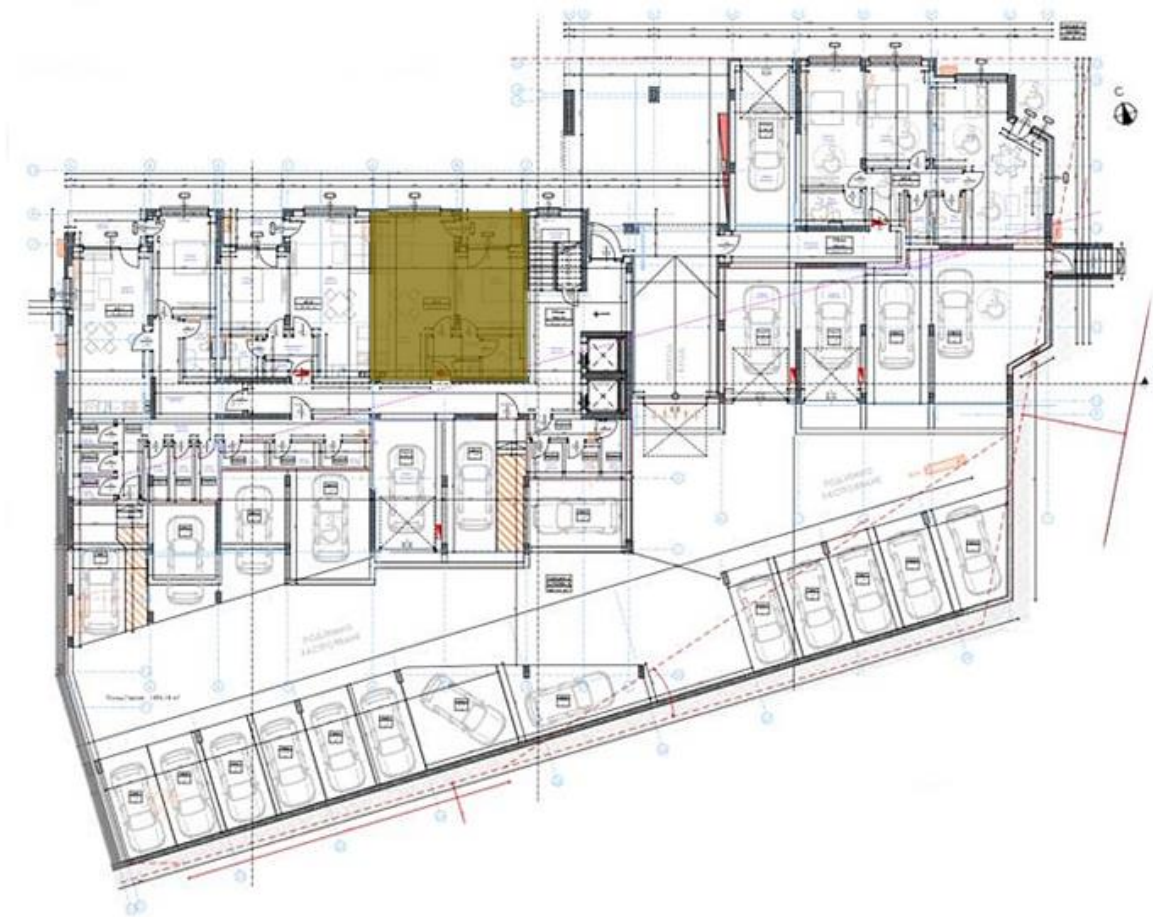
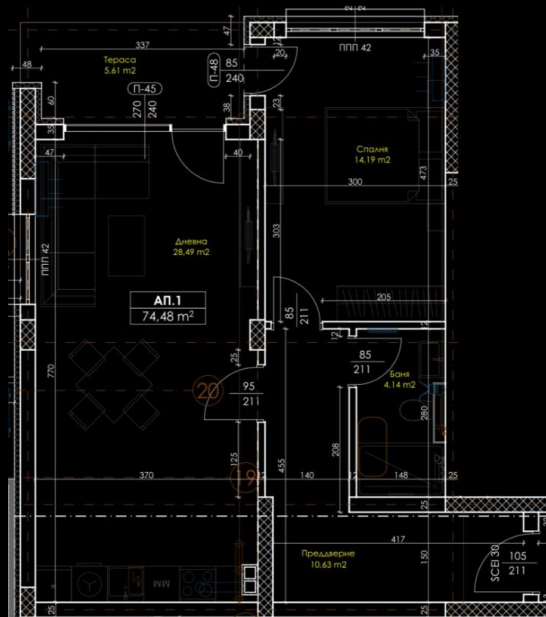
4 Apartments
4 Garages
20 Parking Spaces



HILLS VIEW

Apartment 1 74,48 m²
2 Bedroom

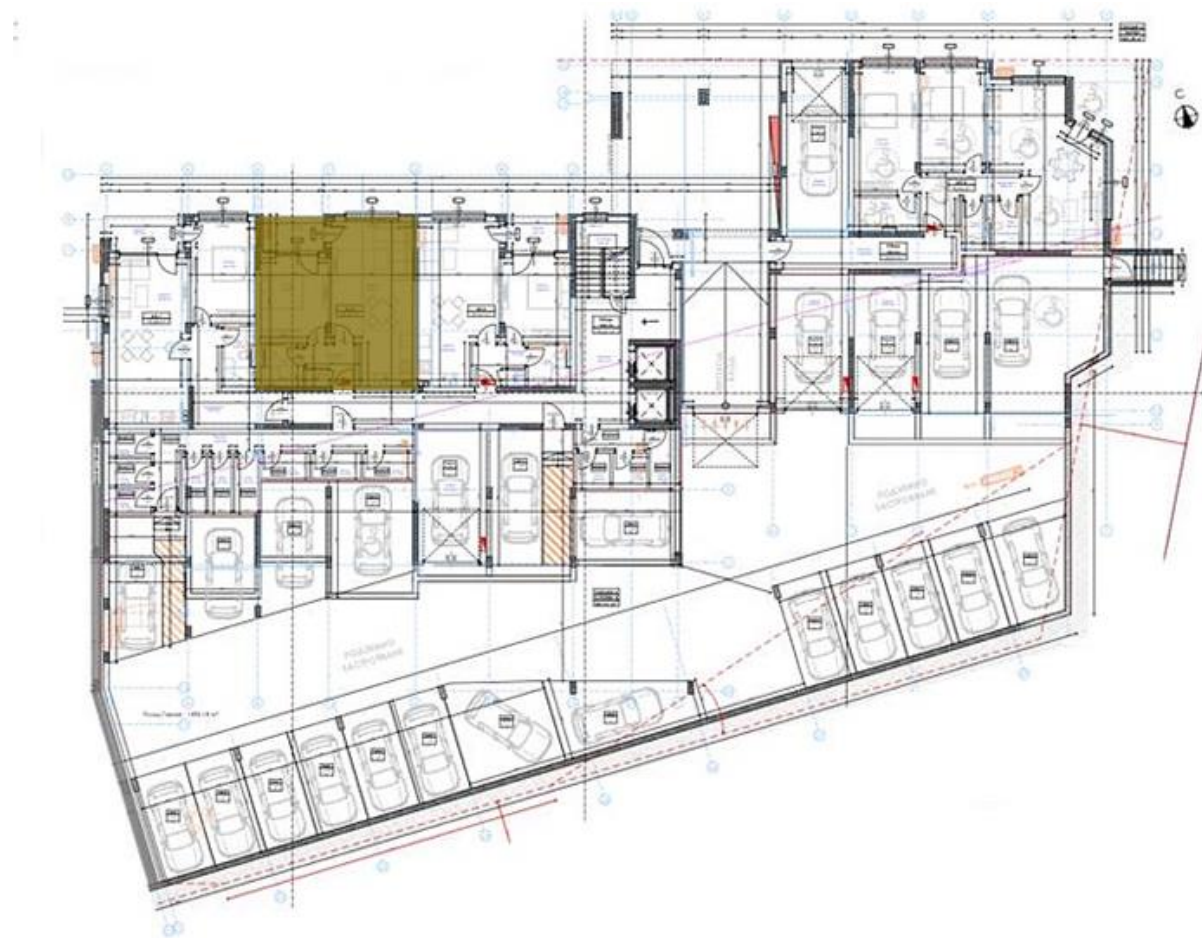
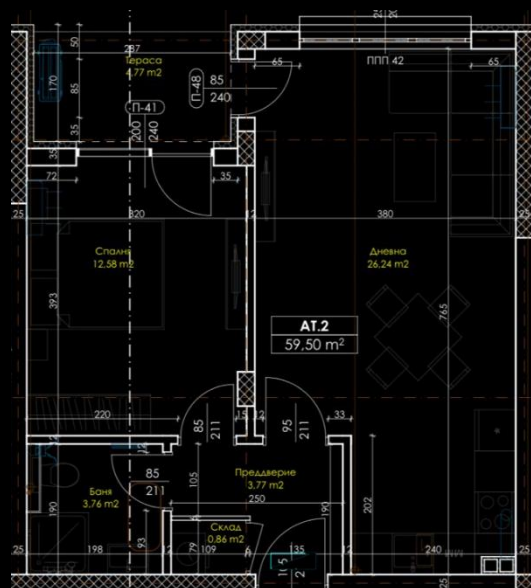
Terrace 5,61 m²



HILLS VIEW

Apartment 2 59,50 m²
1 Bedroom

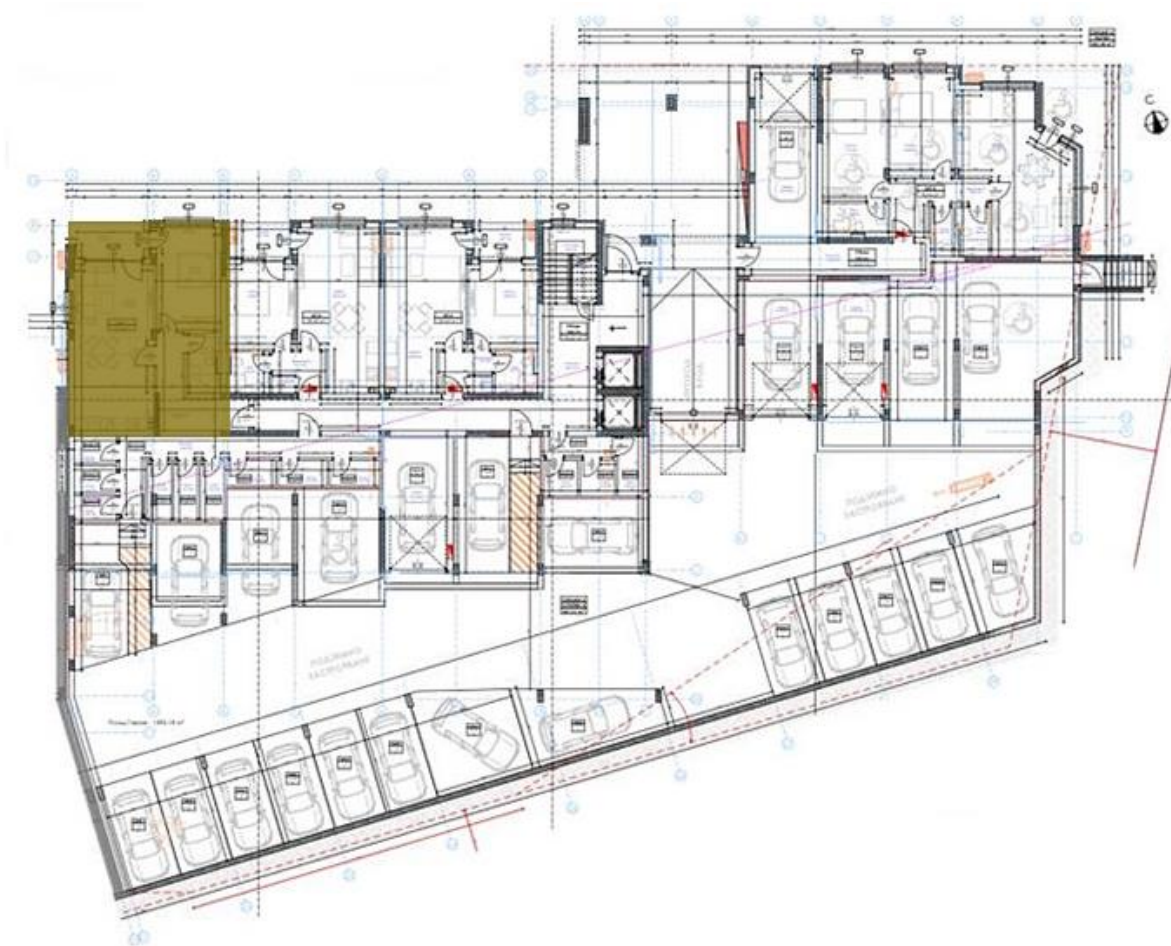
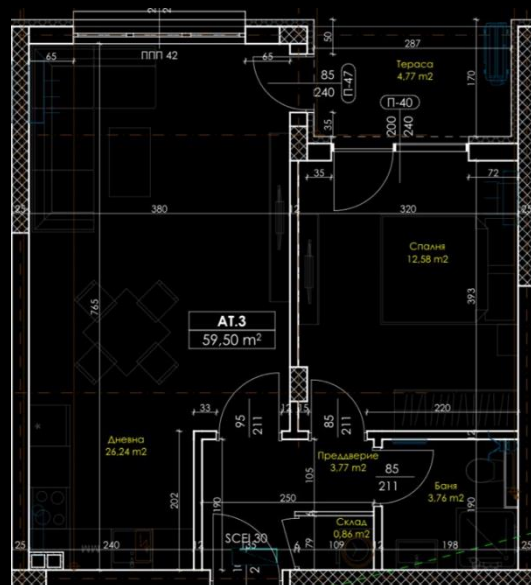
Terrace 4,77 m²



HILLS VIEW

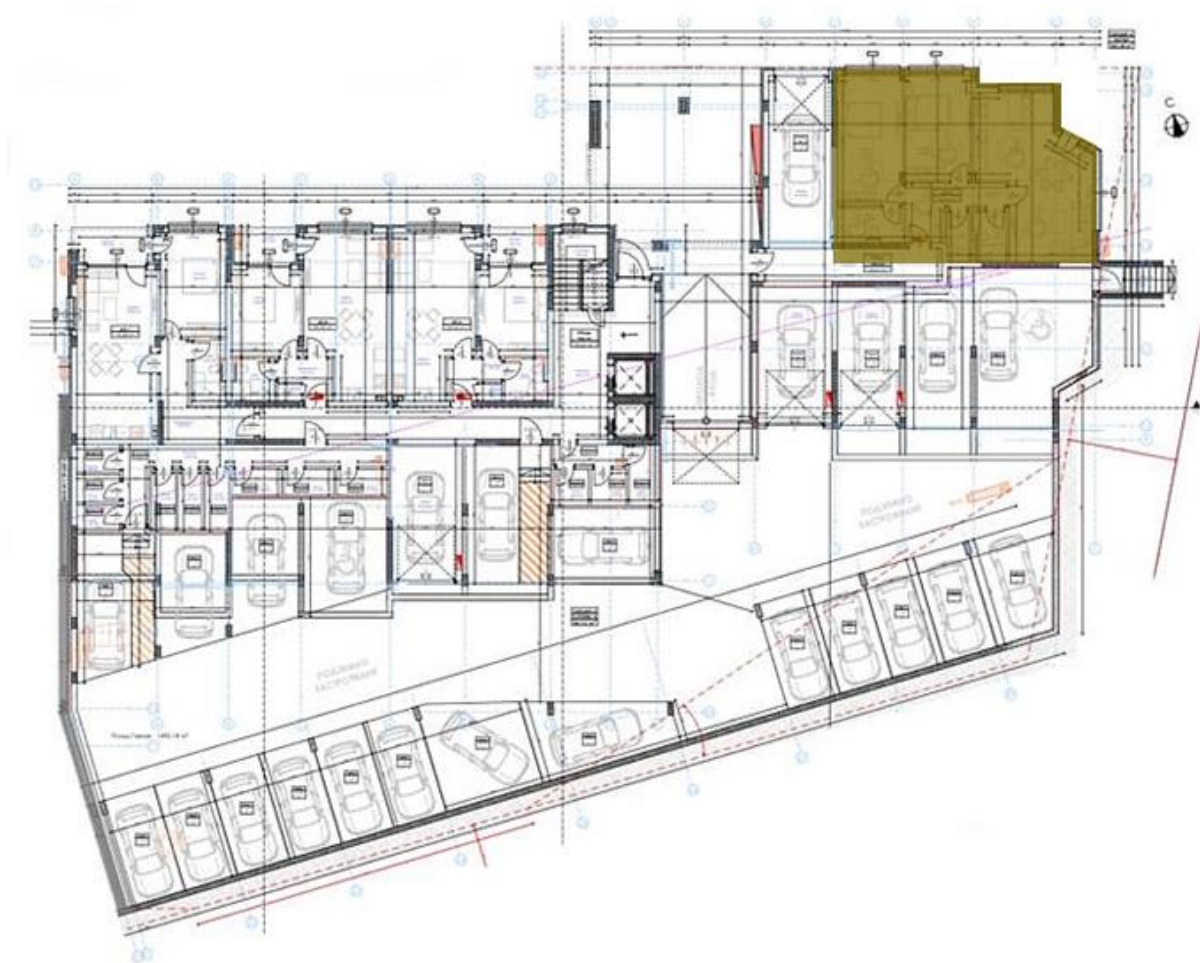
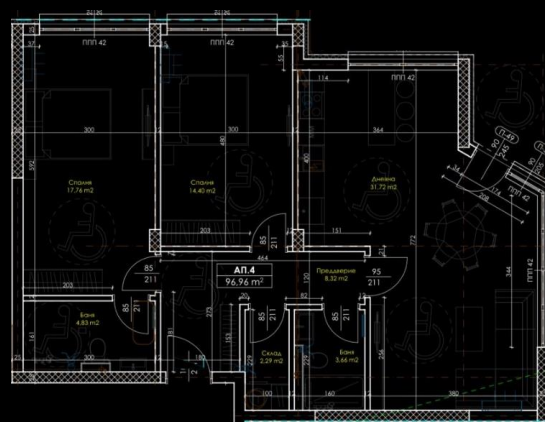
Apartment 3 59,50 m²
1 Bedroom

Terrace 4,77 m²



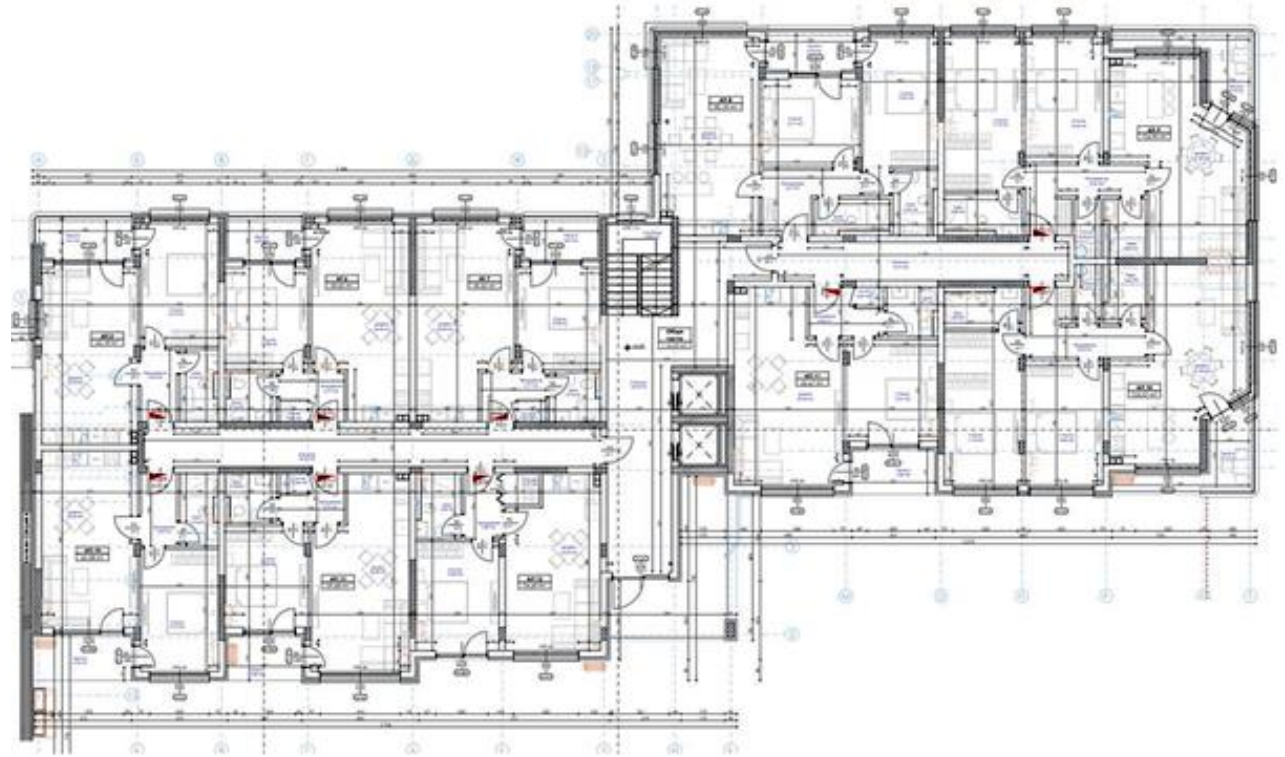
HILLS VIEW

Apartment 4 96,96 m²
2 Bedroom



BUILDING A, Floor 2

10 Apartments

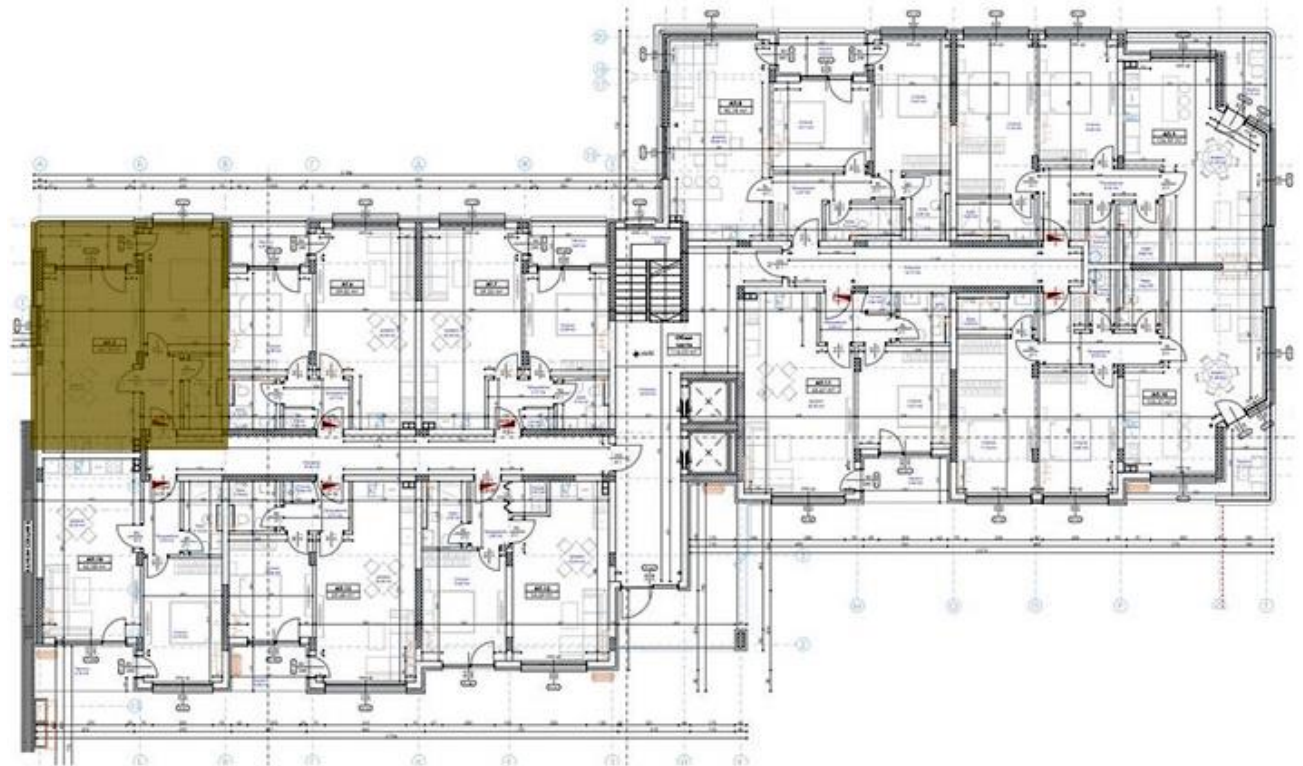
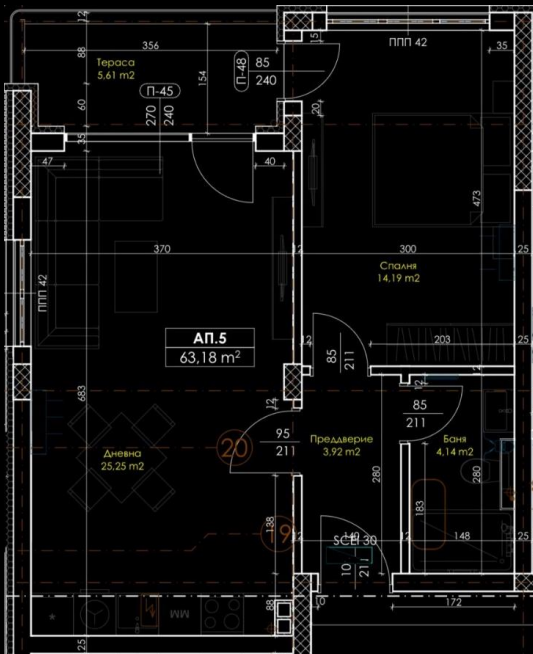


HILLS VIEW

Apartment 5 63,18 m²

1 Bedroom

Terrace 5,61 m²

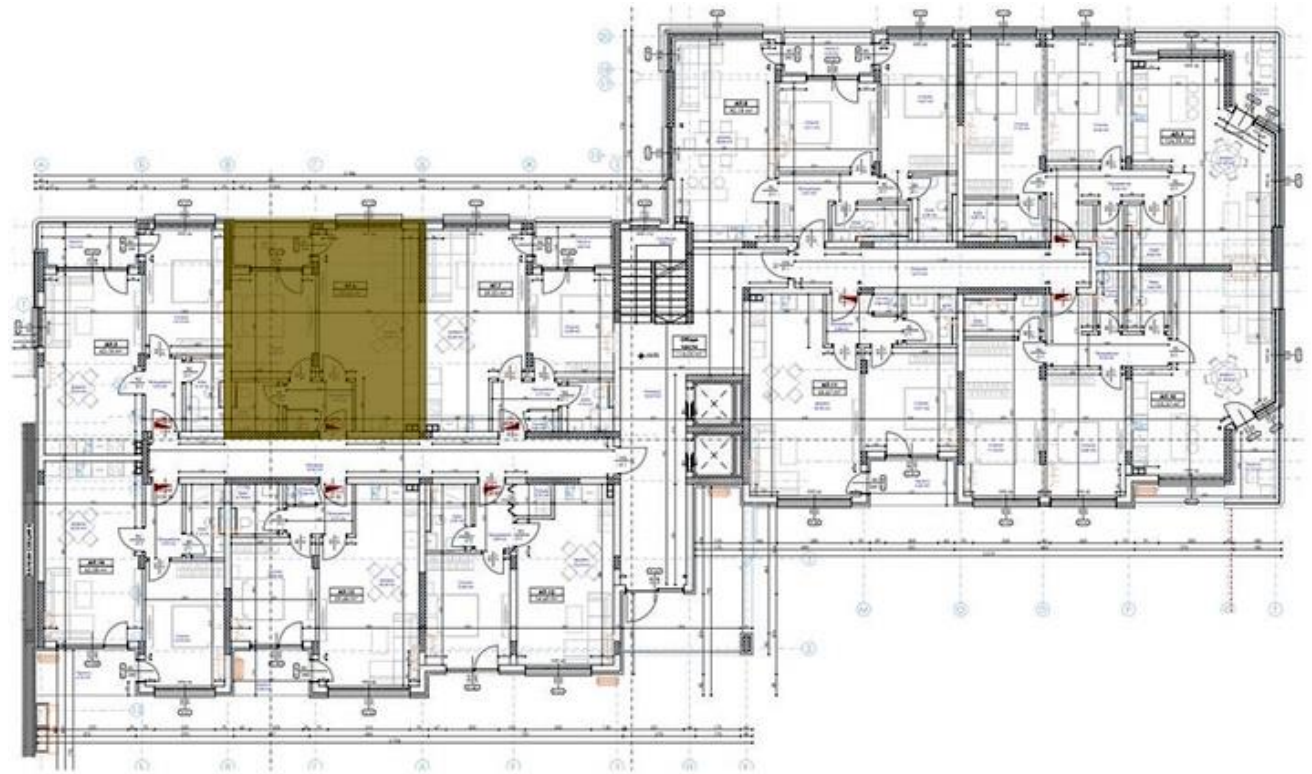
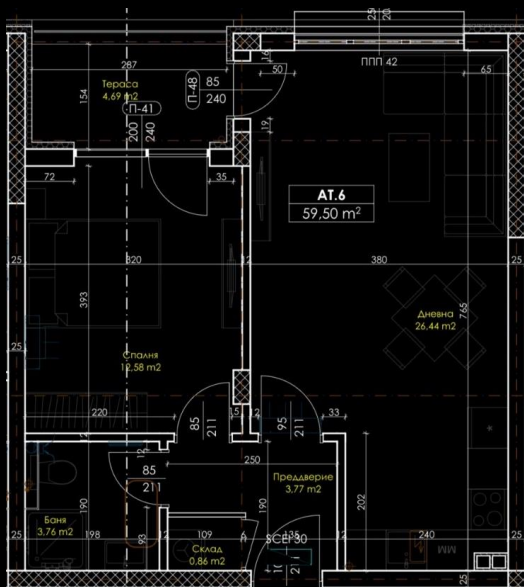


HILLS VIEW

Apartment 6 59,50 m²

1 Bedroom

Terrace 4,69 m²

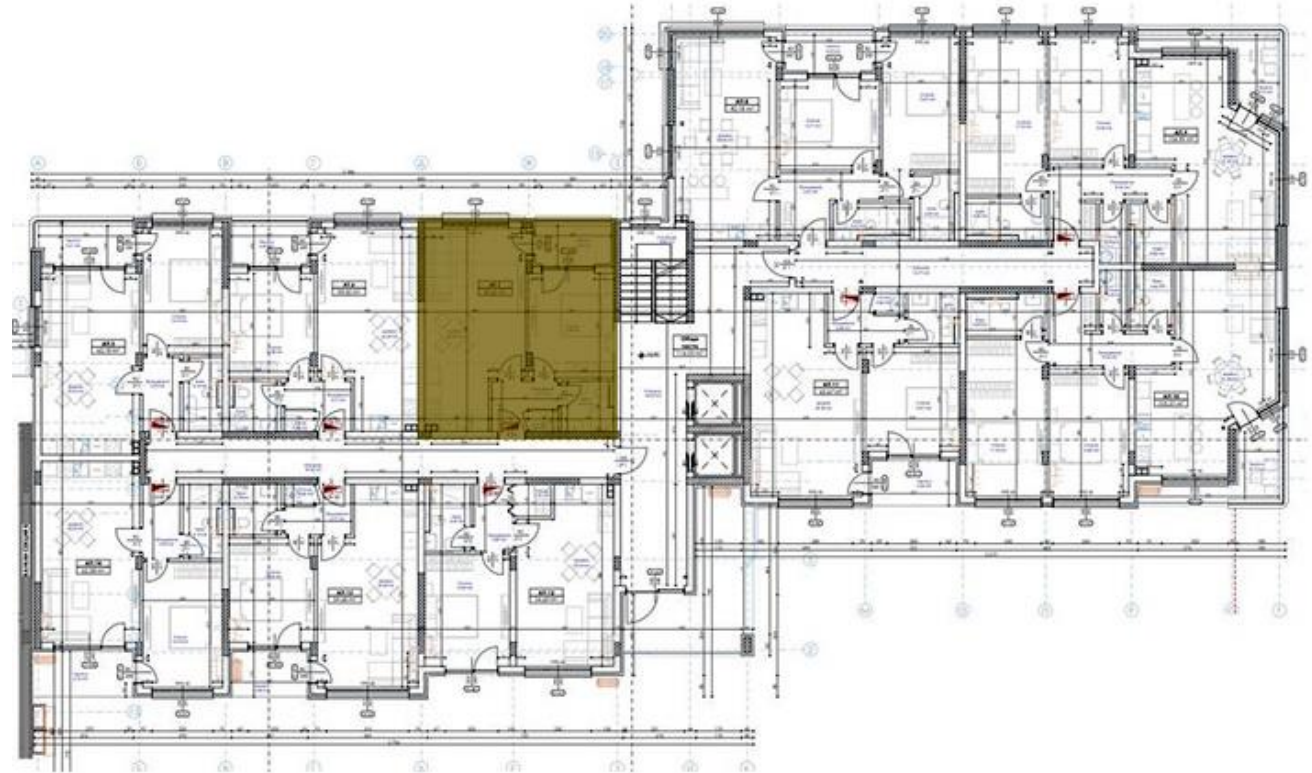
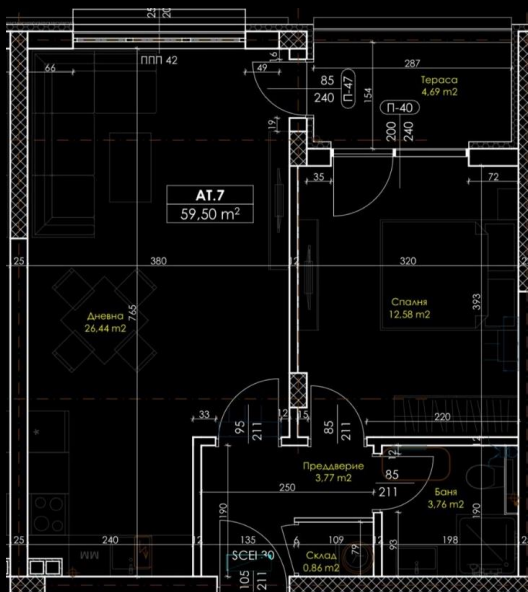


HILLS VIEW

Apartment 7 59,50 m²

1 Bedroom

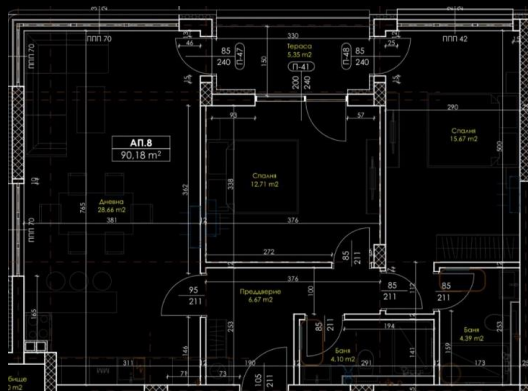
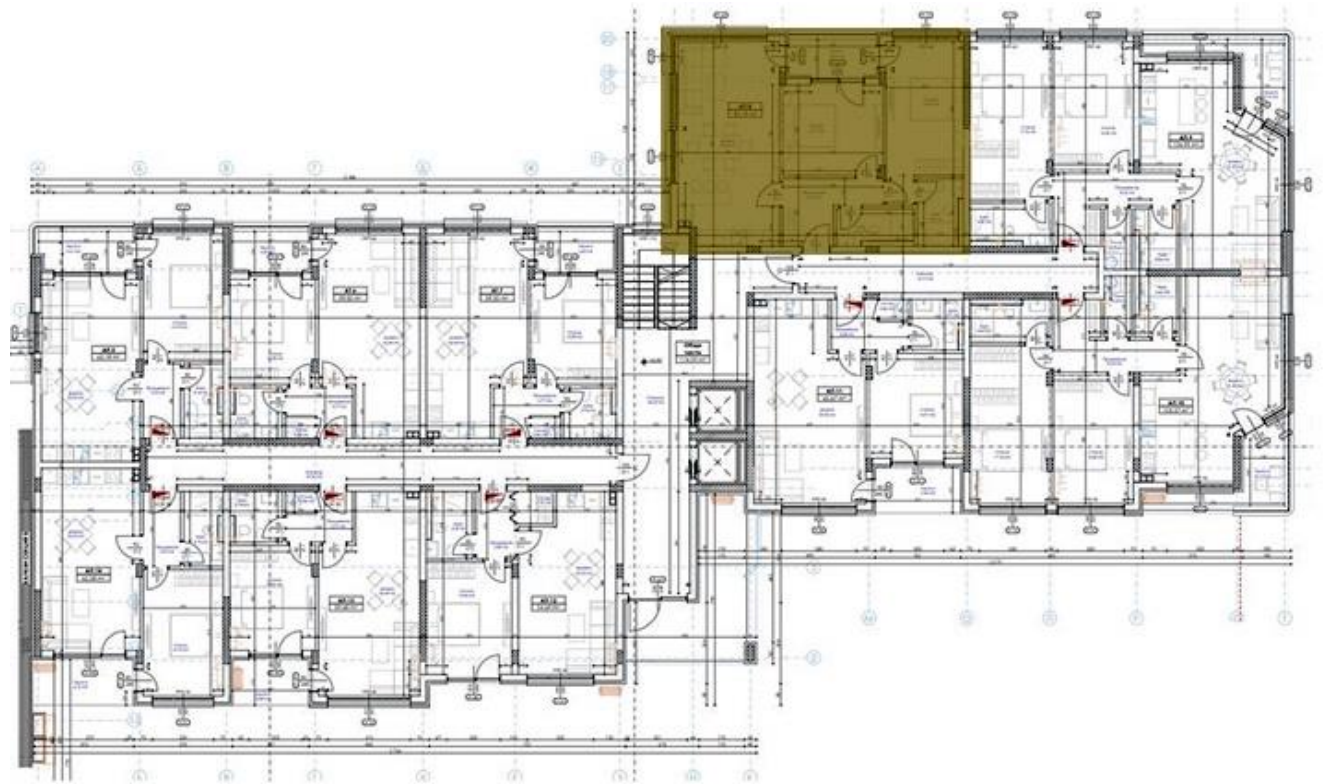
Terrace 4,69 m²



HILLS VIEW

Apartment 8 90,18 m²
2 Bedroom

Terrace 5,35 m²

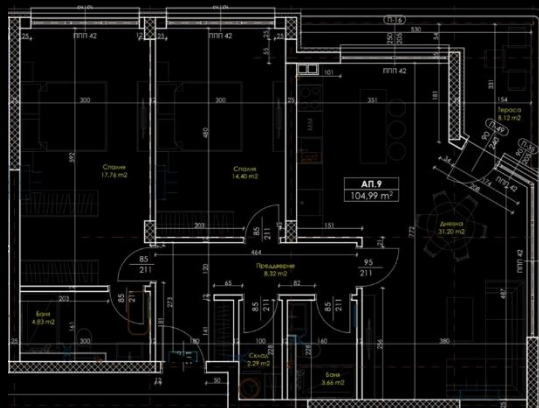
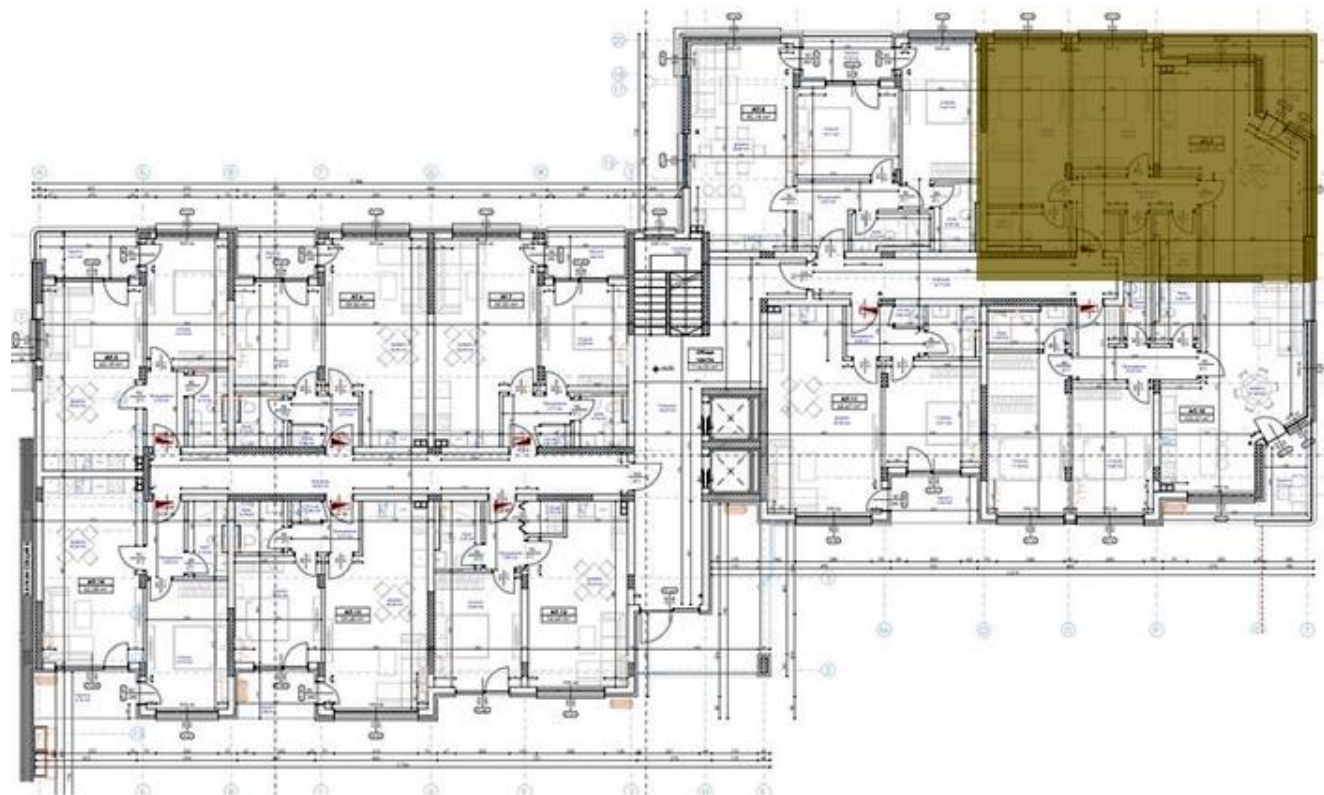


HILLS VIEW

Apartment 9 90,18 m²

2 Bedroom

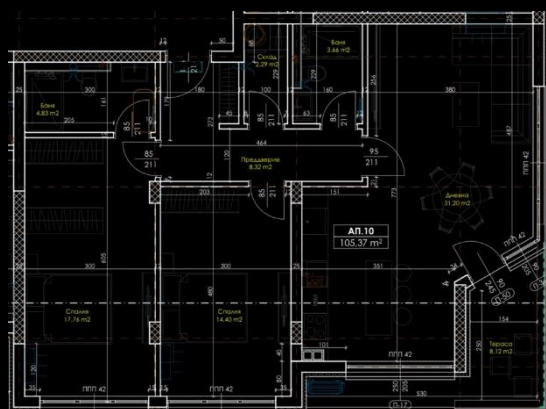
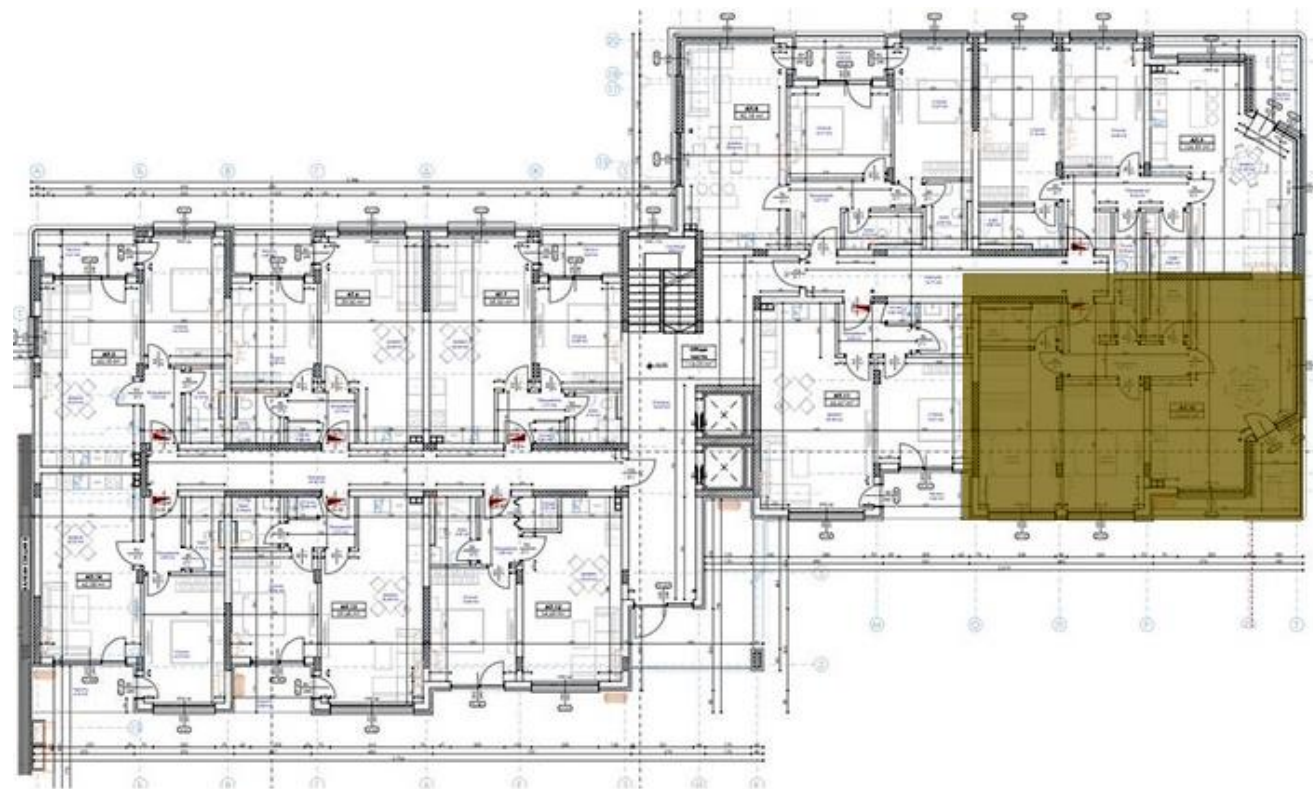
Terrace 5,35 m²



CITY VIEW

Apartment 10 105,37 m²
2 Bedroom

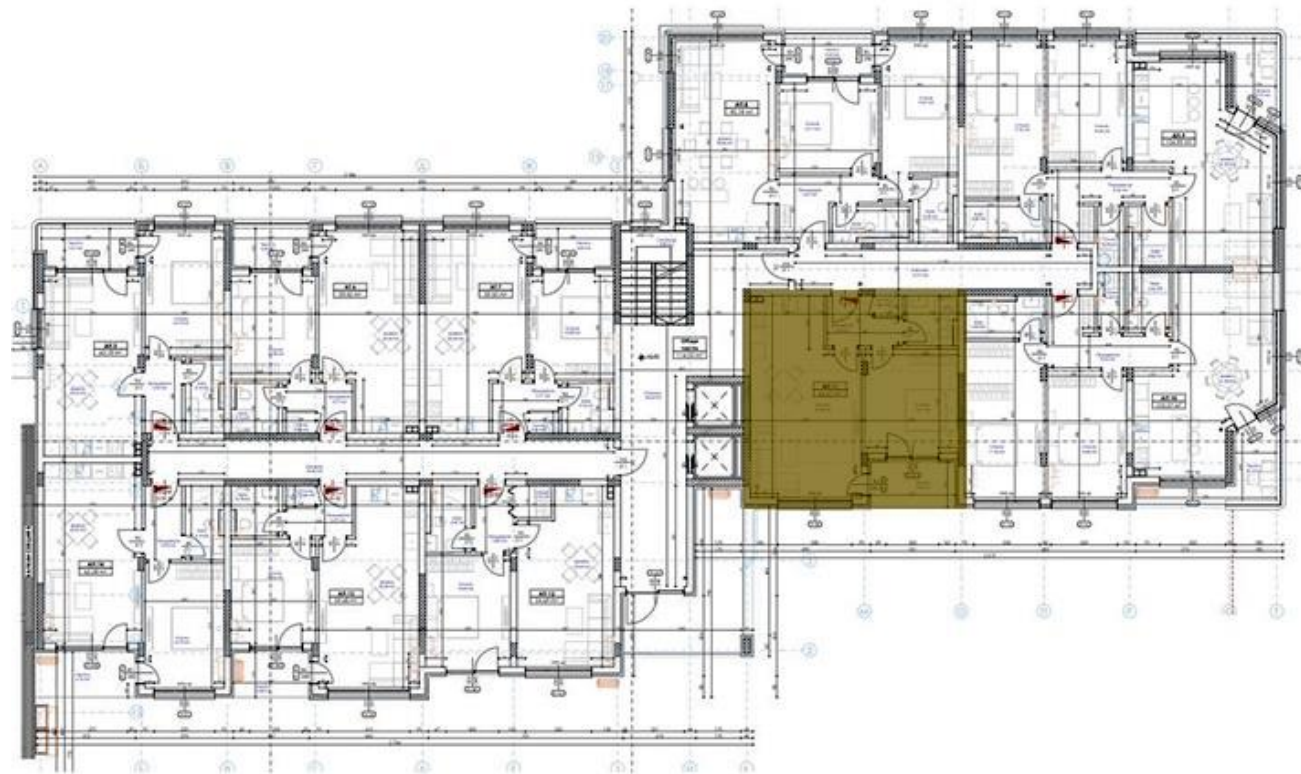
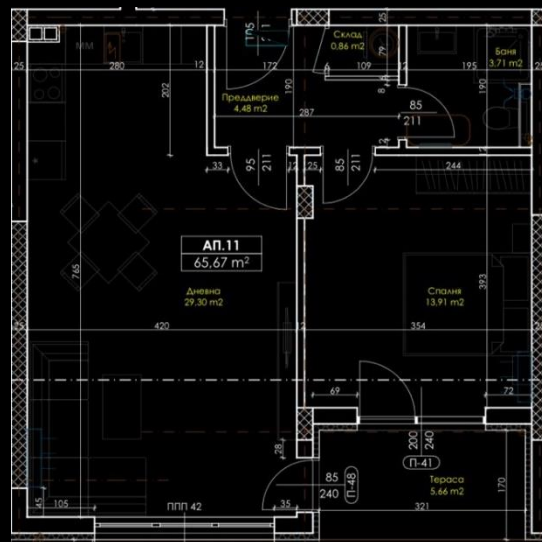
Terrace 8,12 m²



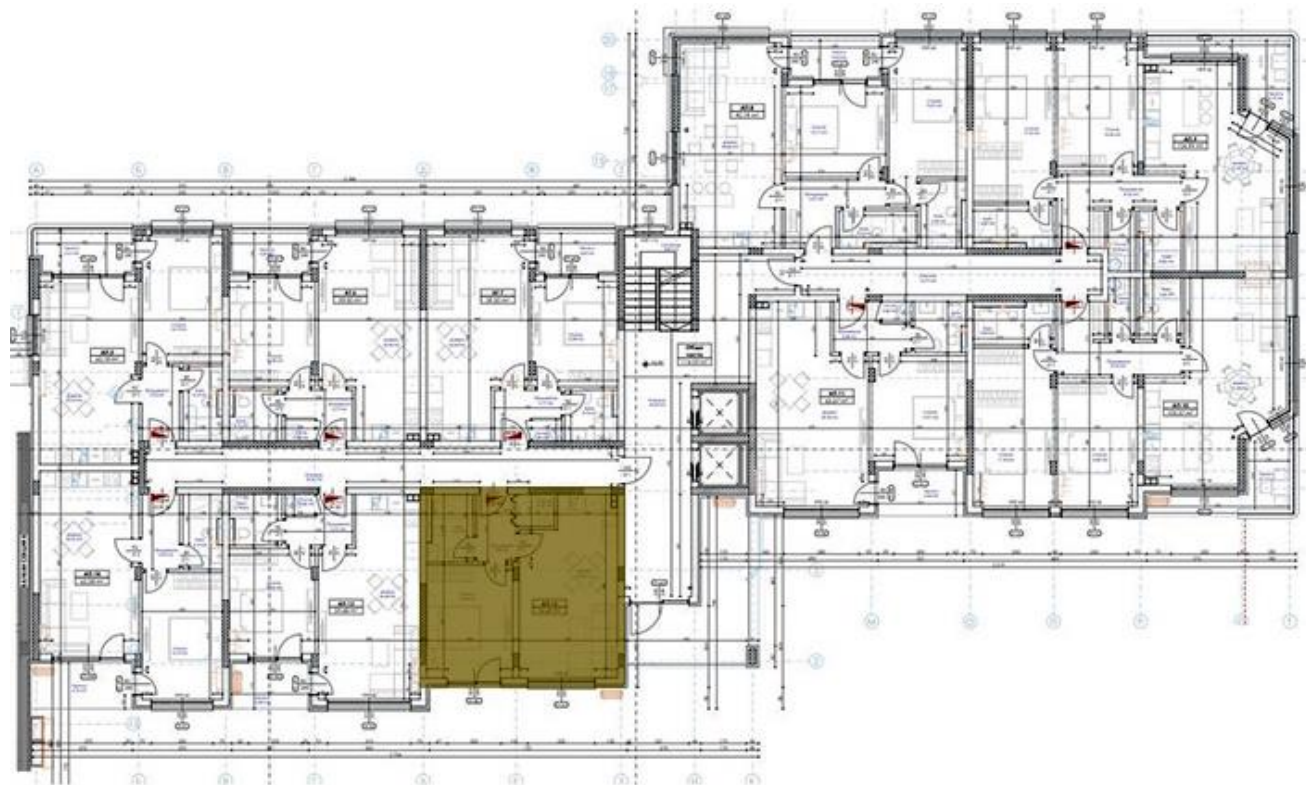
CITY VIEW

Apartment 11 65,67 m²
1 Bedroom

Terrace 5,66 m²



Apartment 12	54,69 m2
1 Bedroom	

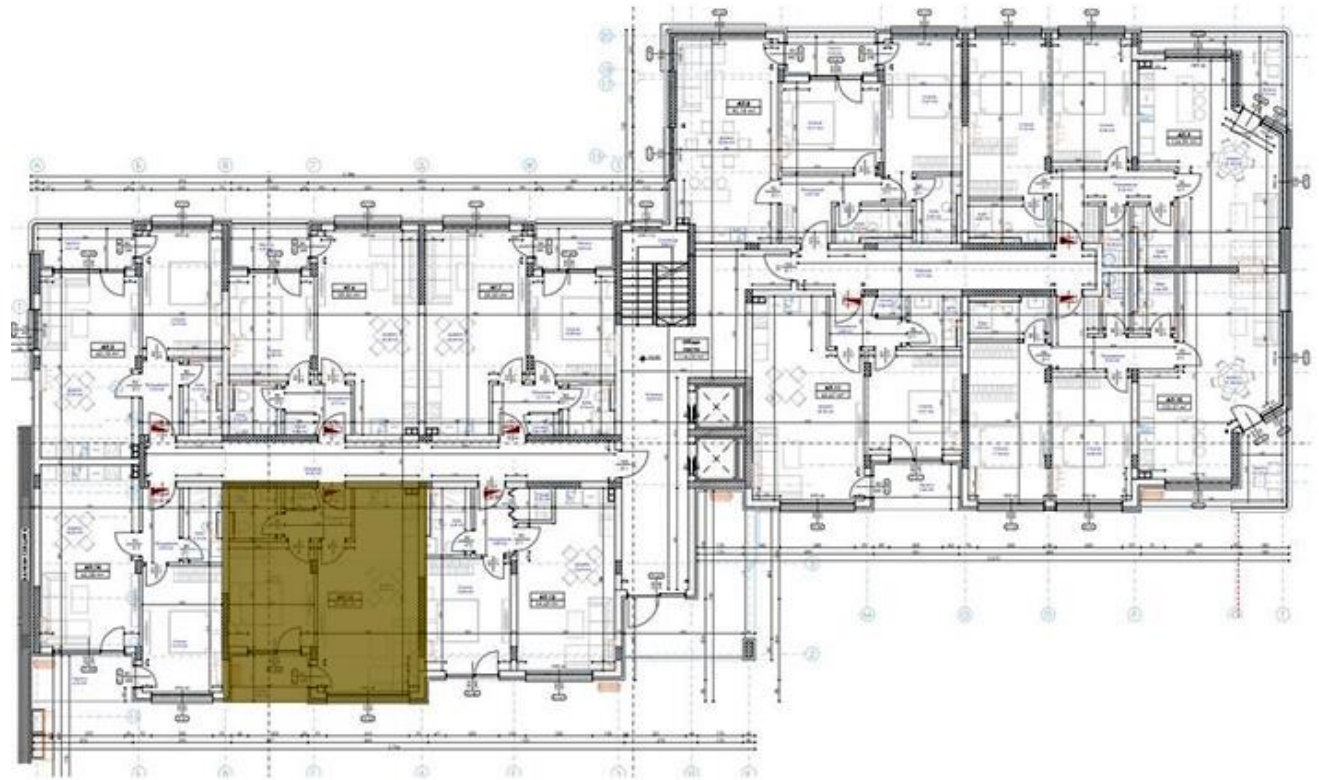
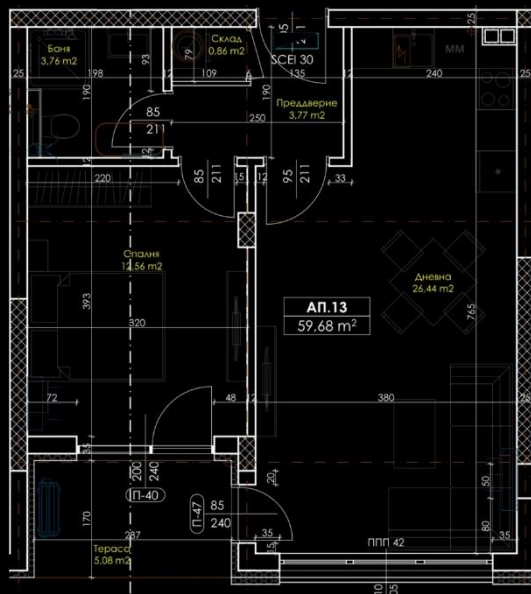


CITY VIEW

Apartment 13 59,68 m²

1 Bedroom

Terrace 5,08 m²

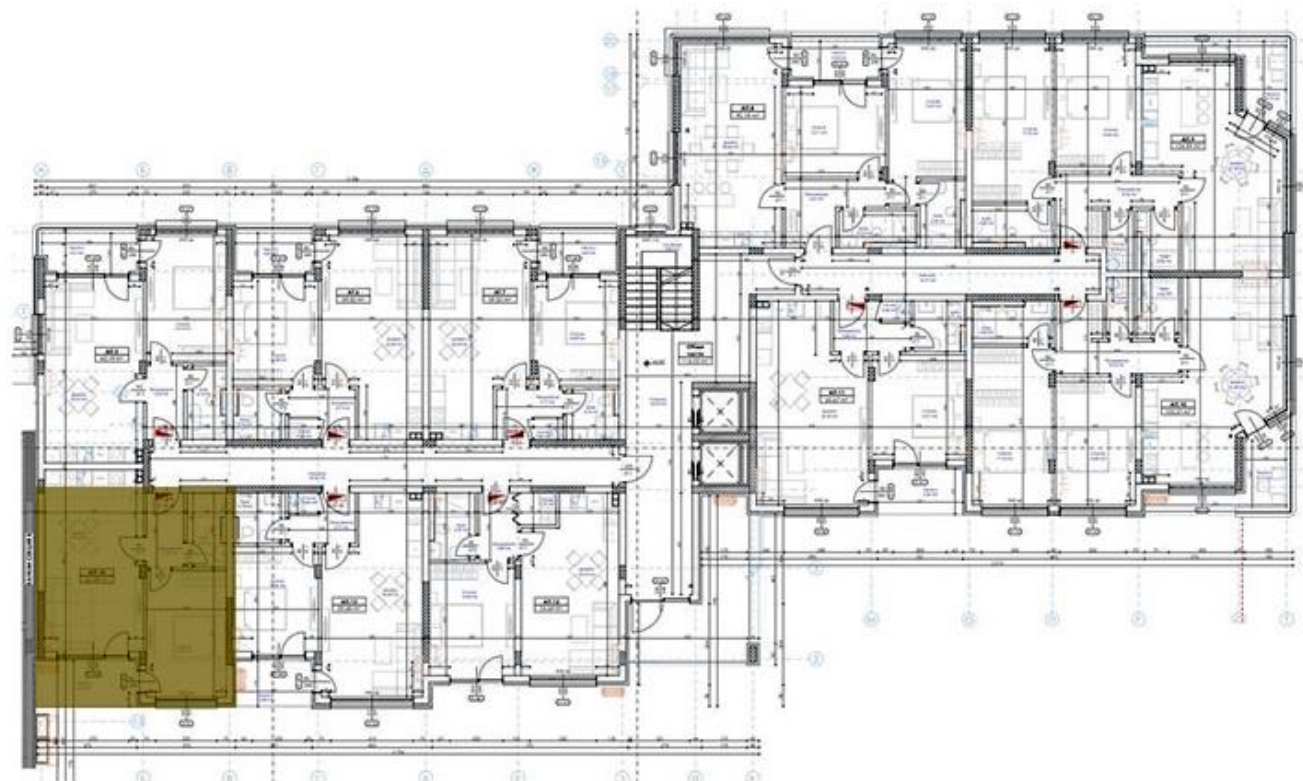
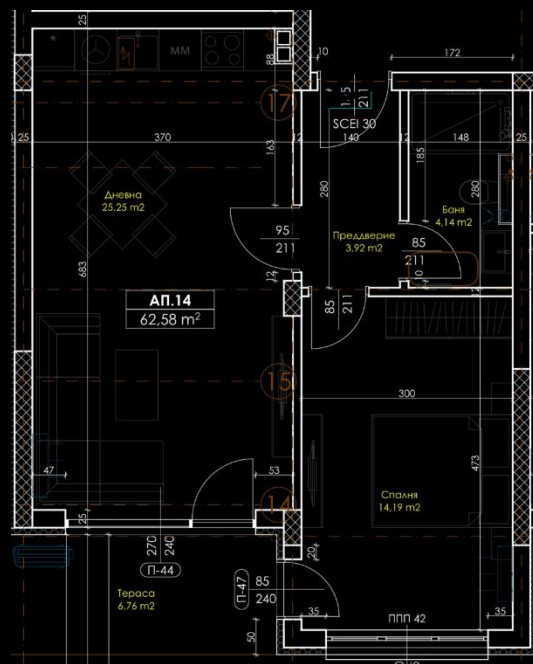


CITY VIEW

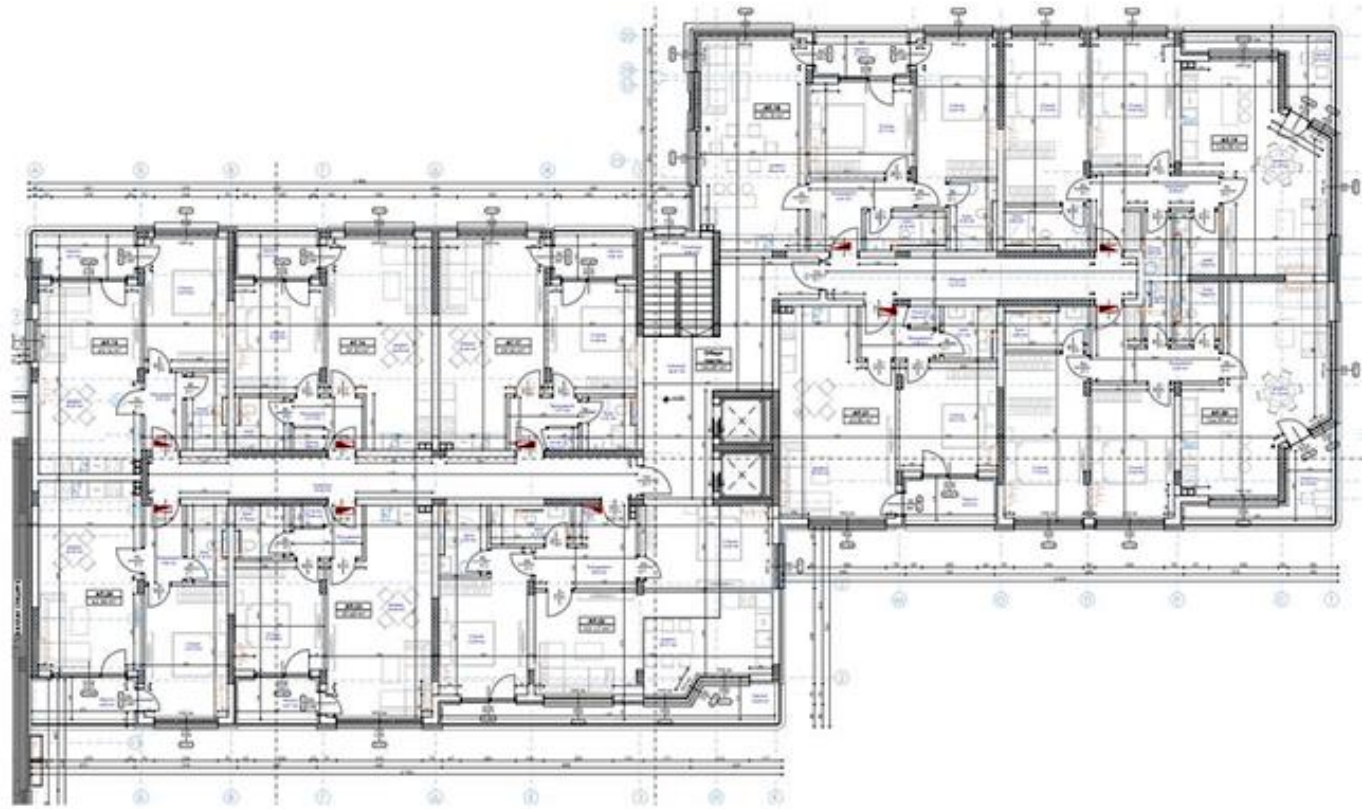
Apartment 14 62,58 m²

1 Bedroom

Terrace 6,67 m²



BUILDING A, Floor 3
10 Apartments




Markovo Hills
A luxury view on life

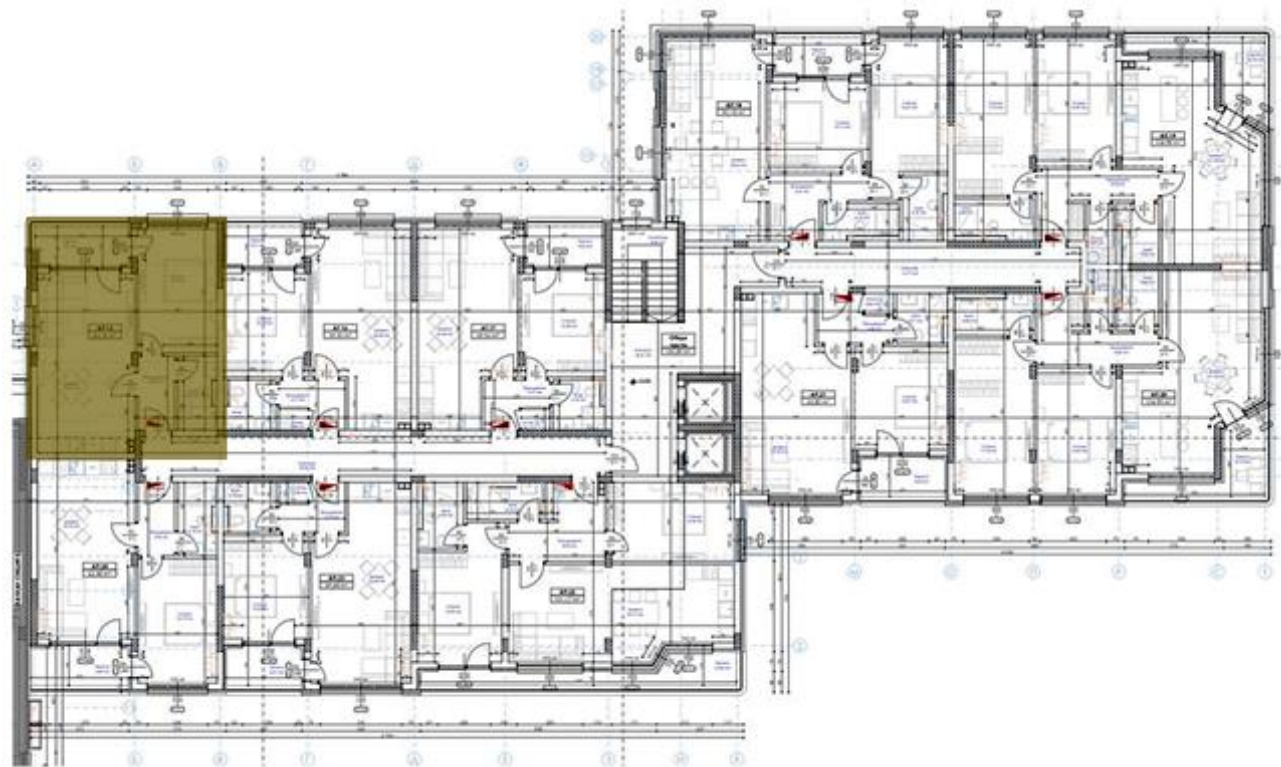
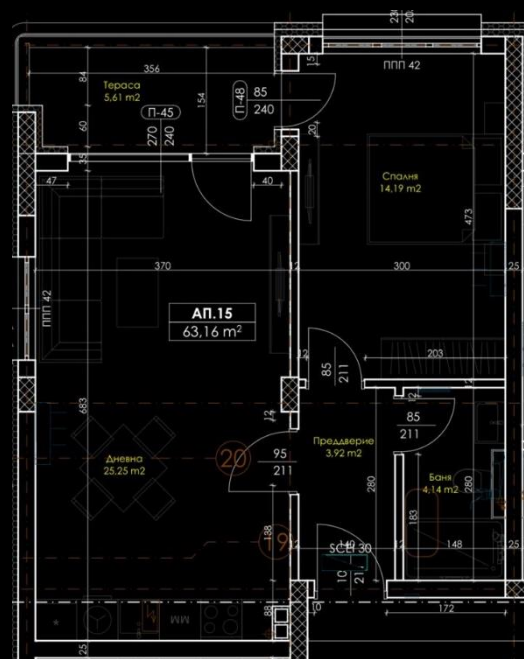

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HILLS VIEW

Apartment 15 63,16 m²

1 Bedroom

Terrace 5,61 m²



HILLS VIEW

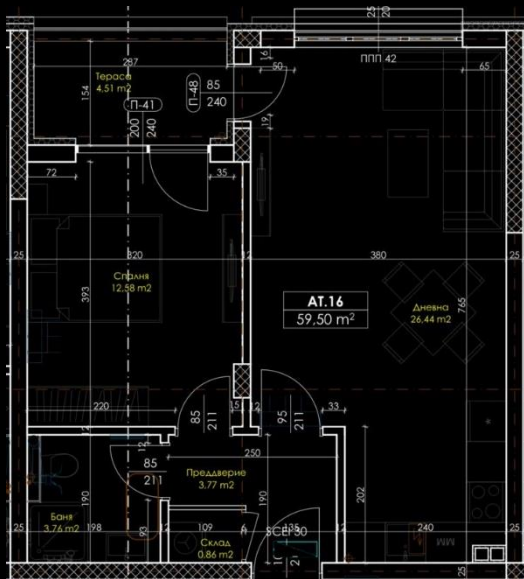
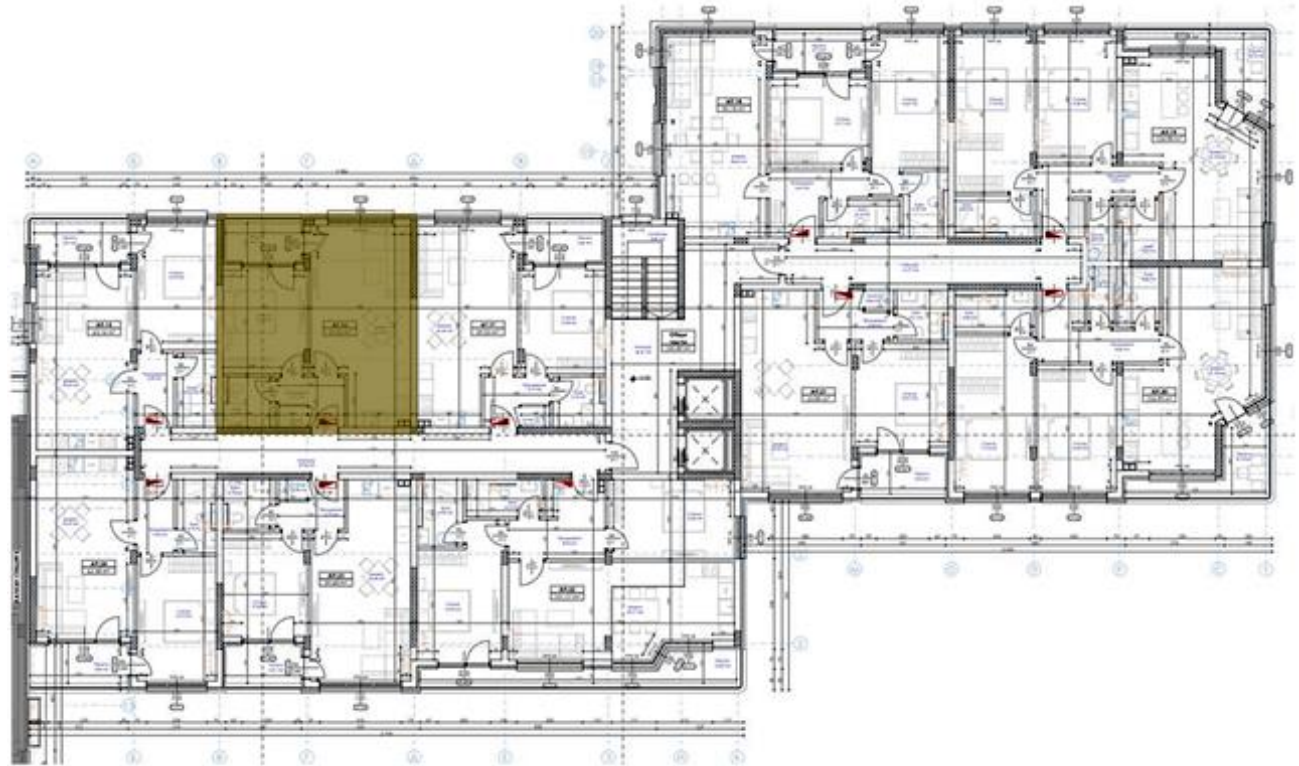
<u>Apartment 16</u>	<u>59,50 m2</u>
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1 Bedroom

Terrace	4,51 m2
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Terrace

4,51 m2

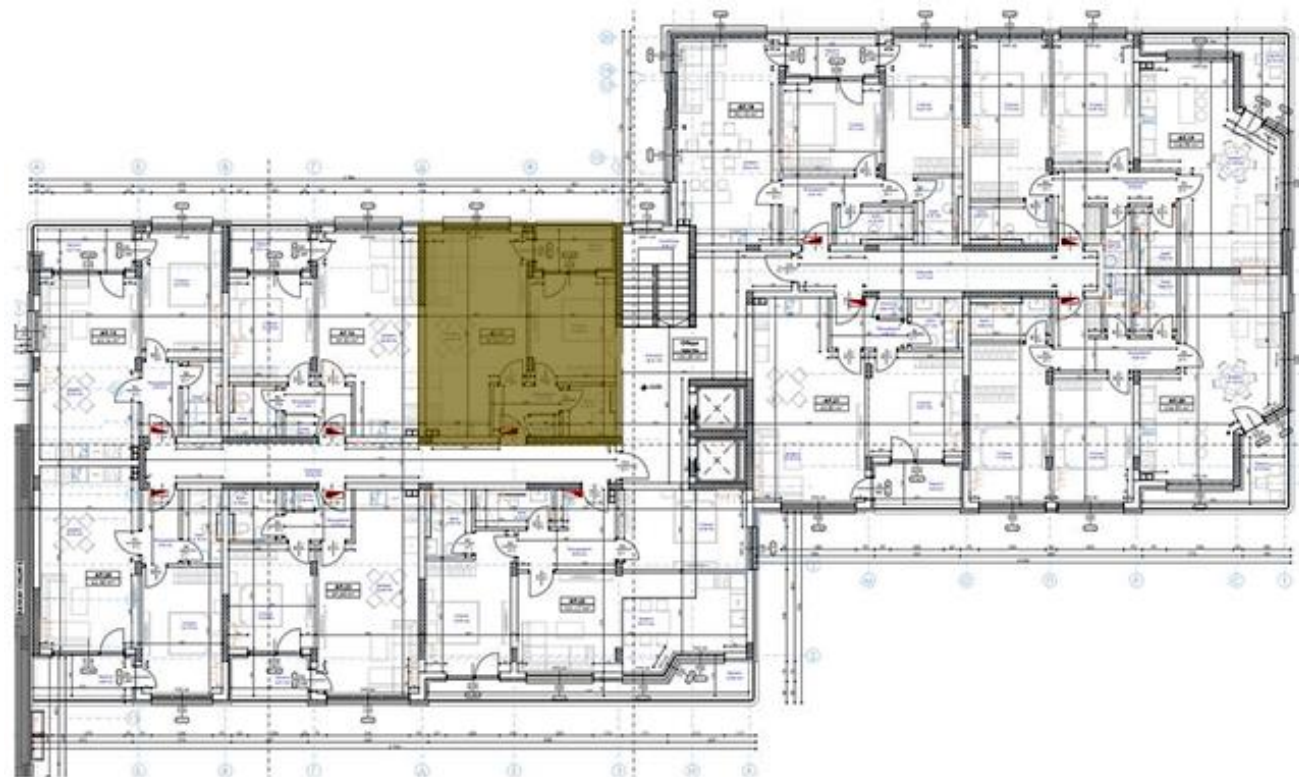
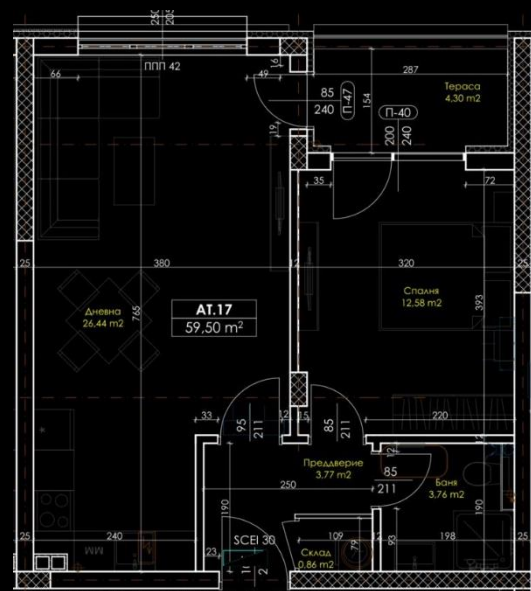


HILLS VIEW

Apartment 17 59,50 m²

1 Bedroom

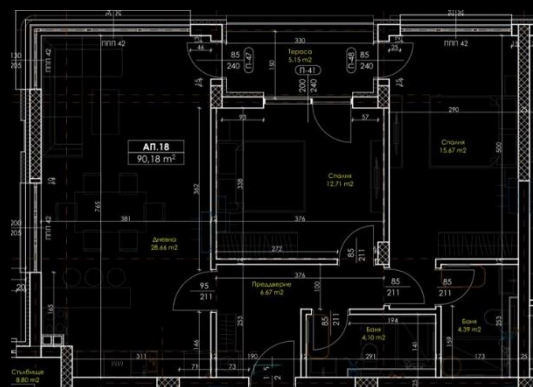
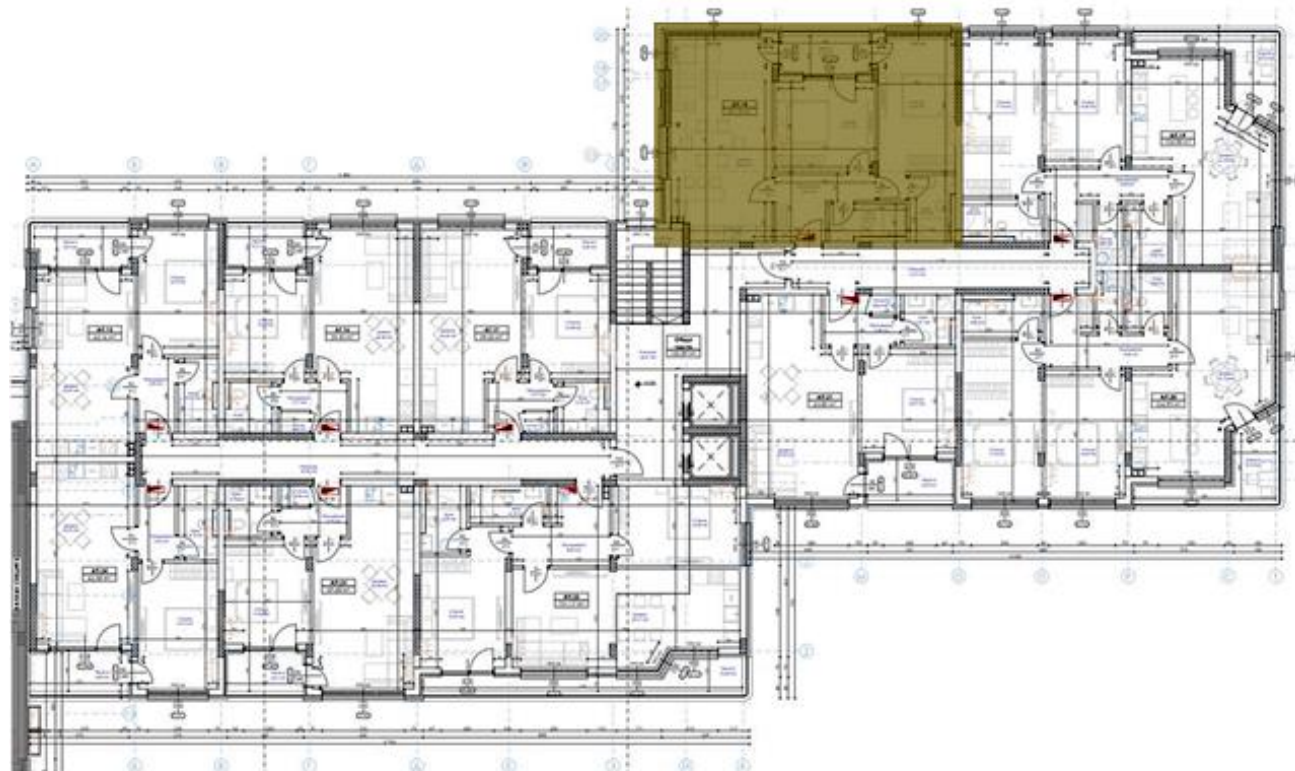
Terrace 4,30 m²



HILLS VIEW

Apartment 18 90,18 m²
2 Bedroom

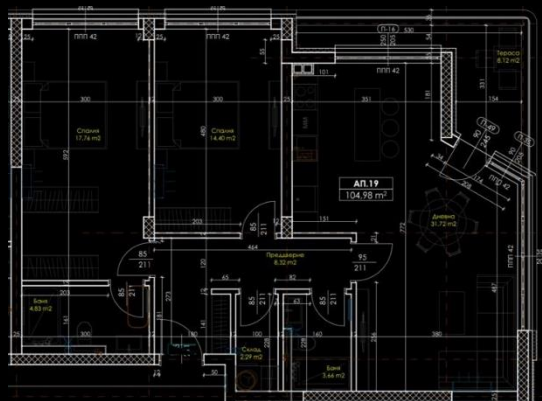
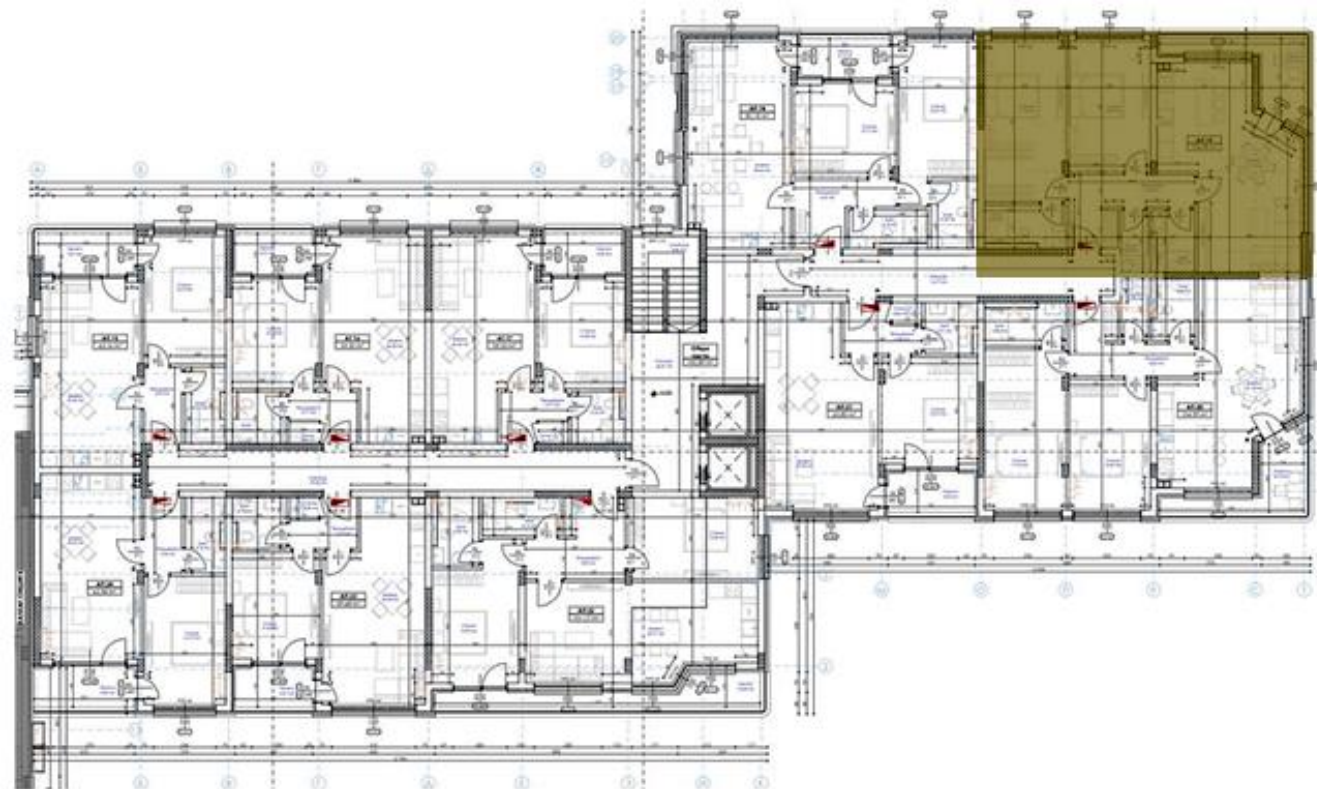
Terrace 5,15 m²



HILLS VIEW

Apartment 19 104,98 m²
2 Bedroom

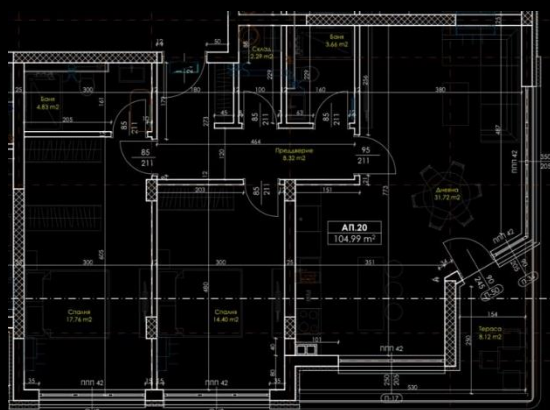
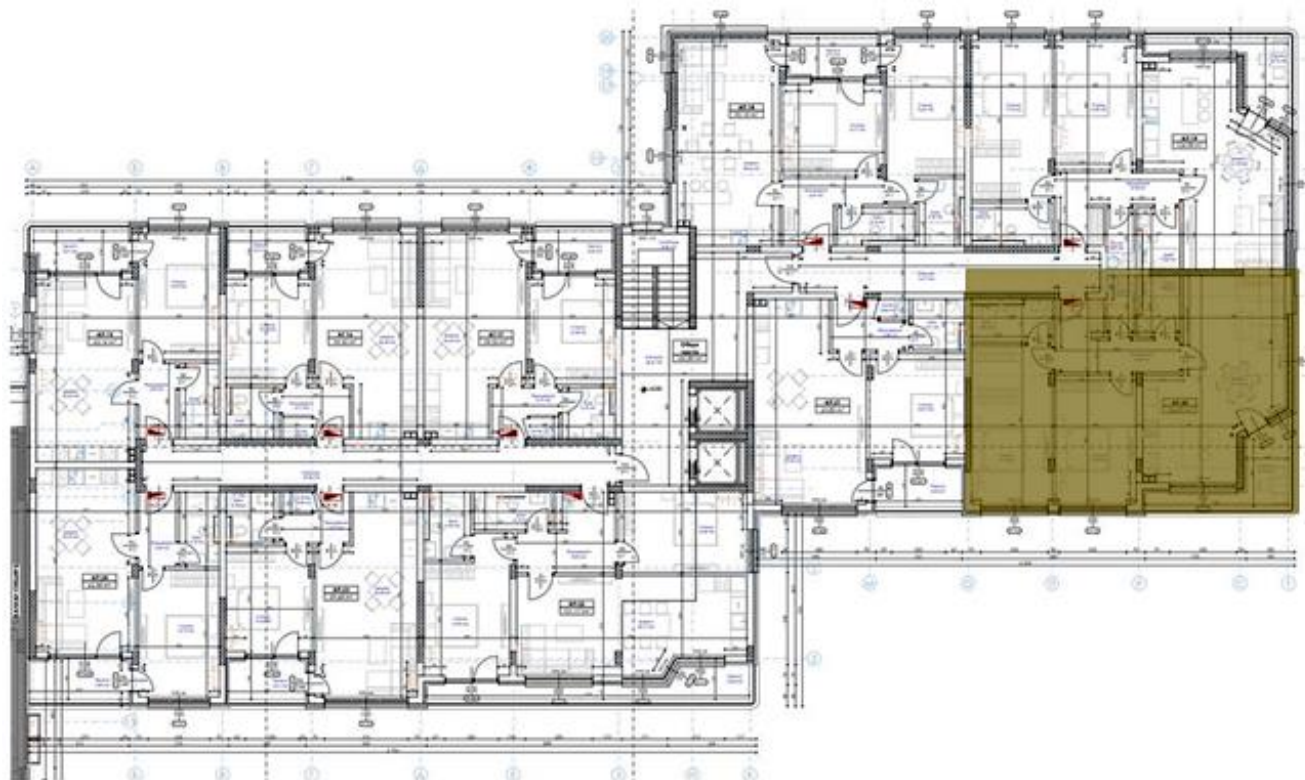
Terrace 12,00 m²



CITY VIEW

Apartment 20 104,99 m²
2 Bedroom

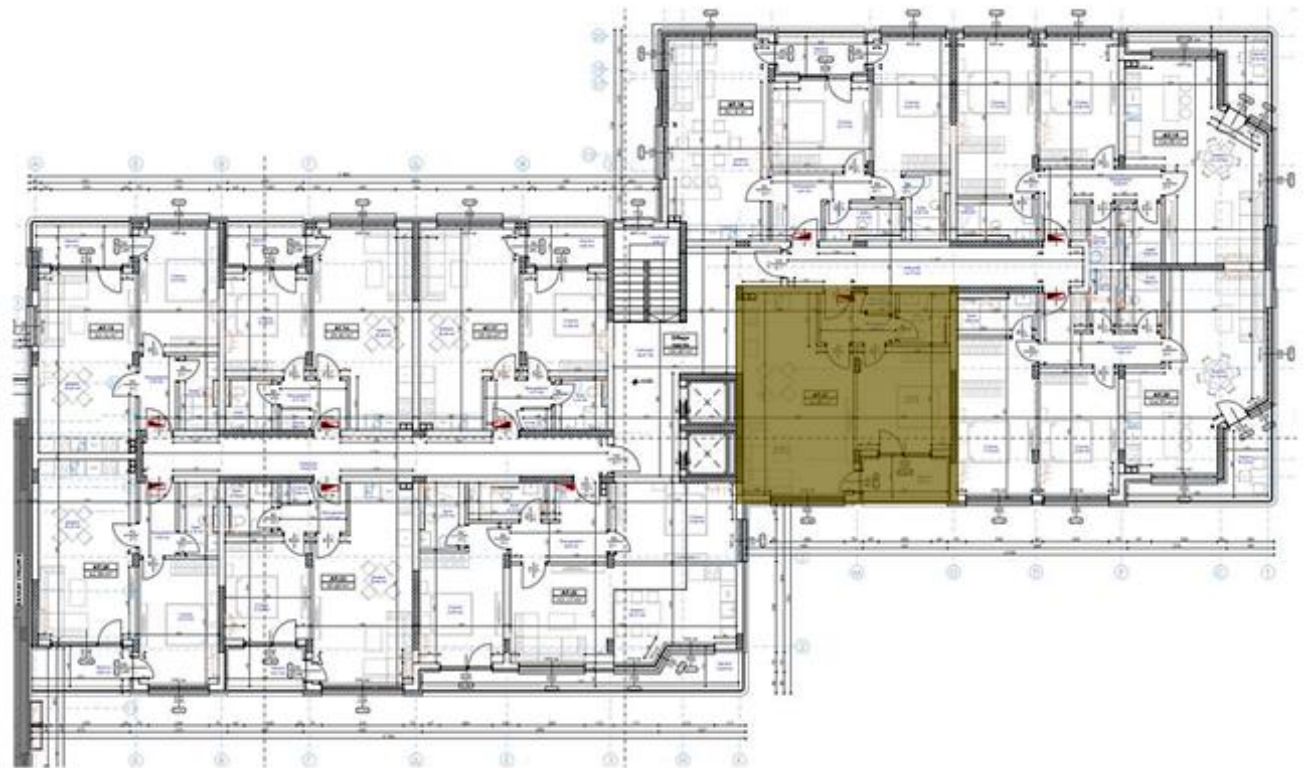
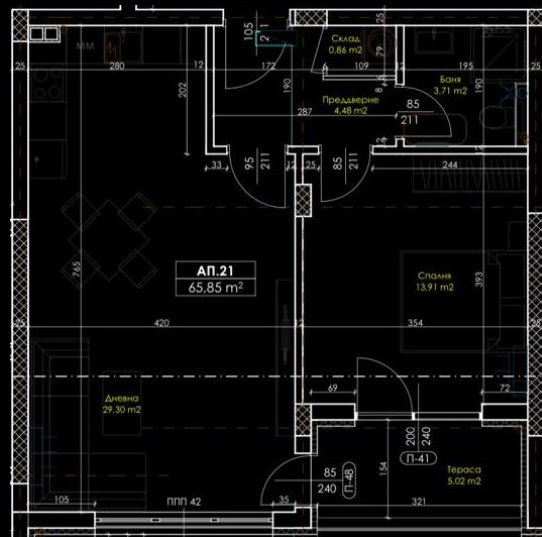
Terrace 12,00 m²



CITY VIEW

Apartment 21 65,85 m²
1 Bedroom

Terrace 5,02 m²

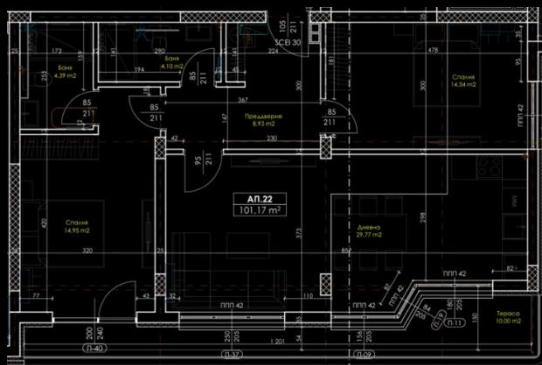
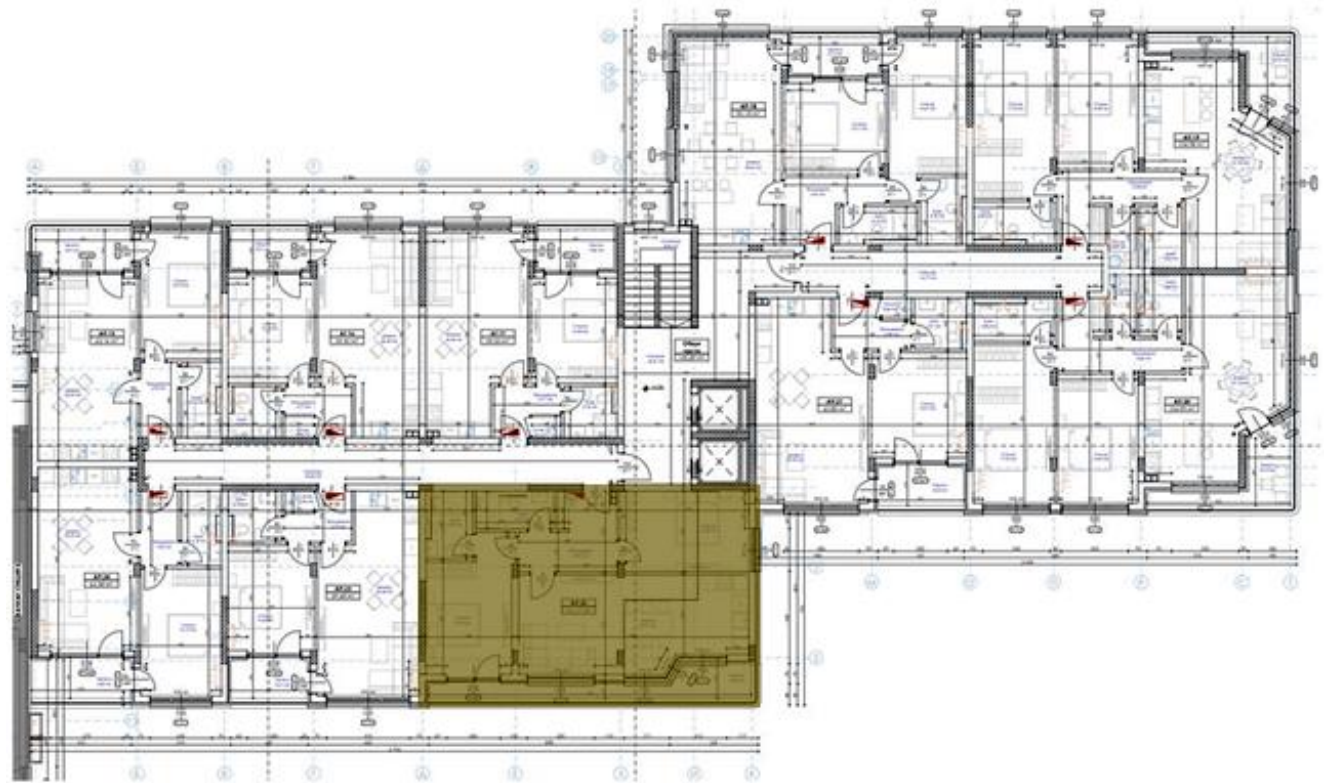


CITY VIEW

Apartment 22 101.17 m²

2 Bedroom

Terrace 10.00 m²

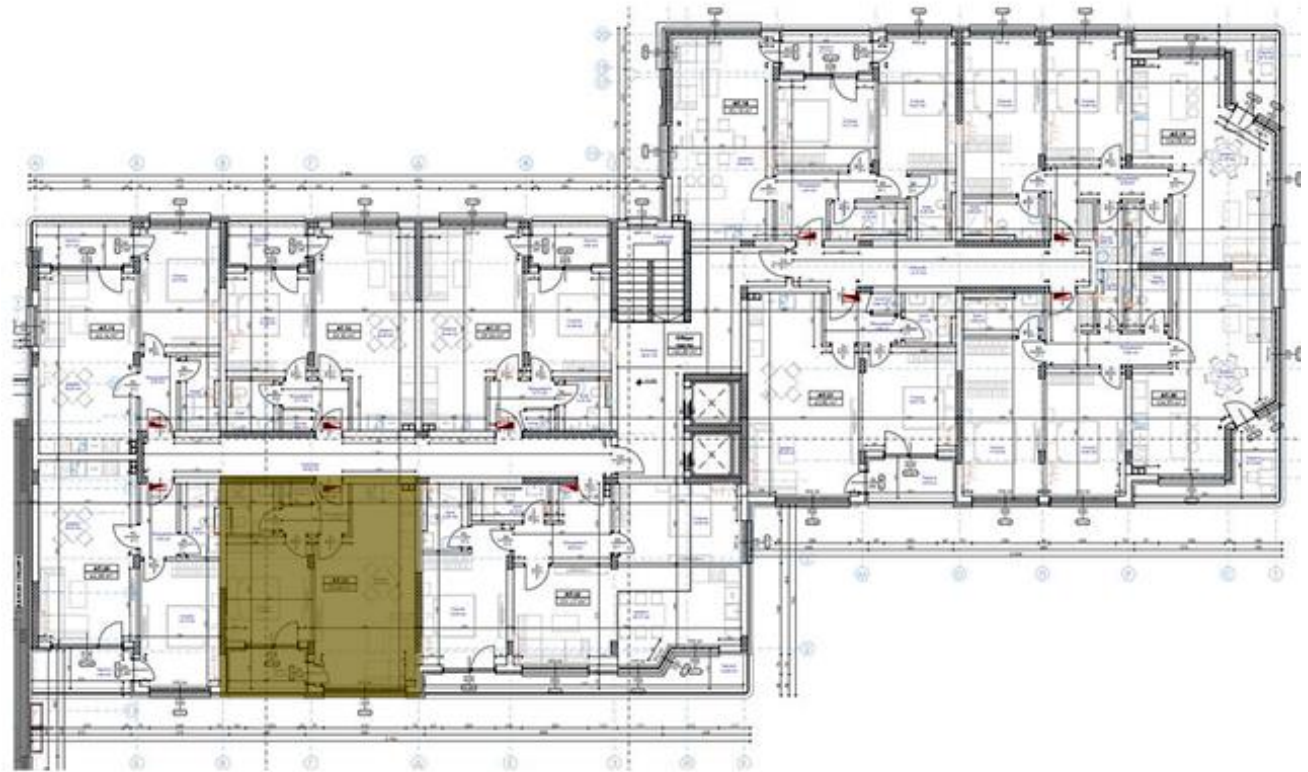
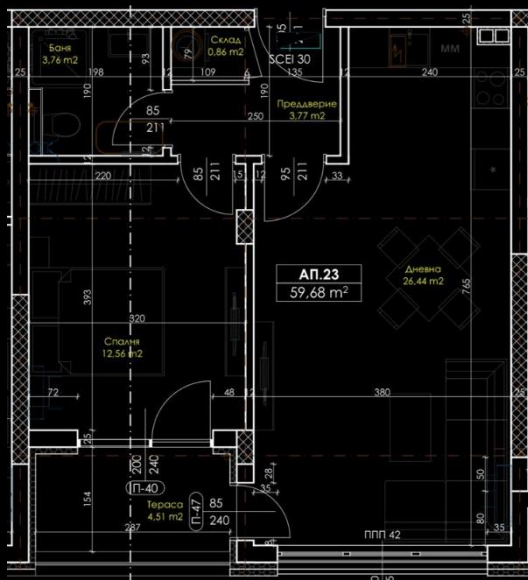


CITY VIEW

Apartment 23 59,68 m²

1 Bedroom

Terrace 4,51 m²

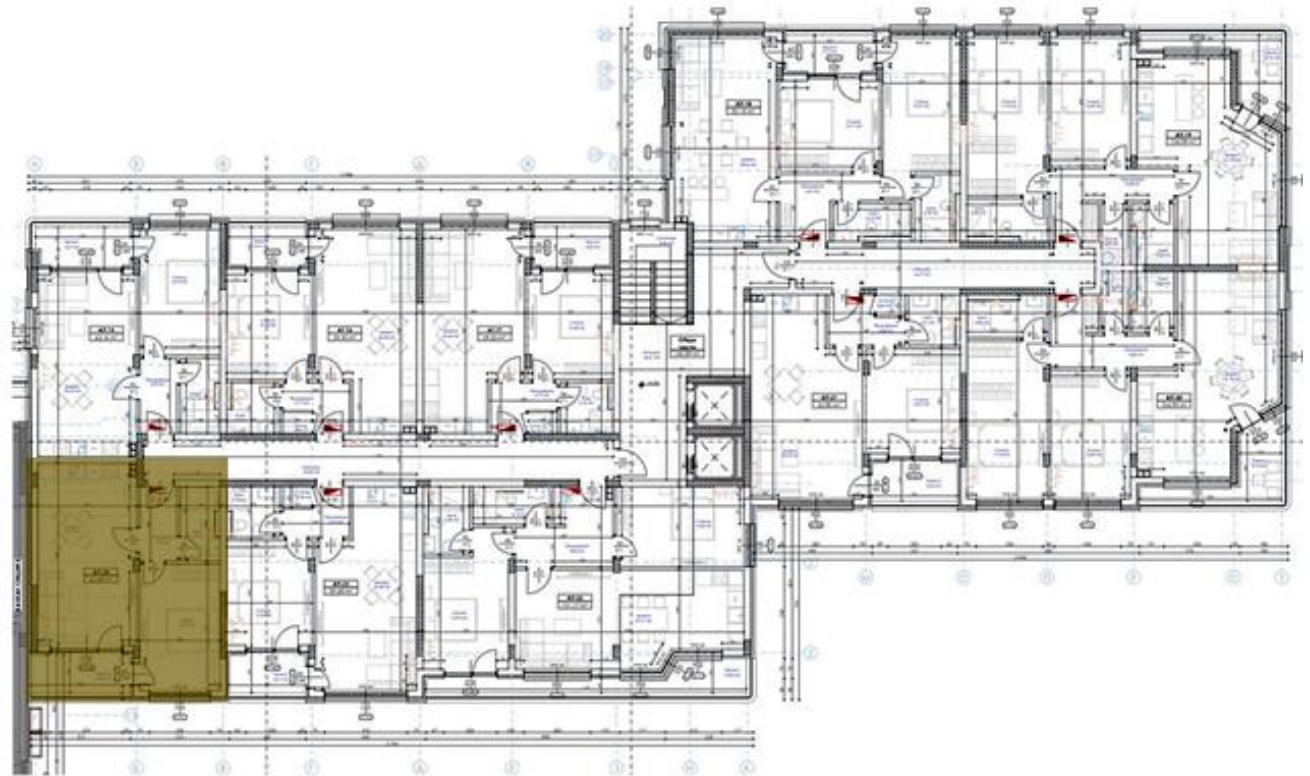
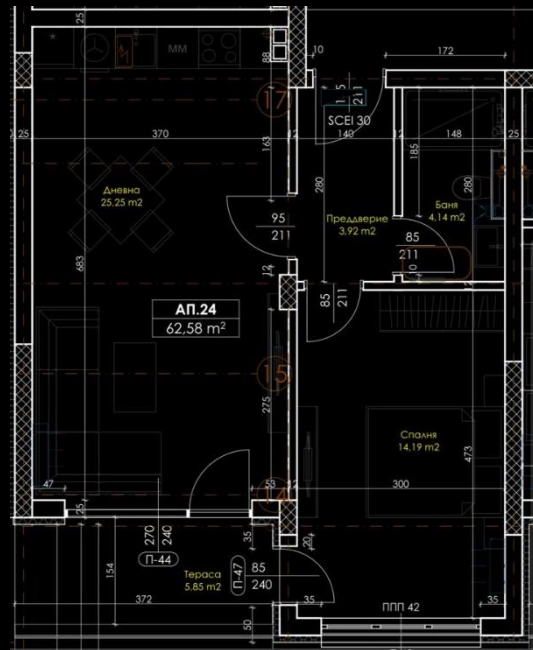


CITY VIEW

Apartment 24 62,58 m²

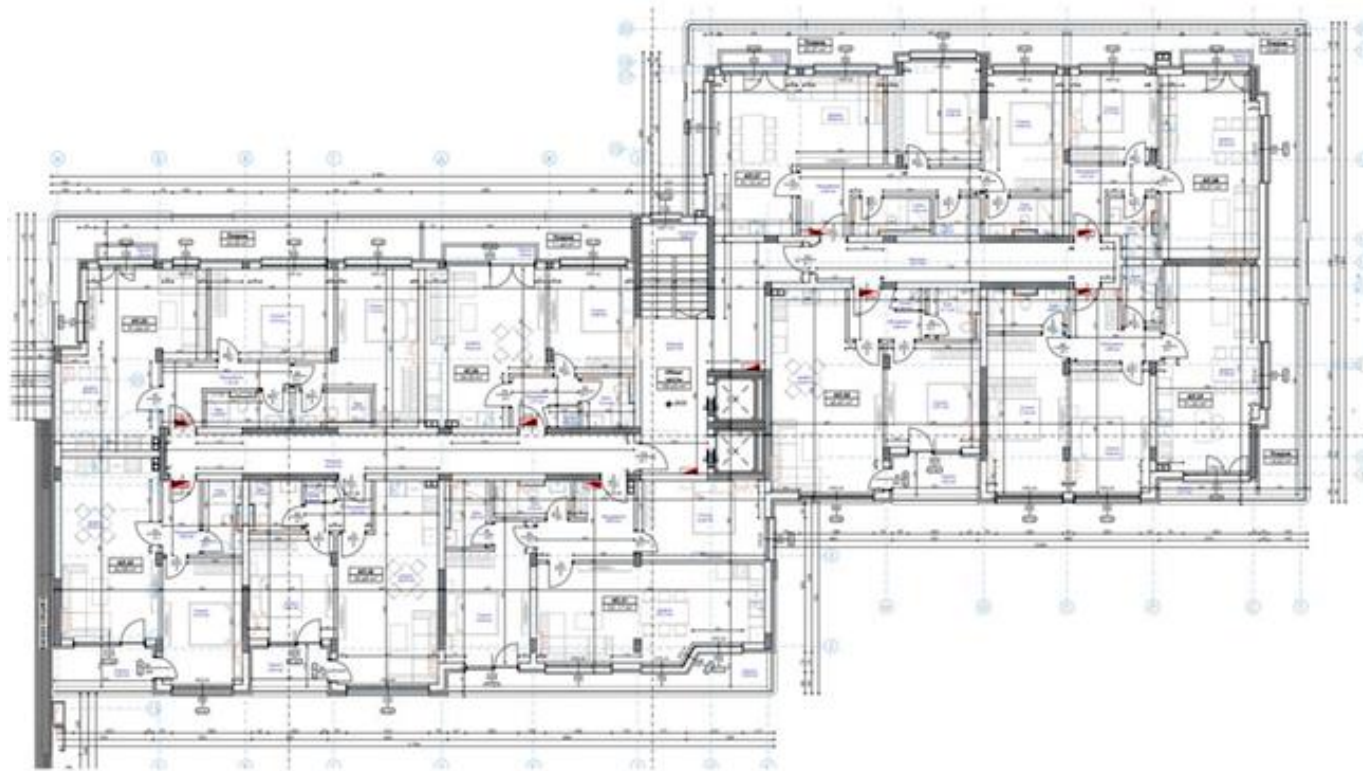
1 Bedroom

Terrace 5,85 m²



BUILDING A, Floor 4

9 Apartments



Markovo Hills

A luxury view on life



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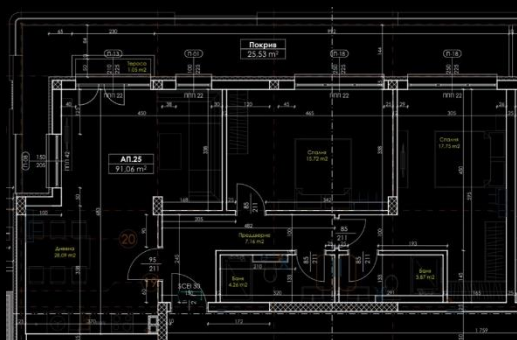
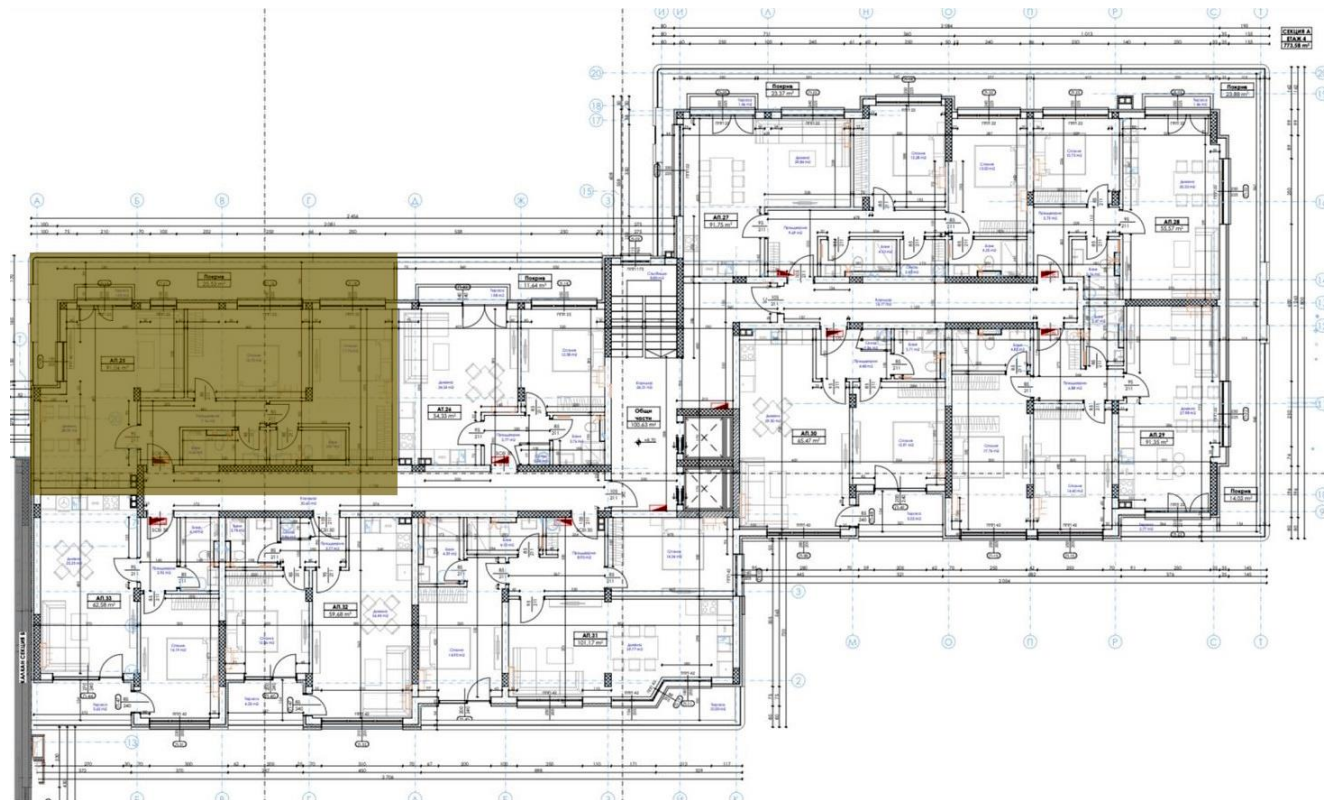
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HILLS VIEW

Apartment 25 91,06 m²

2 Bedroom

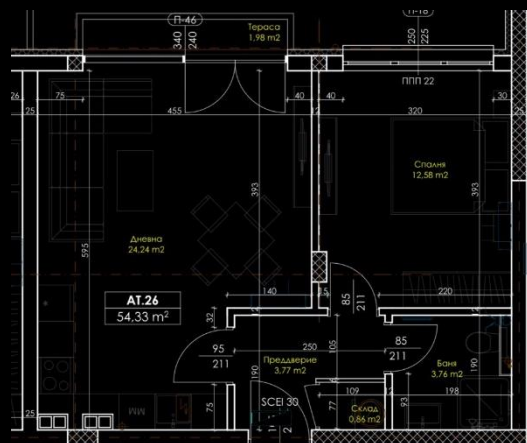
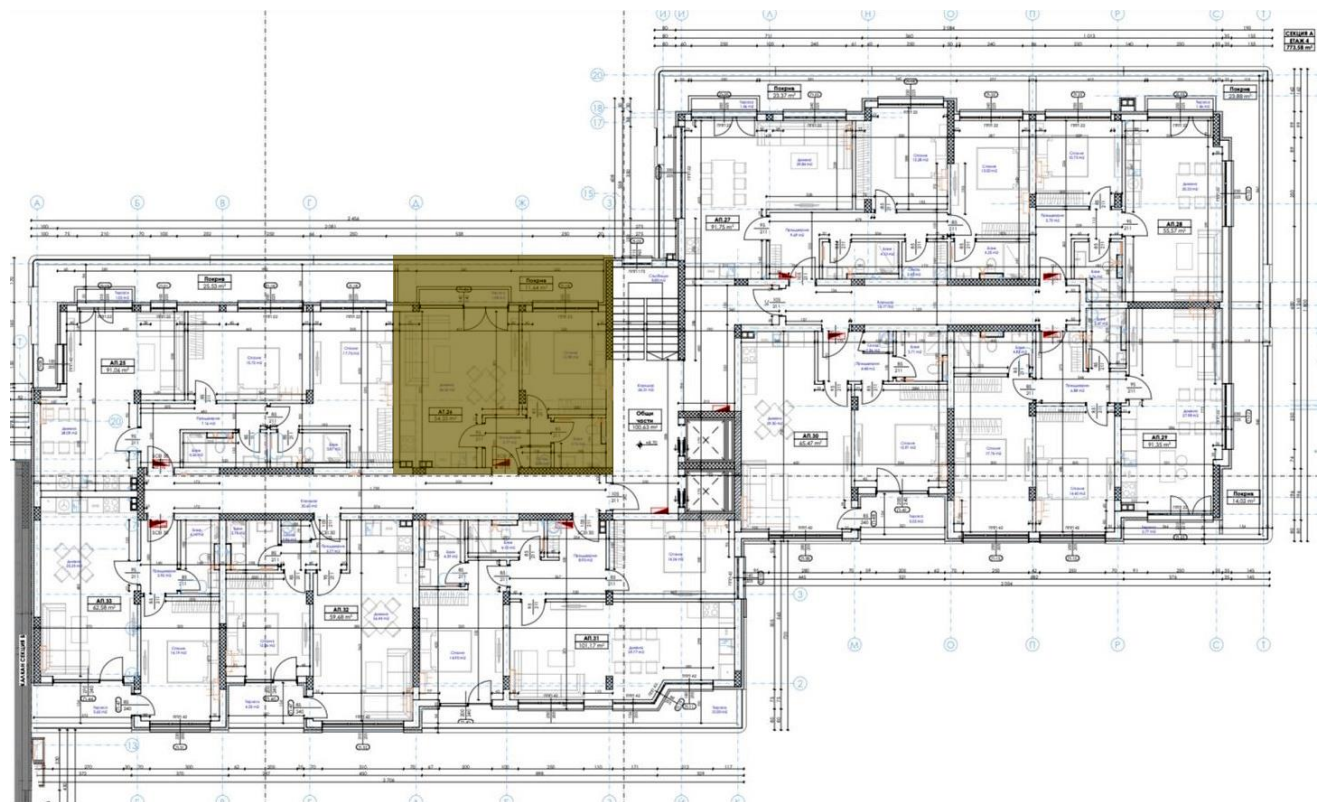
Terrace 1,05 m²



HILLS VIEW

Apartment 26 54,33 m²
1 Bedroom

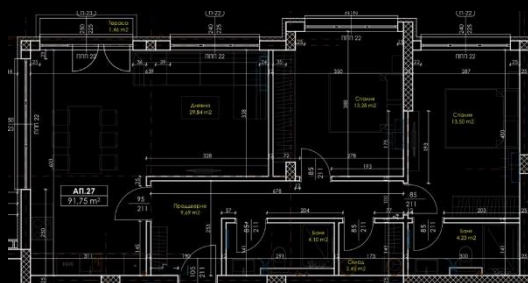
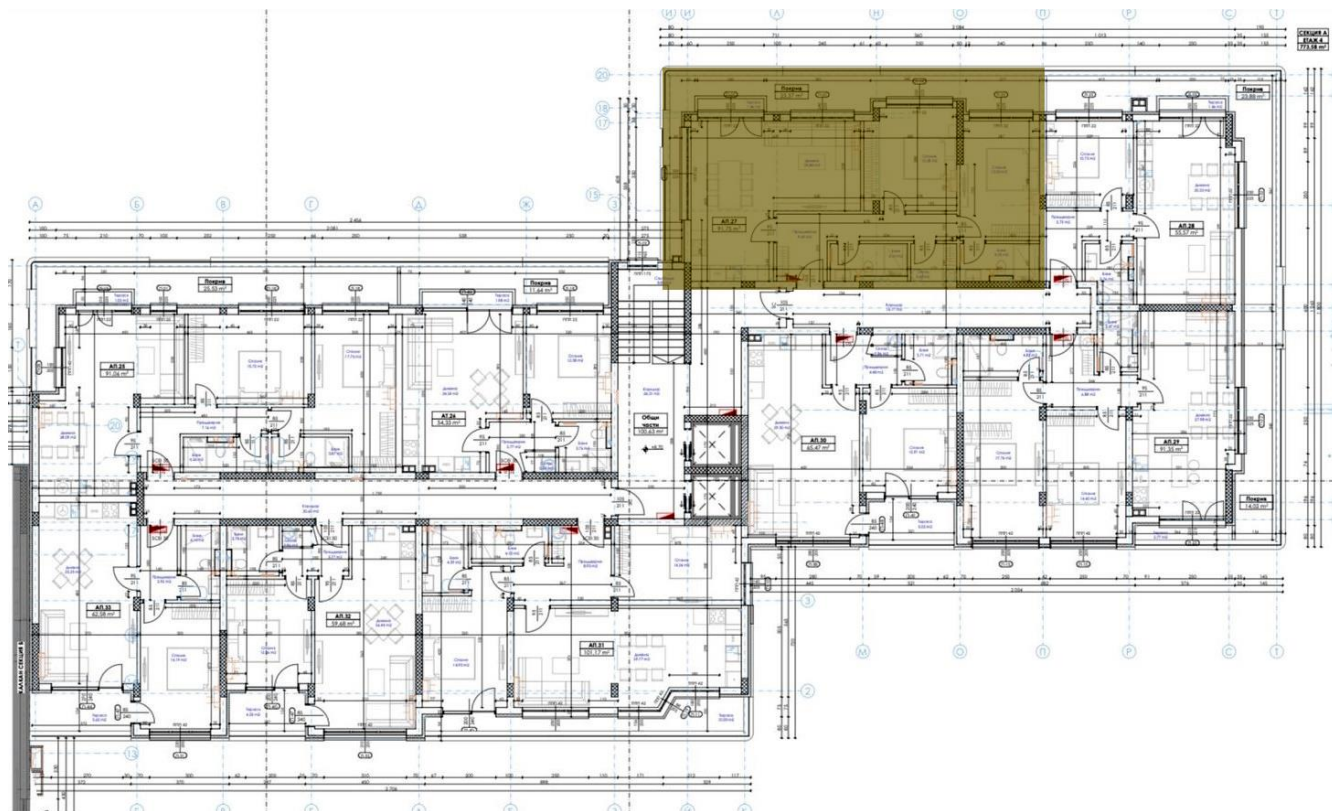
Terrace 1,98 m²



HILLS VIEW

Apartment 27 91,75 m²
2 Bedroom

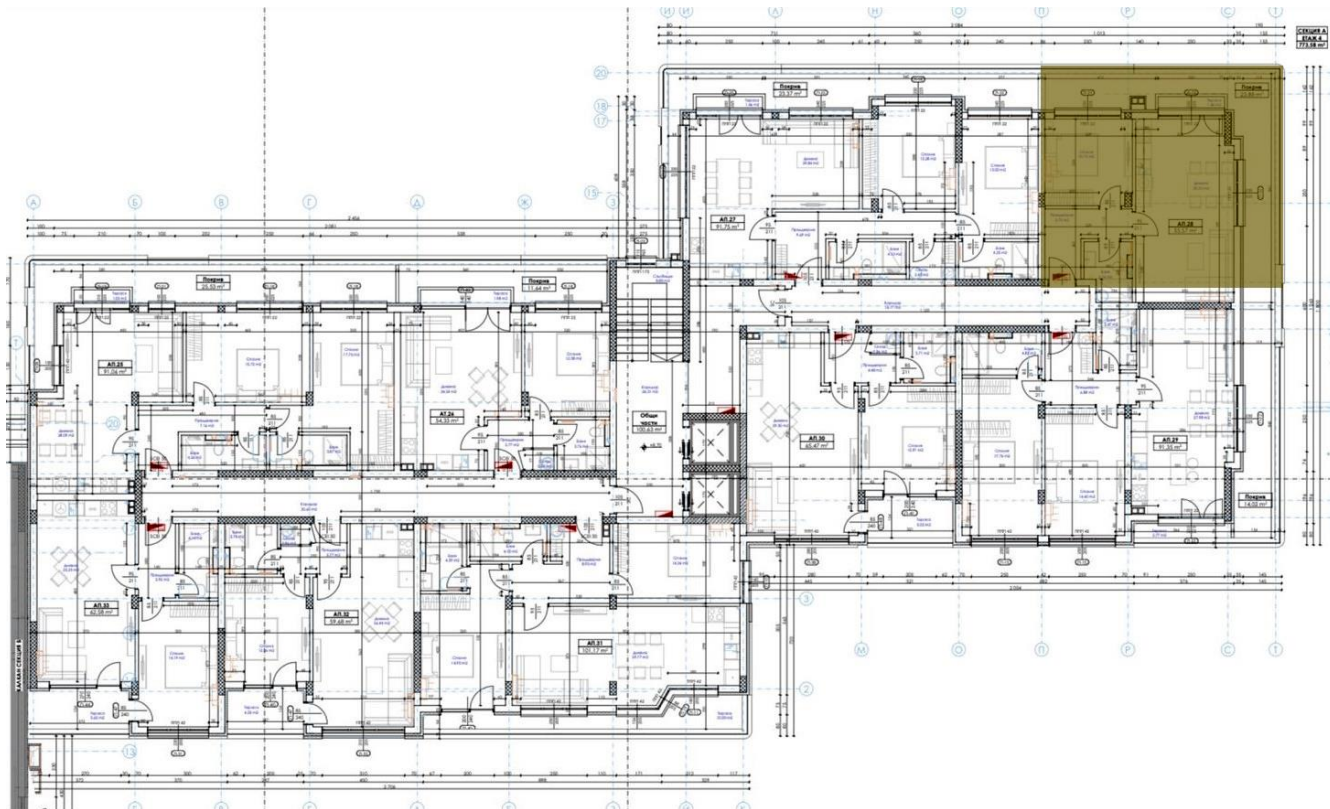
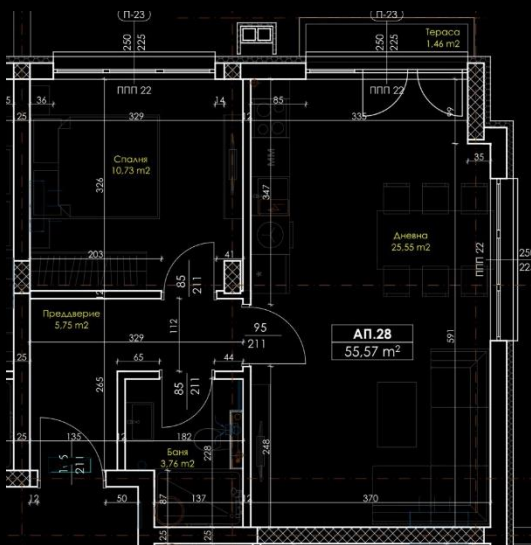
Terrace 1,46 m²



HILLS VIEW

Apartment 28 55,57 m²
1 Bedroom

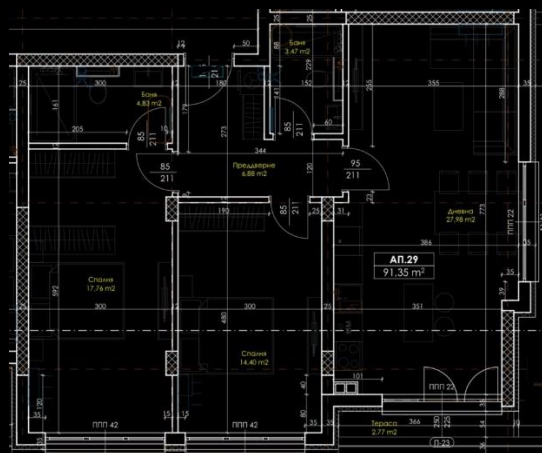
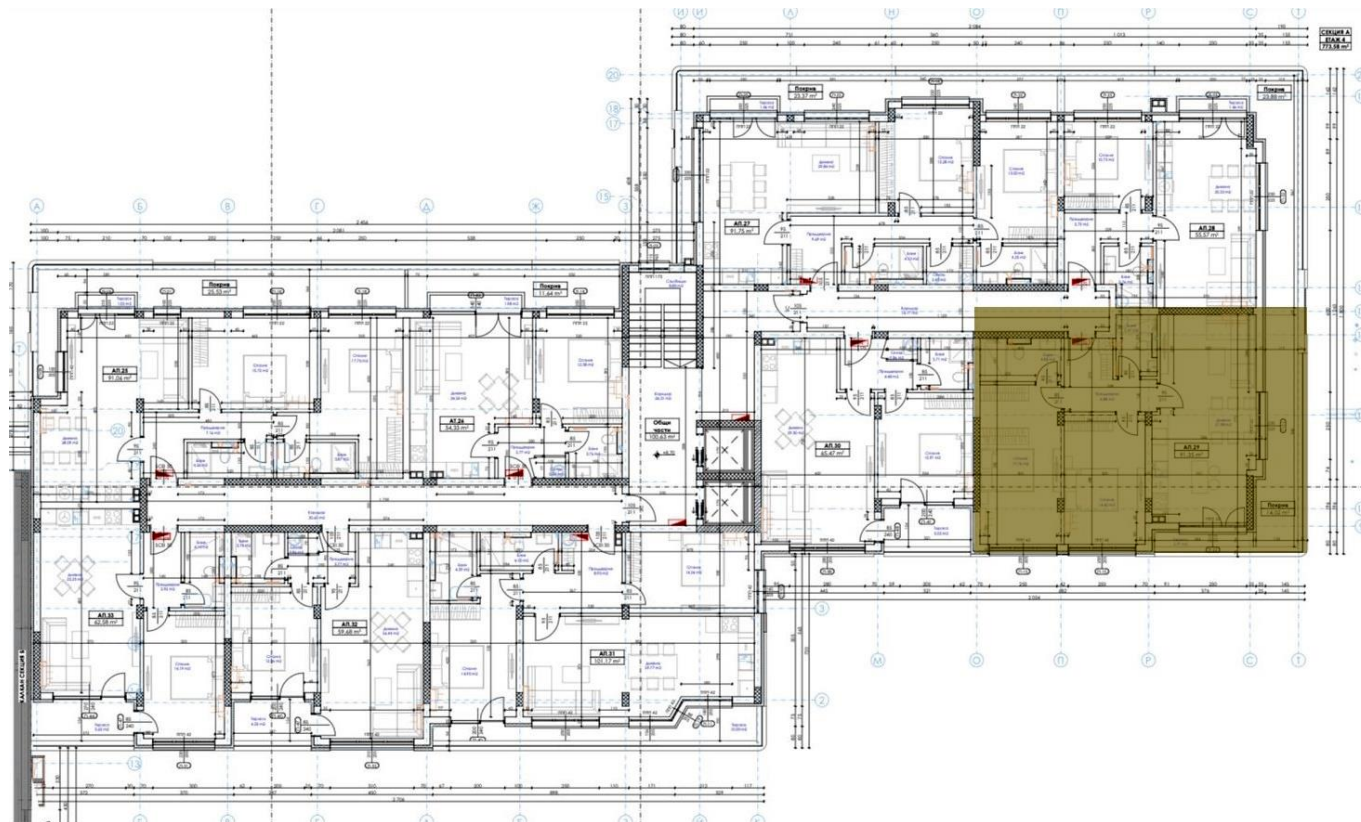
Terrace 3,76 m²



CITY VIEW

Apartment 29 91,35 m²
2 Bedroom

Terrace 2,77 m²

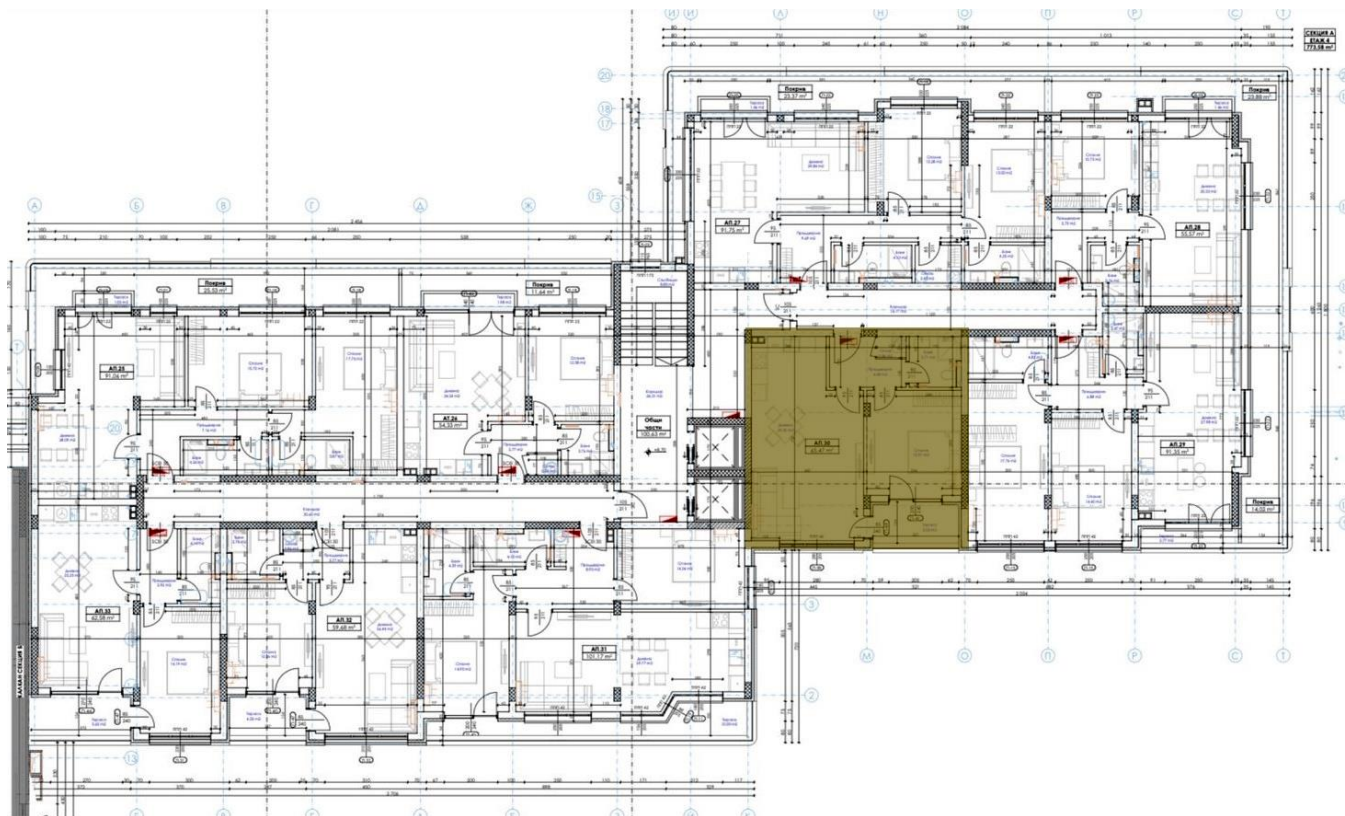
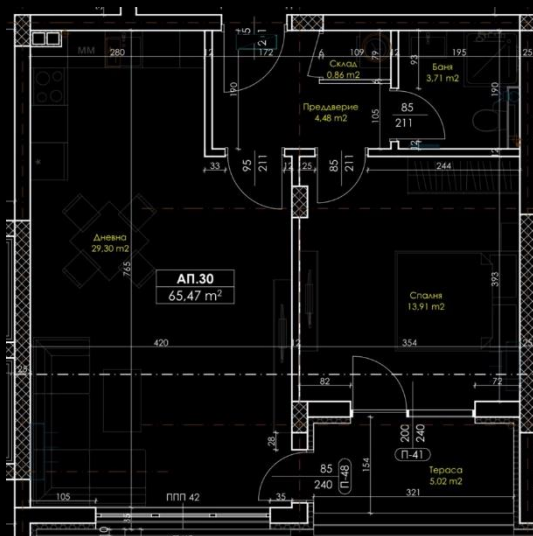


CITY VIEW

Apartment 30 65.47 m²

1 Bedroom

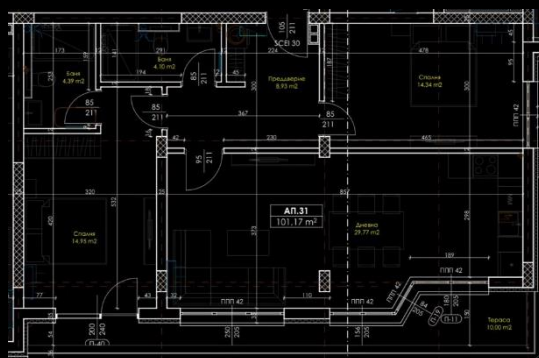
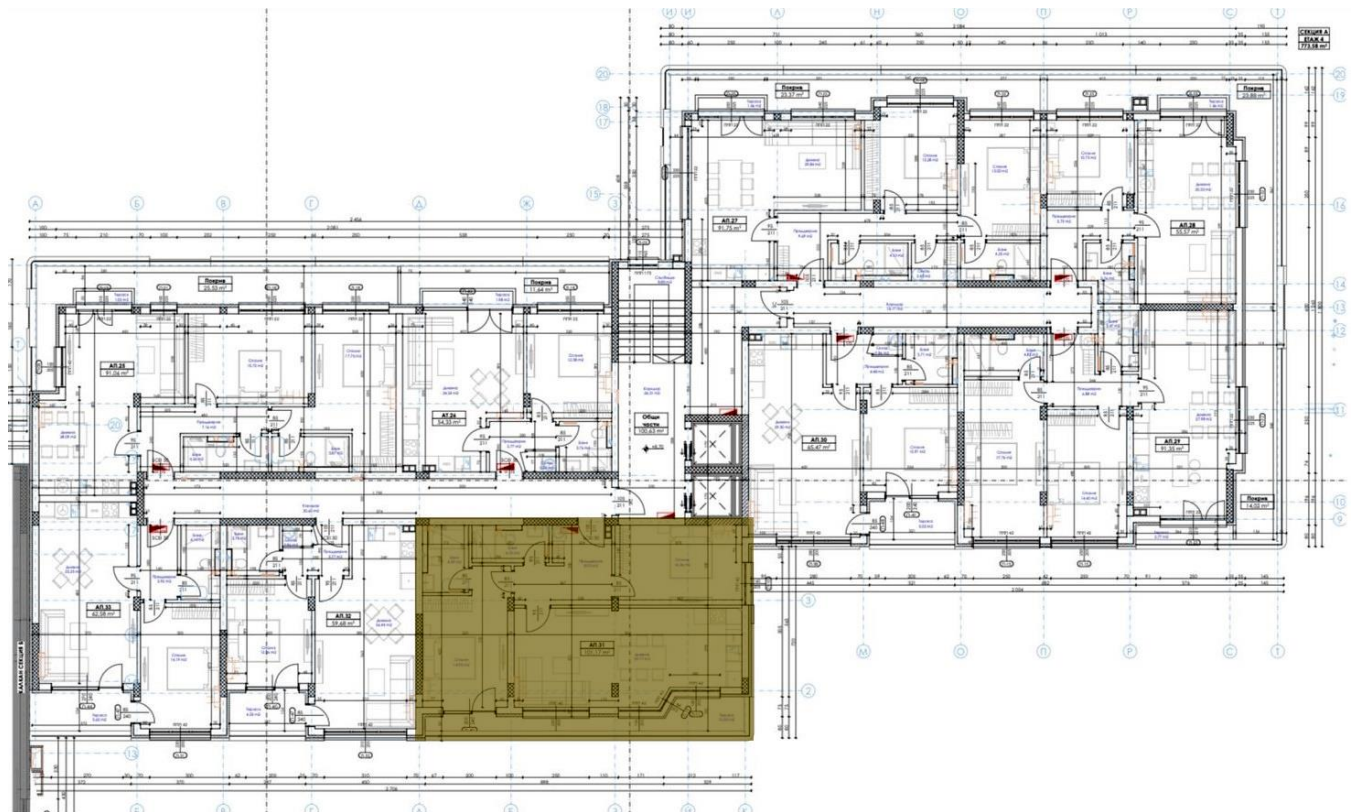
Terrace 5.02 m²



CITY VIEW

Apartment 31 101,17 m²
2 Bedroom

Terrace 10,00 m²

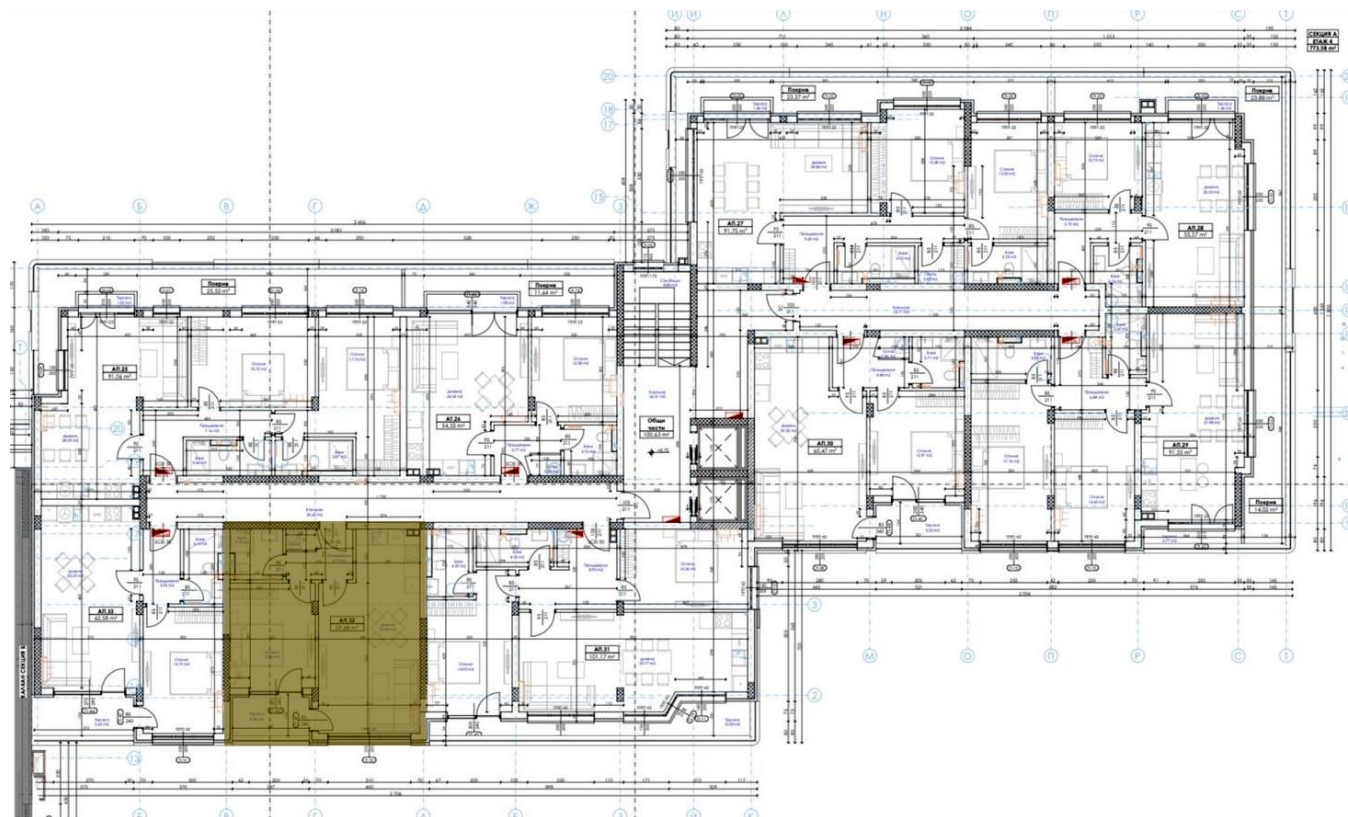
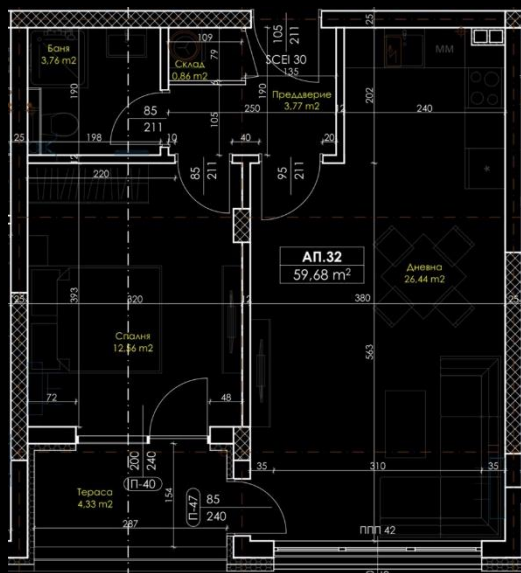


CITY VIEW

Apartment 32 59,68 m²

1 Bedroom

Terrace 4,33 m²

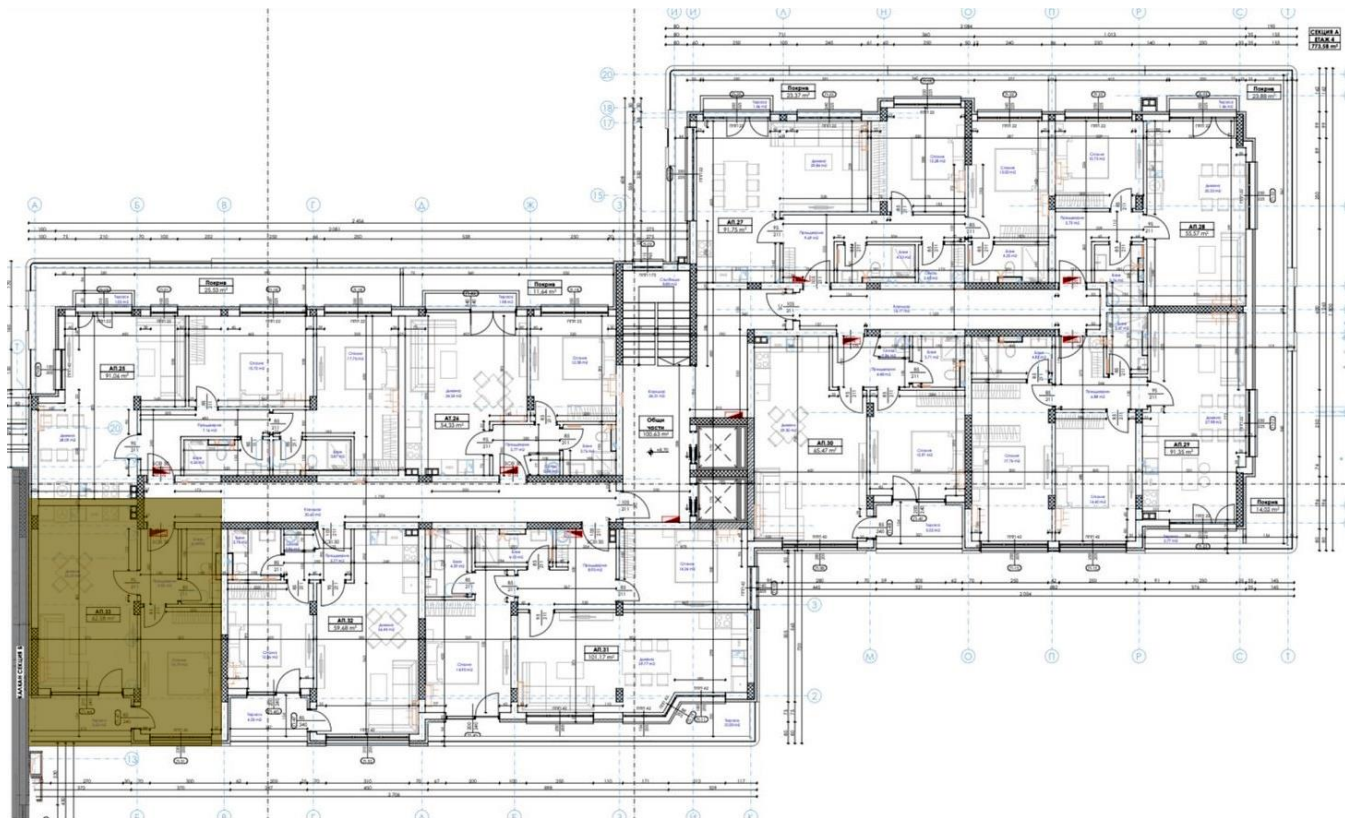
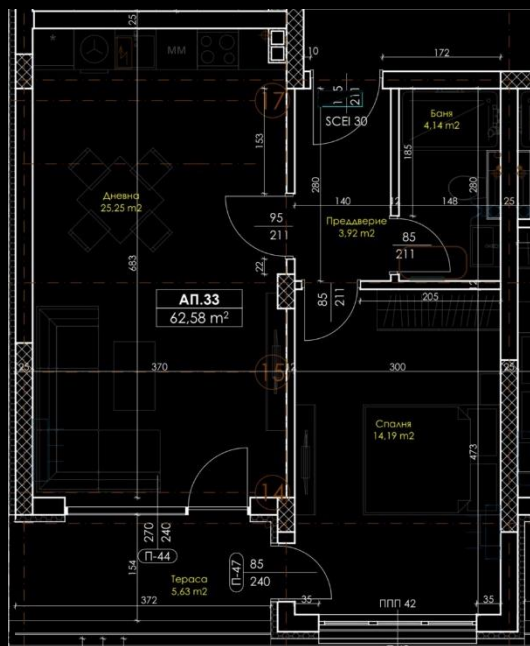


CITY VIEW

Apartment 33 62.58 m²

1 Bedroom

Terrace 5.63 m²

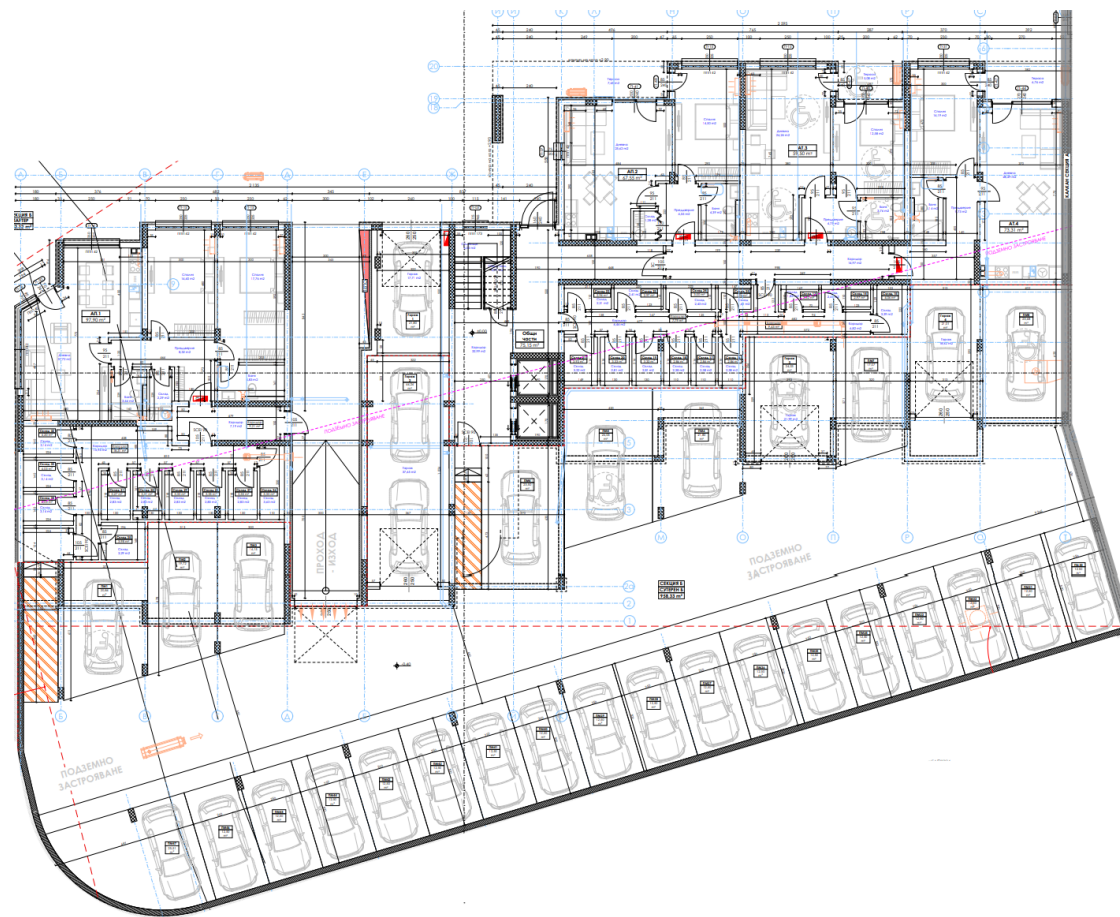




TIMELESS INTERIORS BY **A CASA**
by ARH STONE

BUILDING B, Floor 1

4 Apartments
4 Garages
26 Parking Spaces



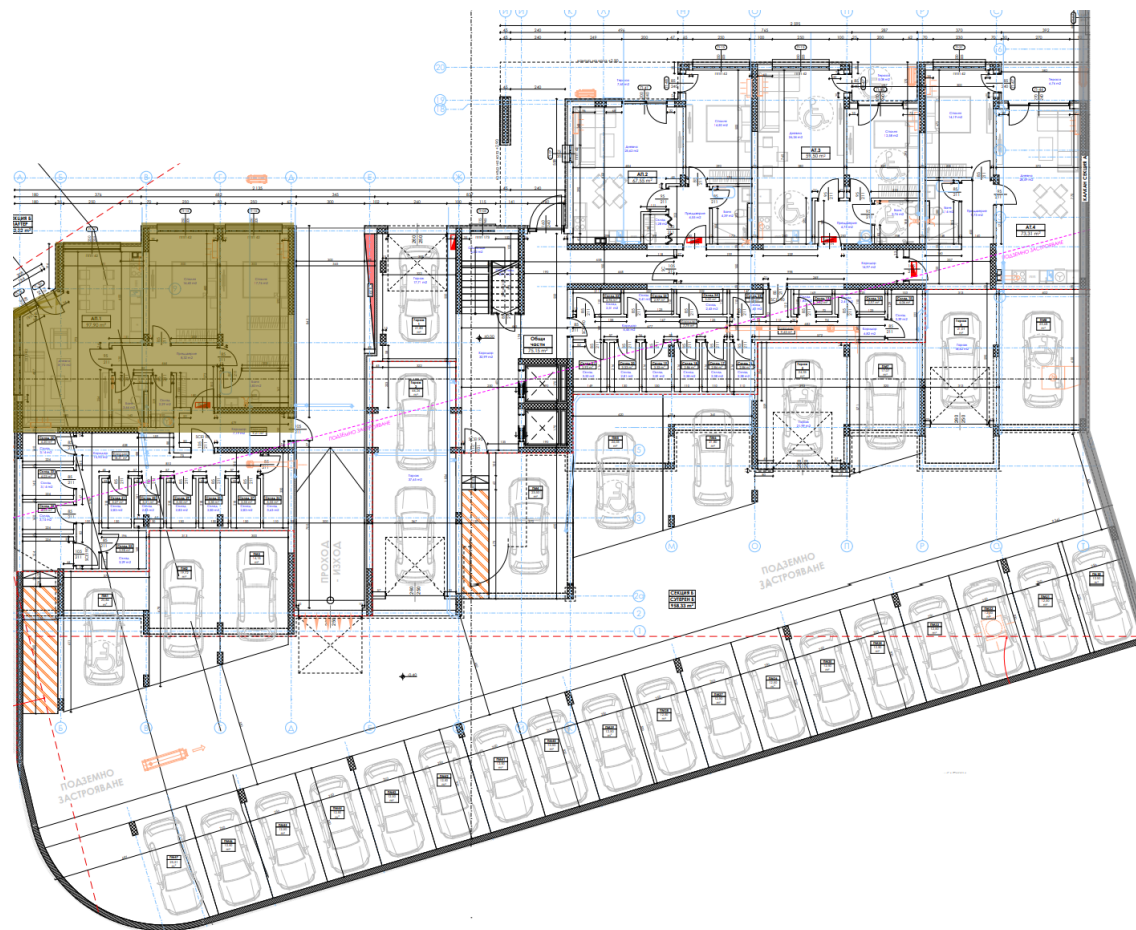
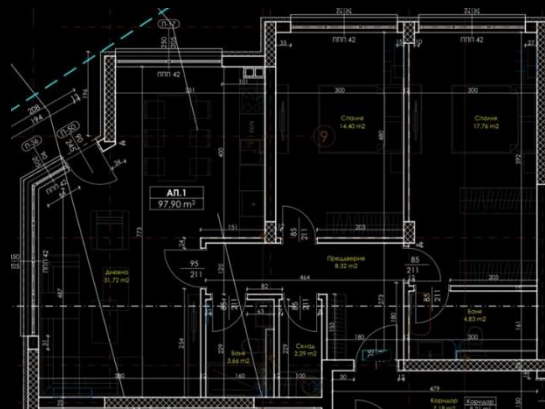

Markovo Hills
A luxury view on life


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HILLS VIEW

Apartment 1 97,90 m²
2 Bedroom

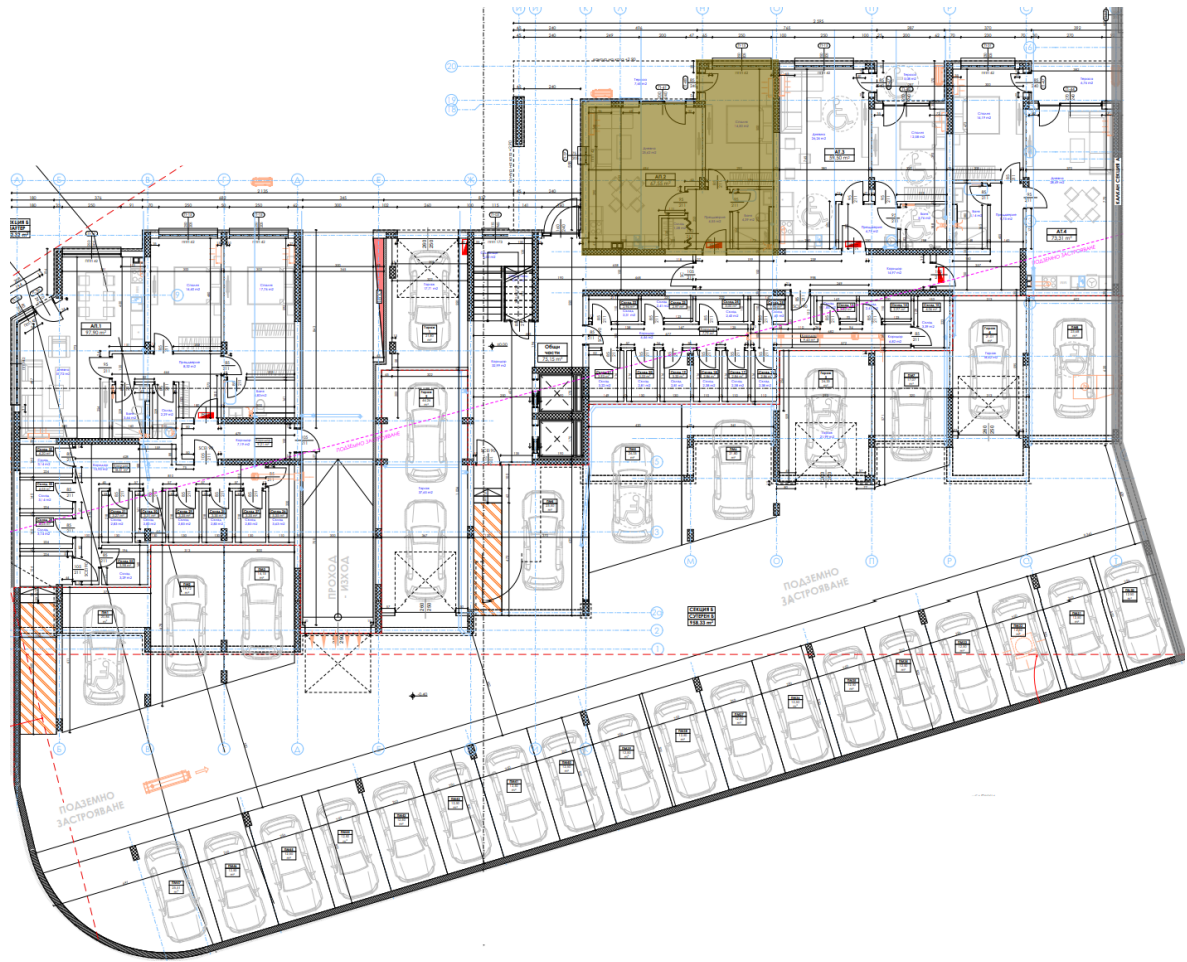
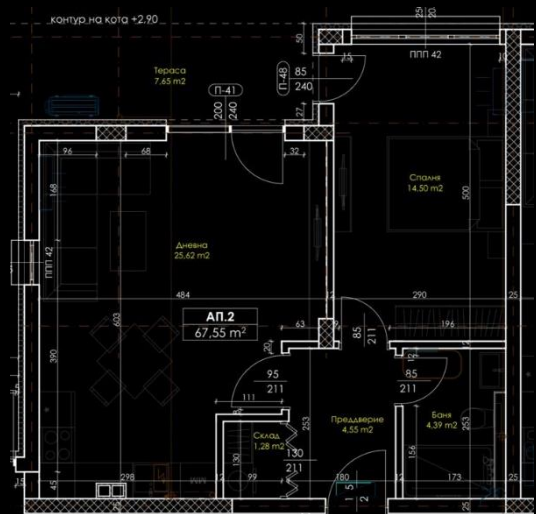
Terrace 7,19 m²



HILLS VIEW

Apartment 2	67,55 m2
1 Bedroom	

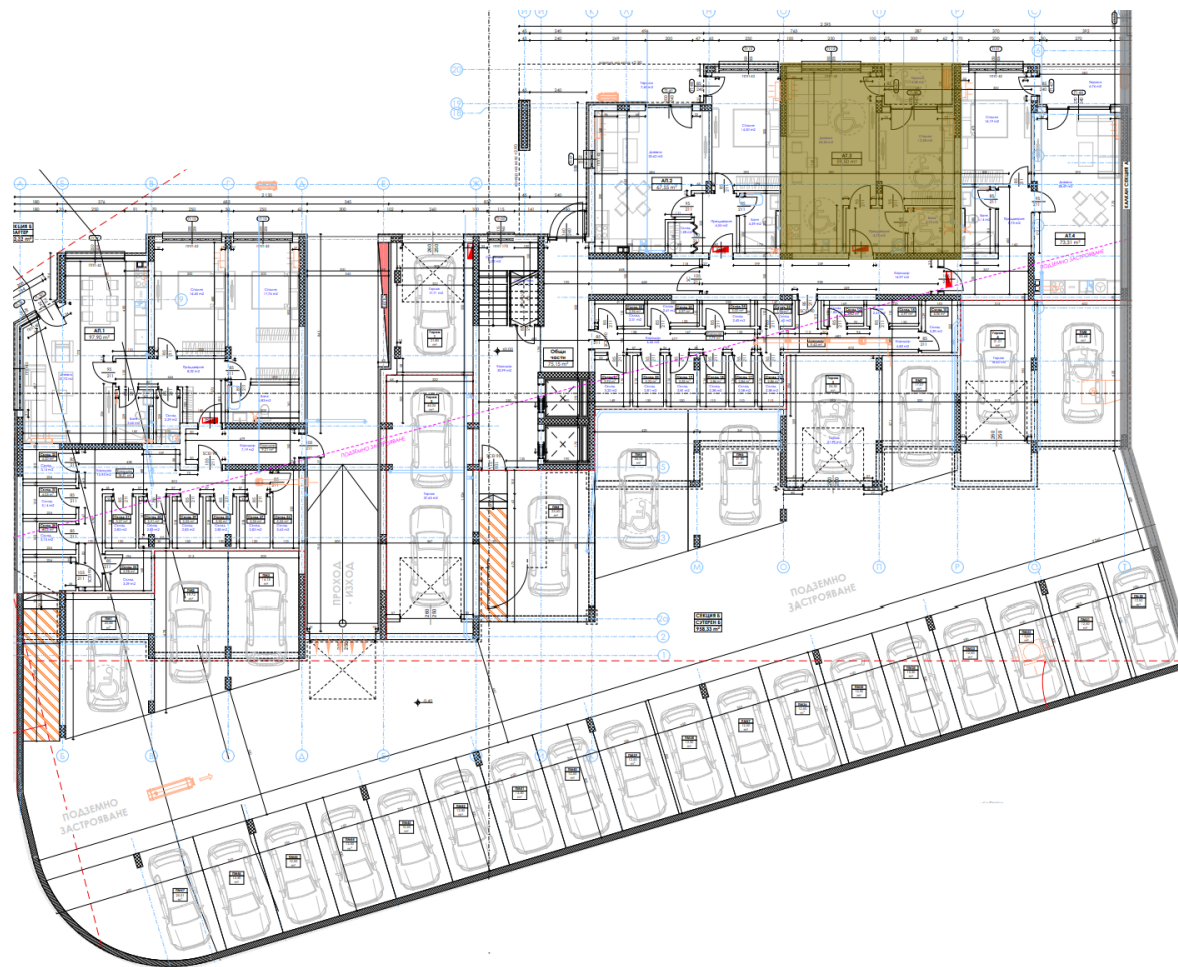
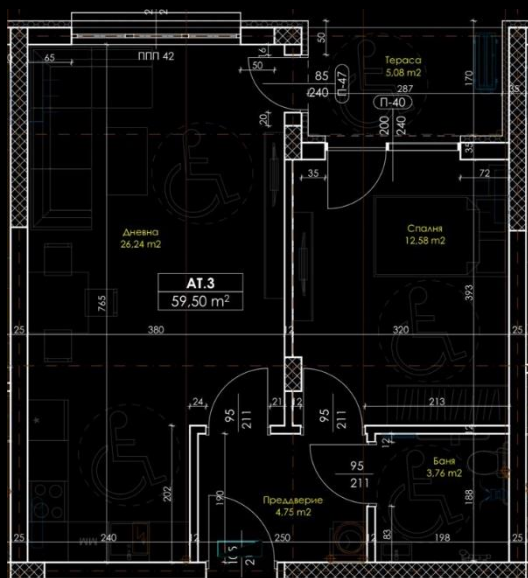
Terrace	7,65 m2
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HILLS VIEW

Apartment 3 59,50 m²
1 Bedroom

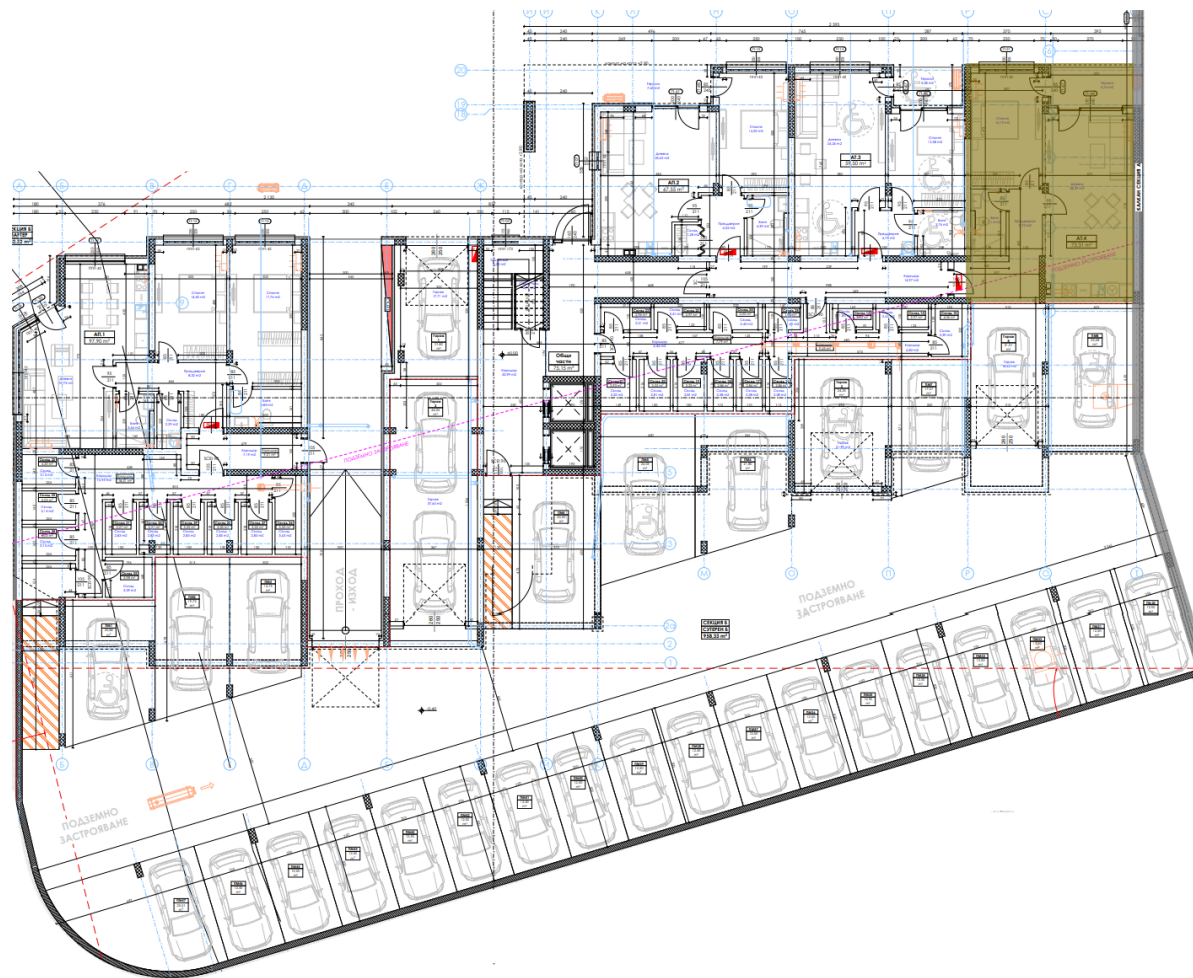
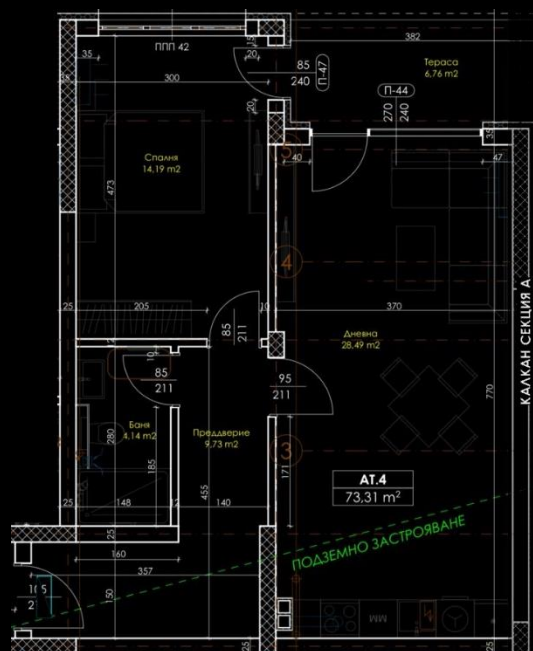
Terrace 5,08 m²



HILLS VIEW

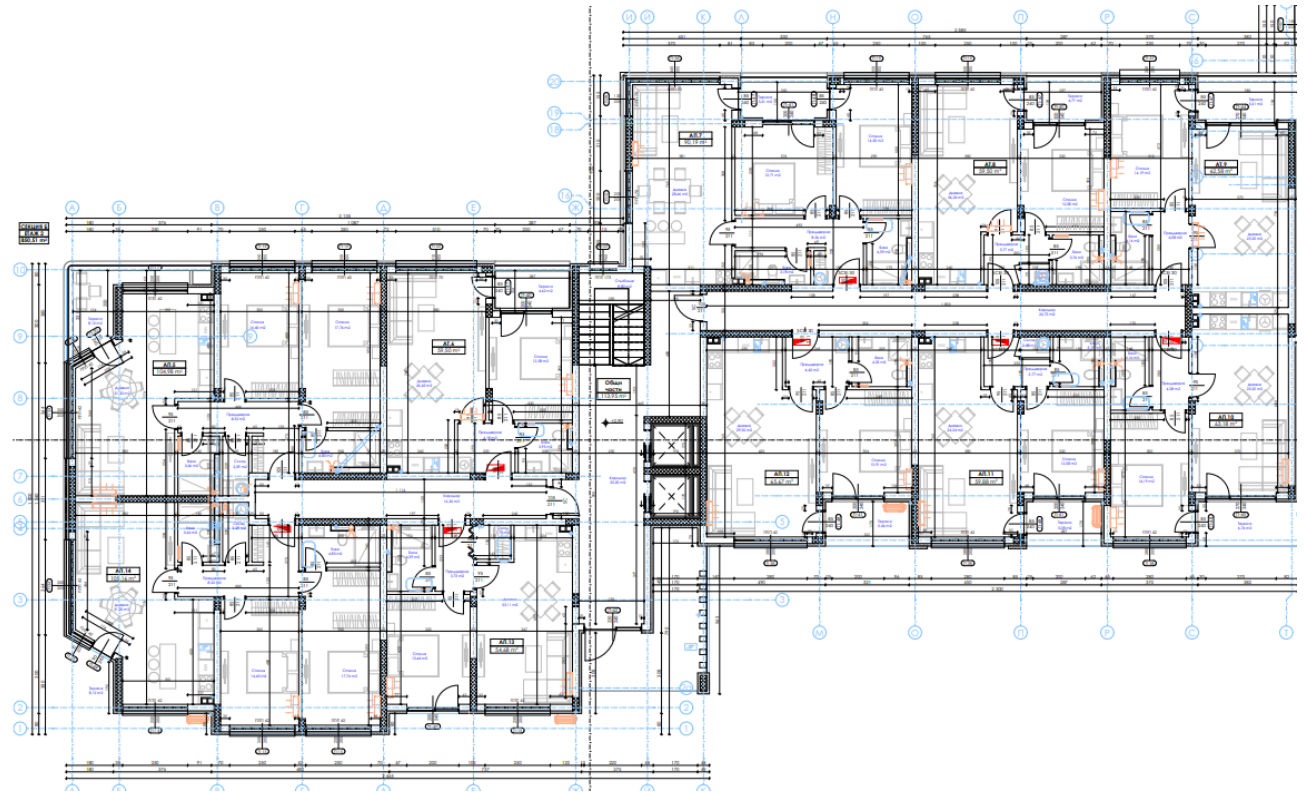
Apartment 4 73,31 m²
1 Bedroom

Terrace 6,76 m²



BUILDING B, Floor 2

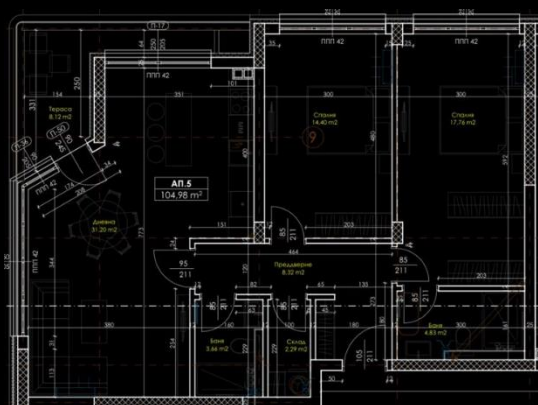
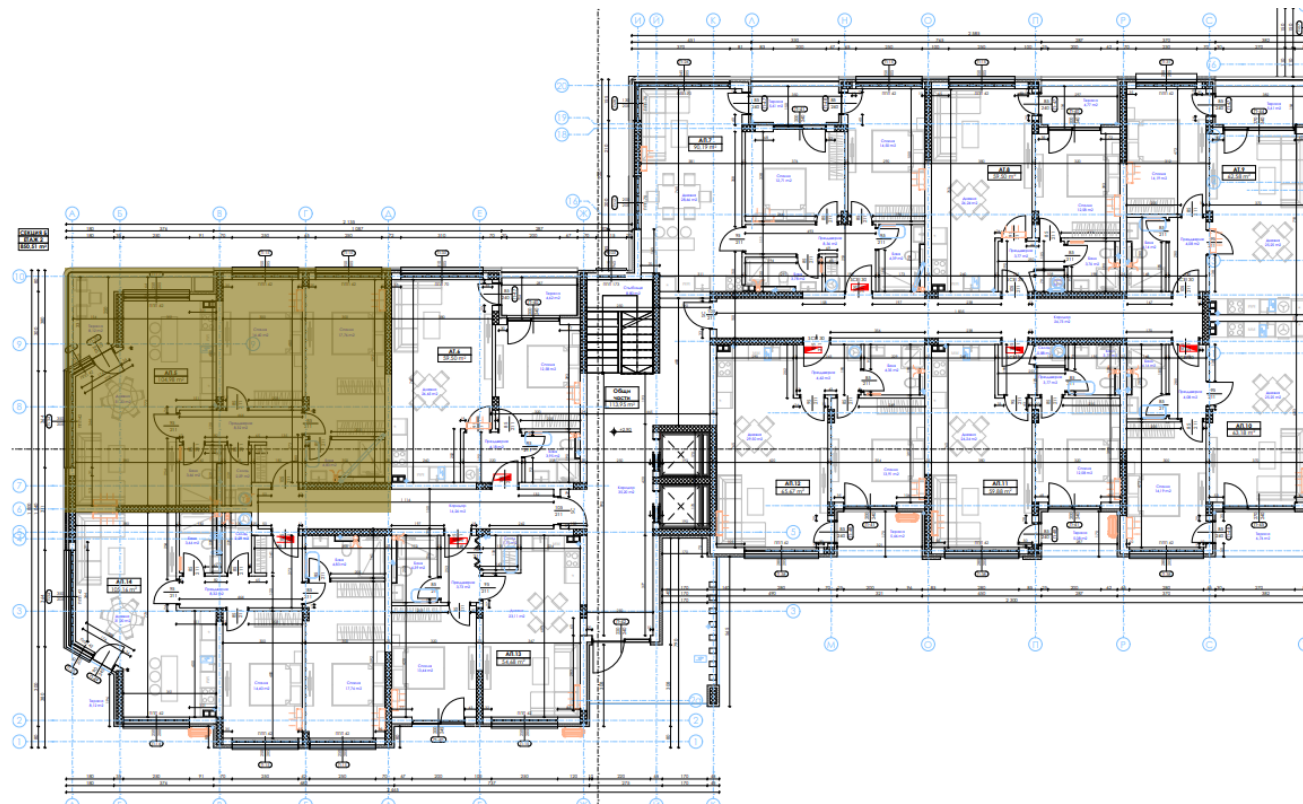
10 Apartments



HILLS VIEW

Apartment 5 104,98 m²
2 Bedroom

Terrace 8,12 m²

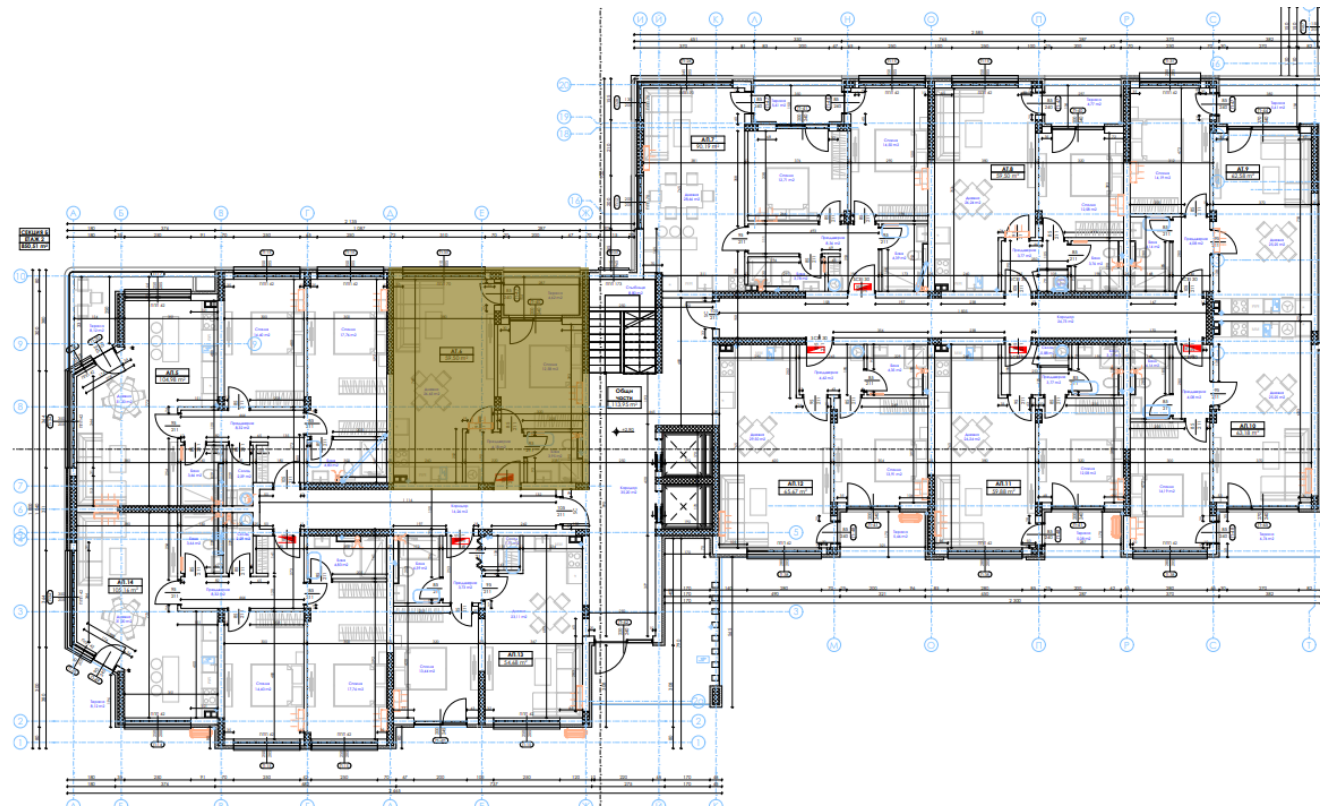
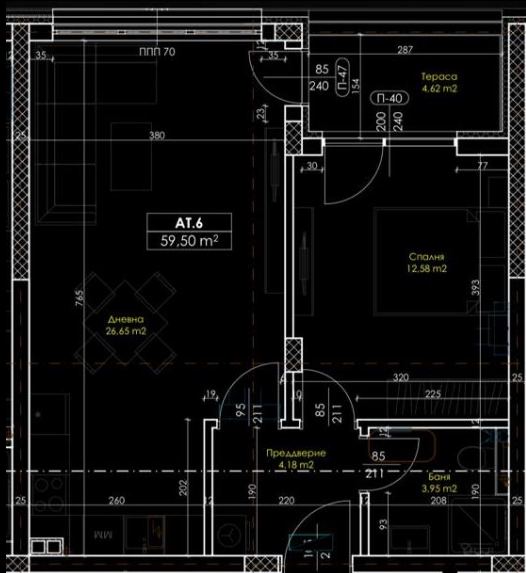


HILLS VIEW

Apartment 6 59,50 m²

1 Bedroom

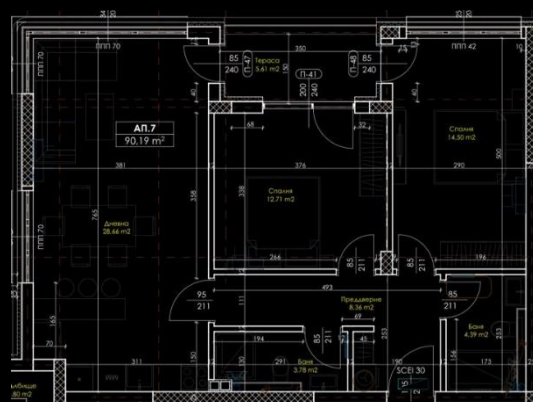
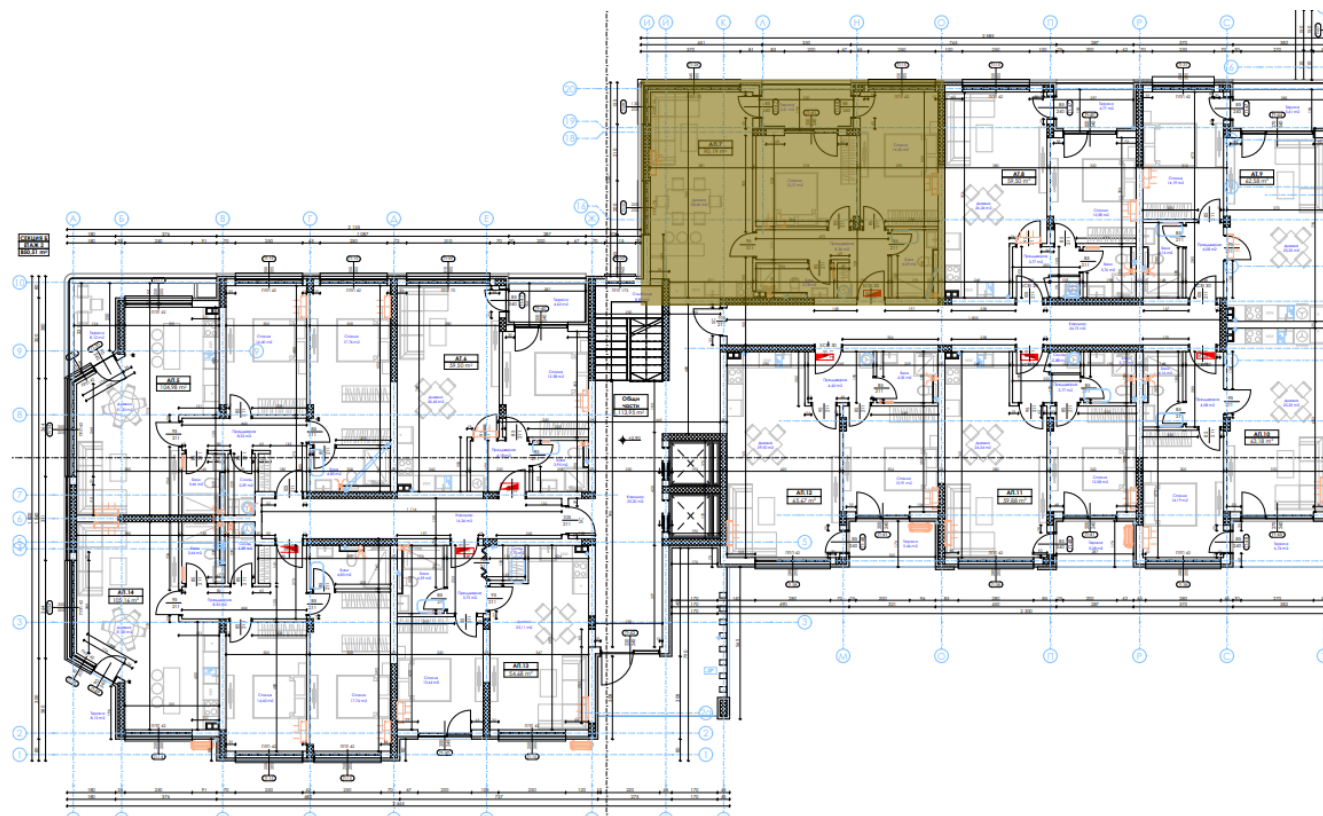
Terrace 4,62 m²



HILLS VIEW

Apartment 7 90,19 m²
2 Bedroom

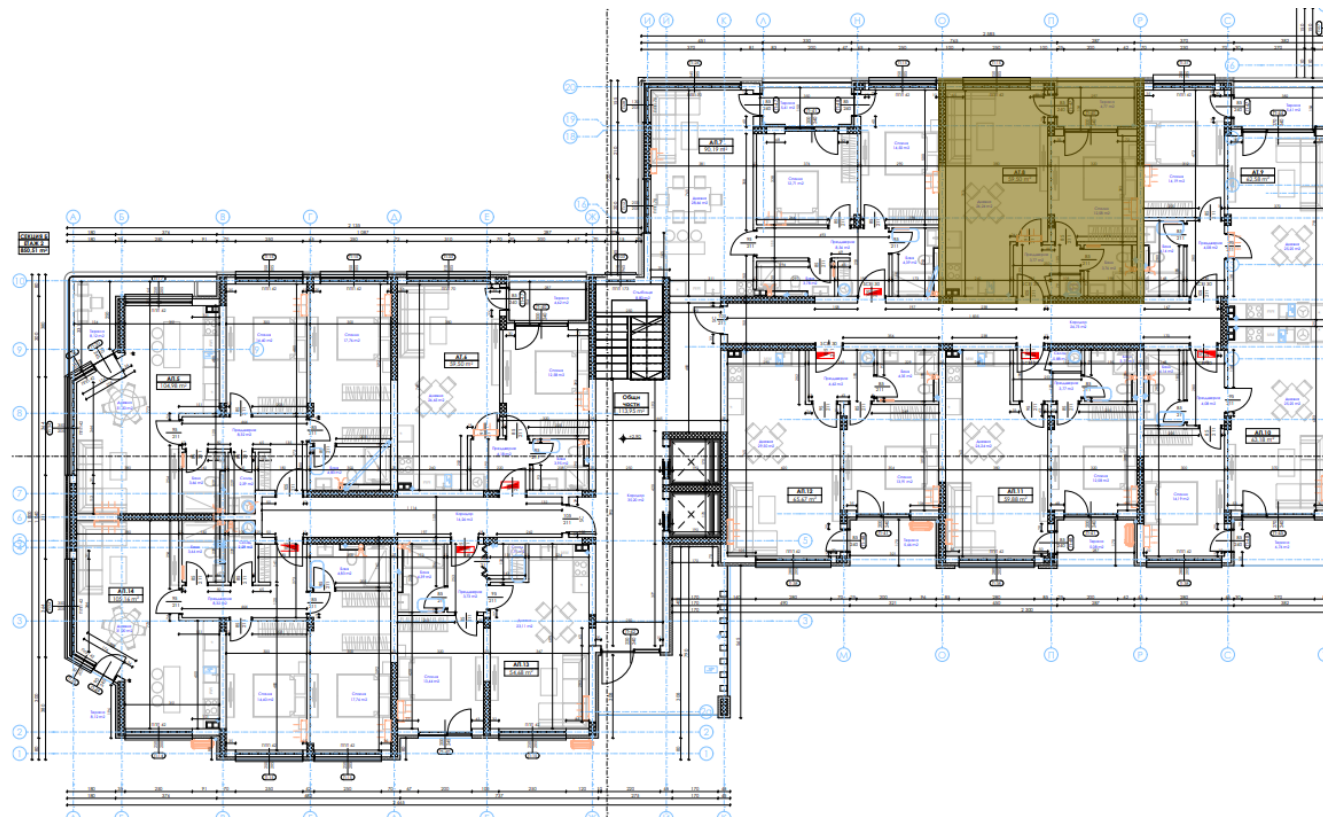
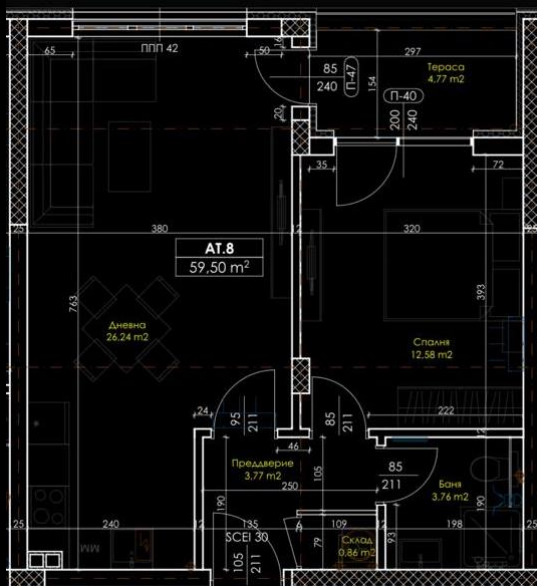
Terrace 5,61 m²



HILLS VIEW

Apartment 8 59,50 m²
1 Bedroom

Terrace 4,77 m²

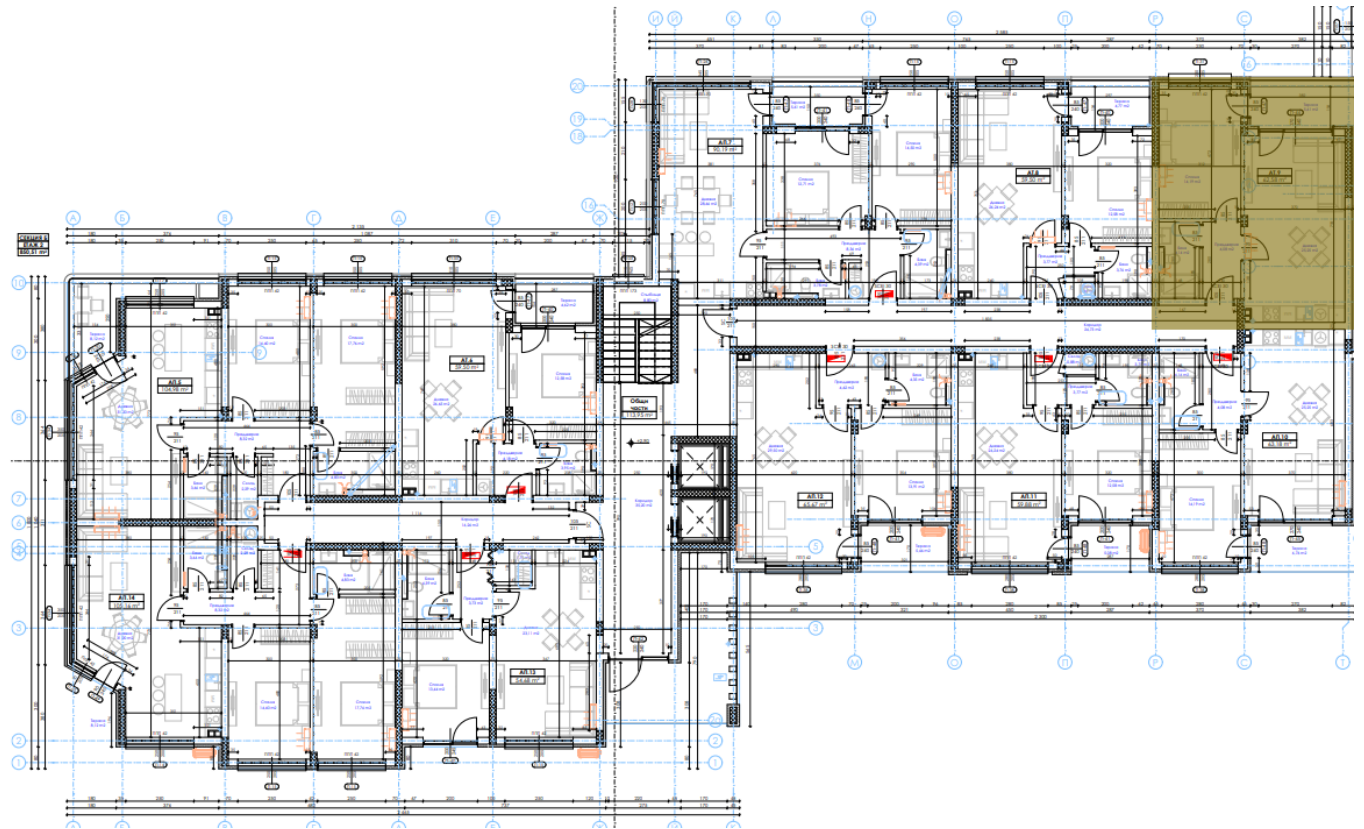
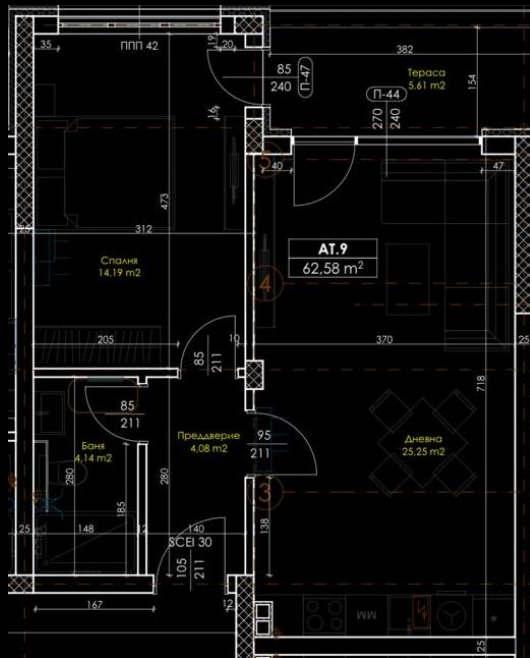


HILLS VIEW

Apartment 9 62.58 m²

1 Bedroom

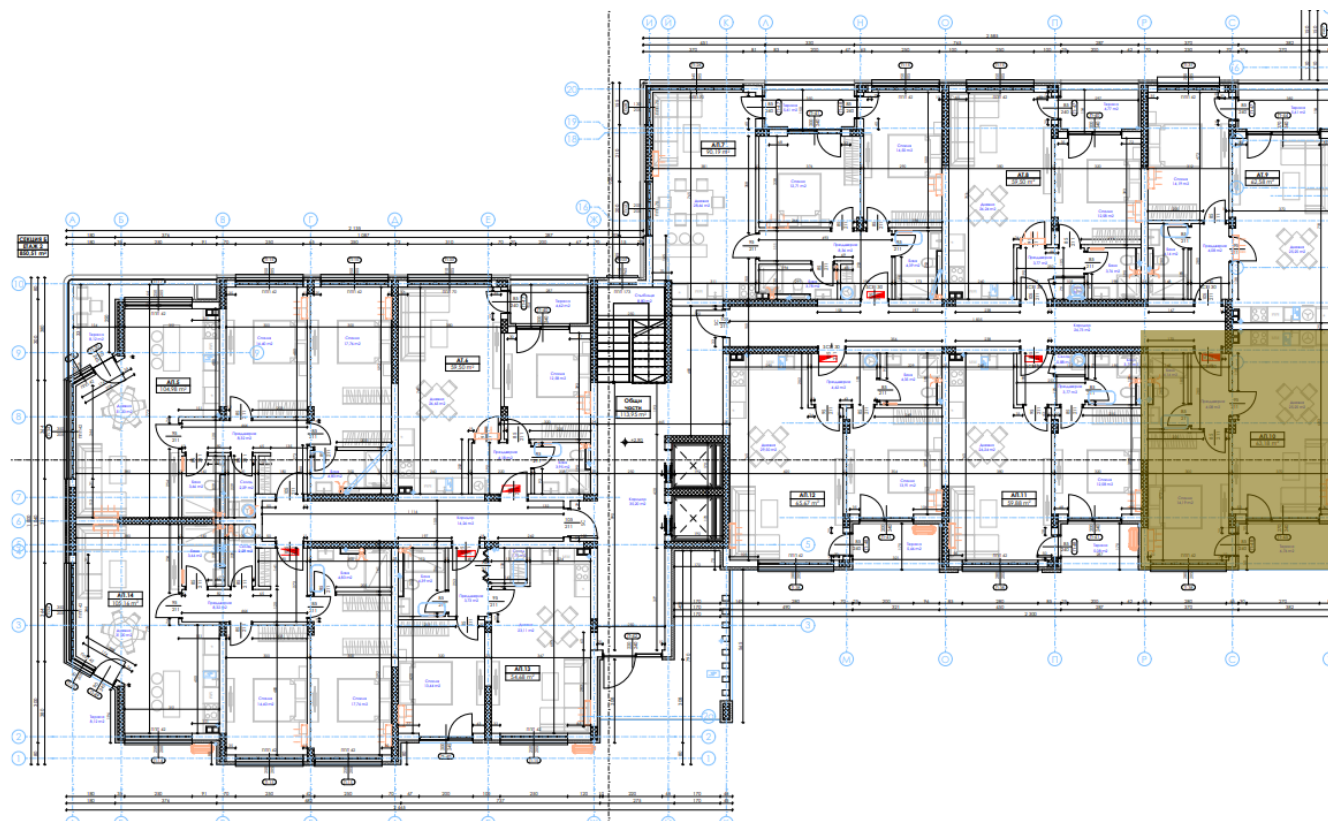
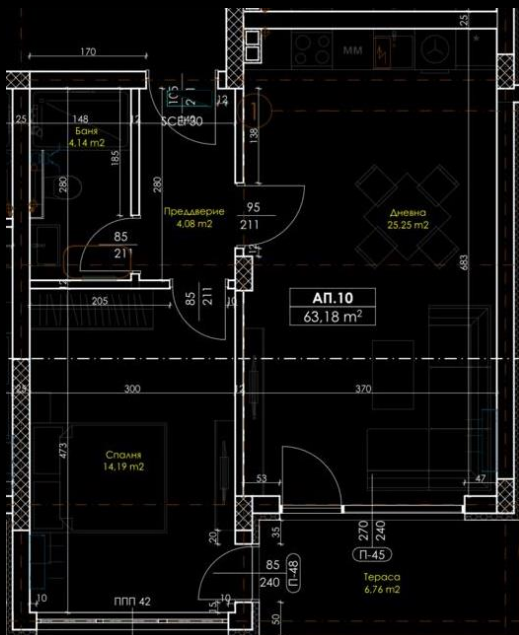
Terrace 5.61 m²



CITY VIEW

Apartment 10 63,18 m²
1 Bedroom

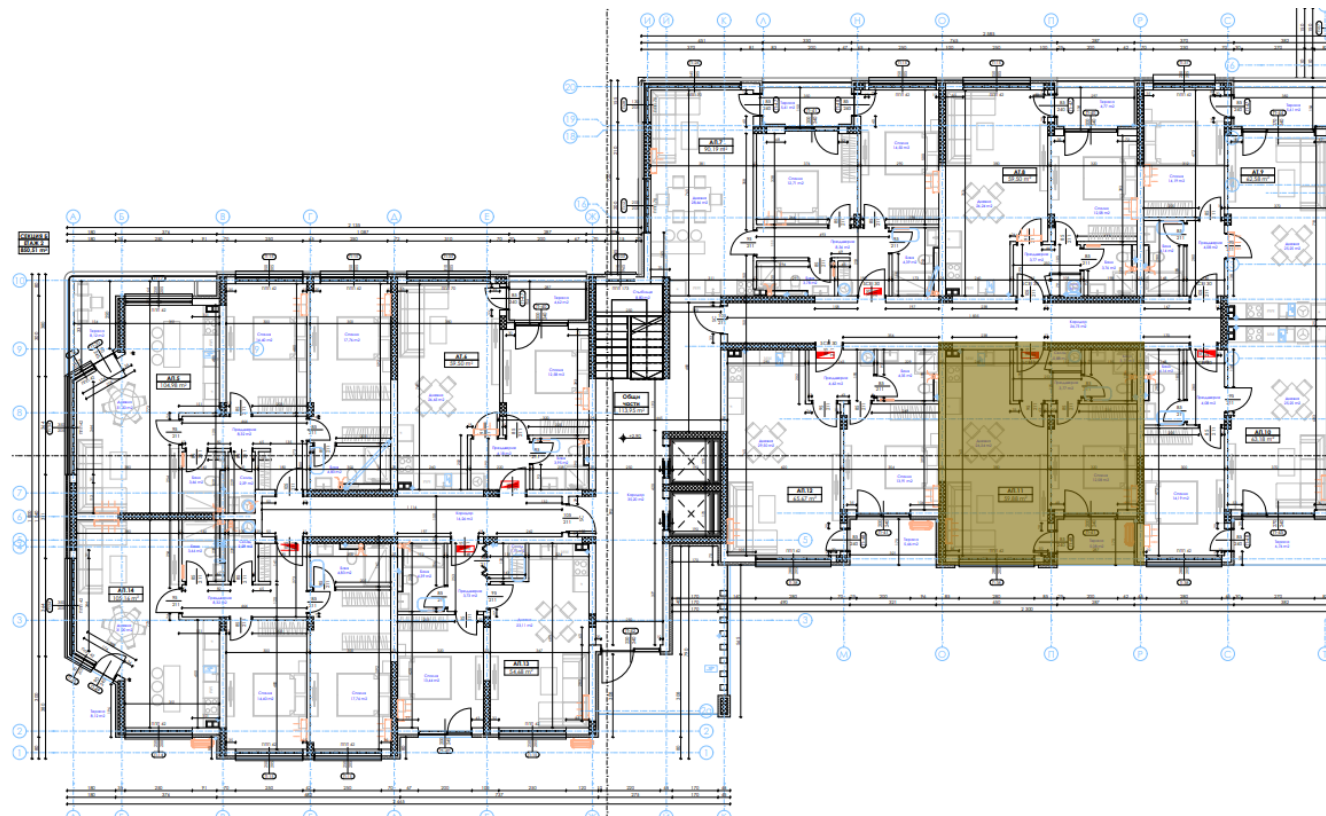
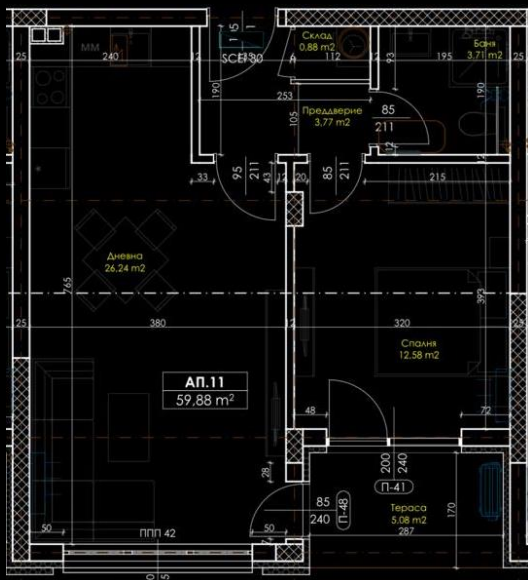
Terrace 6,76 m²



CITY VIEW

Apartment 11 59.88 m²
1 Bedroom

Terrace 5.08 m²

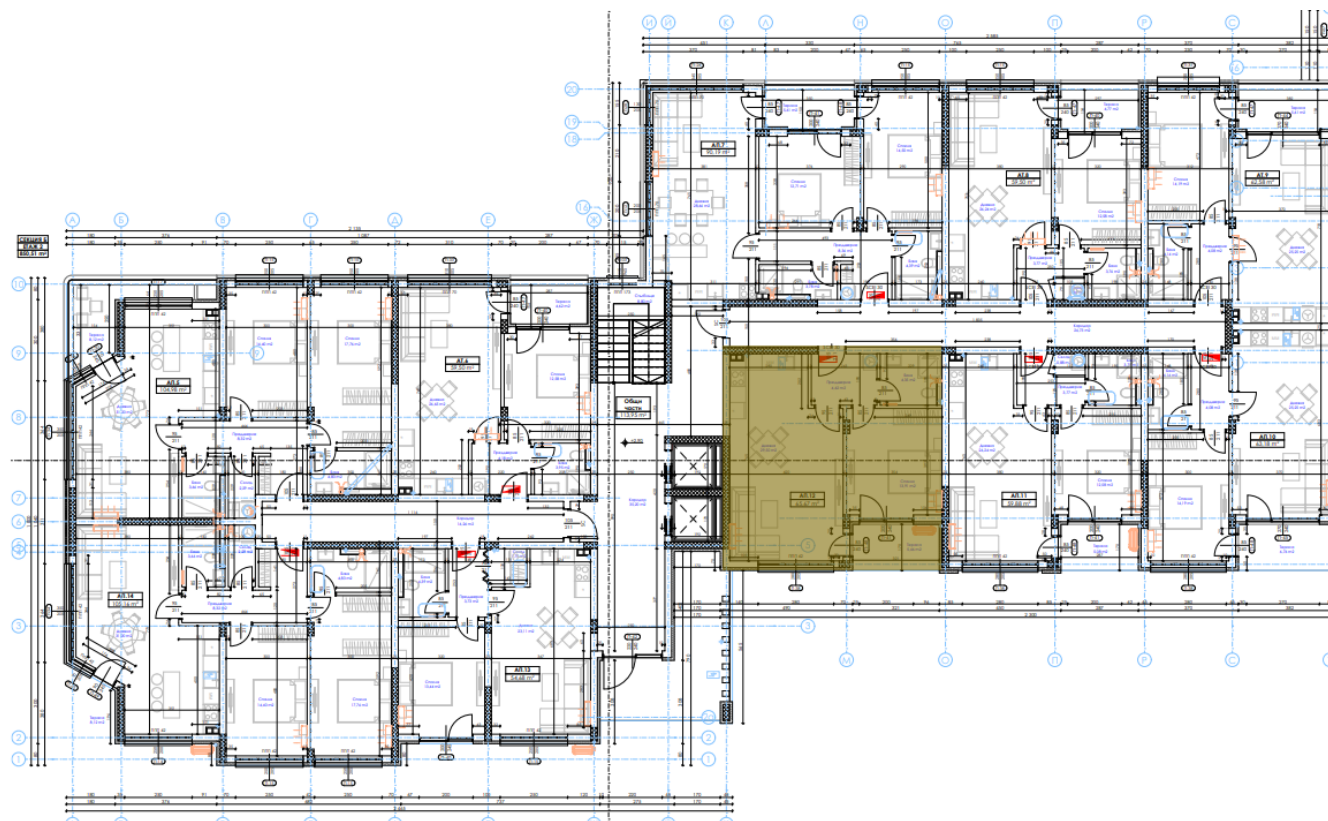
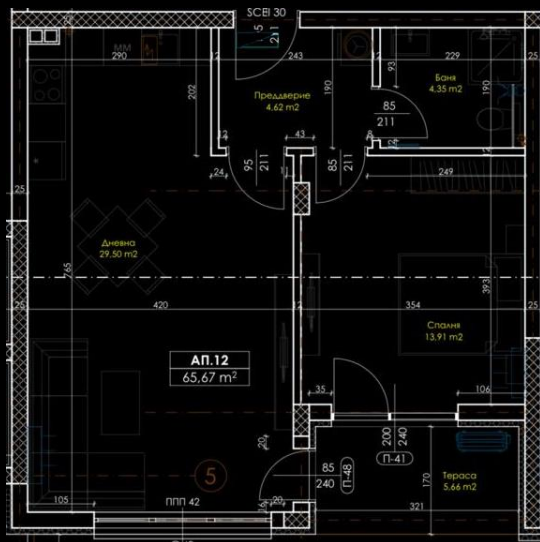


CITY VIEW

Apartment 12 65,67 m²

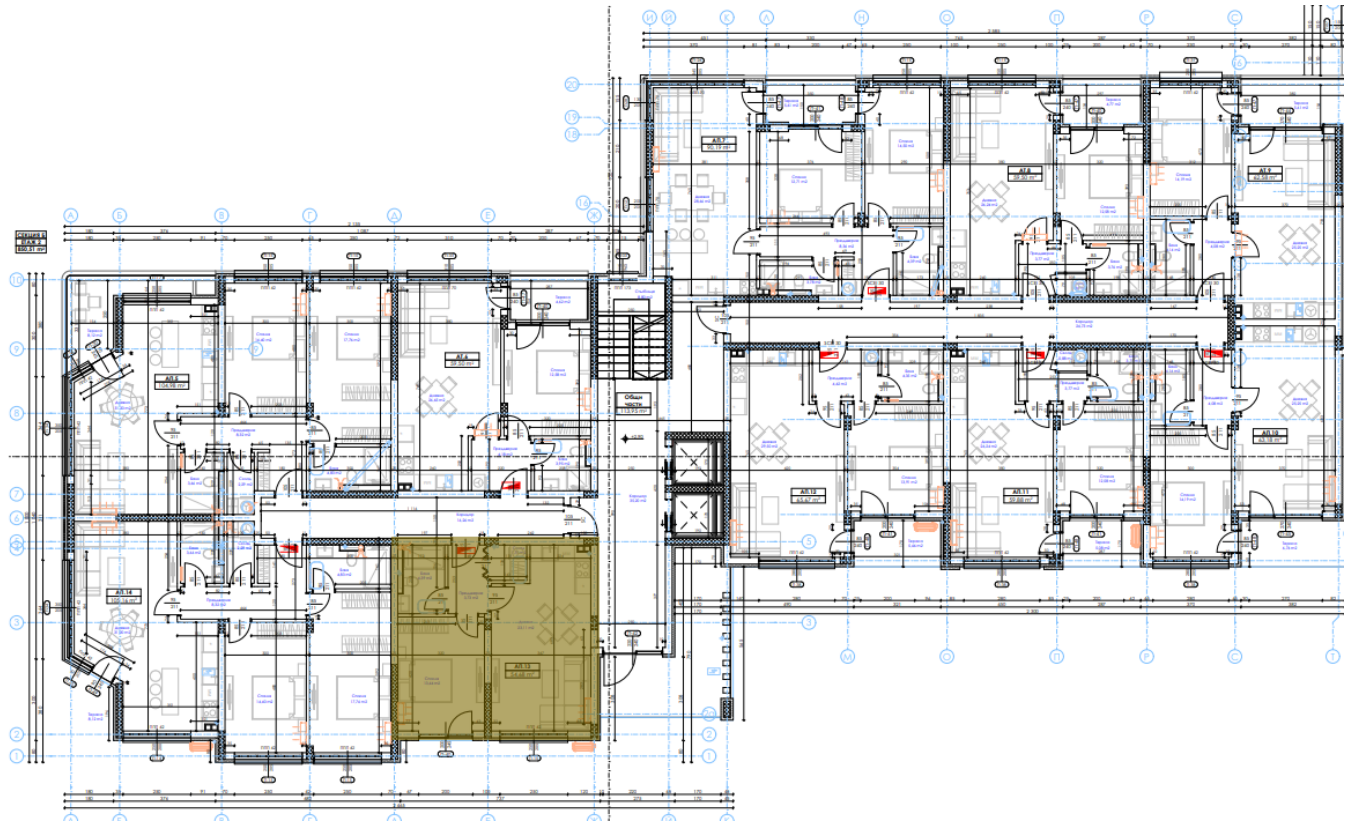
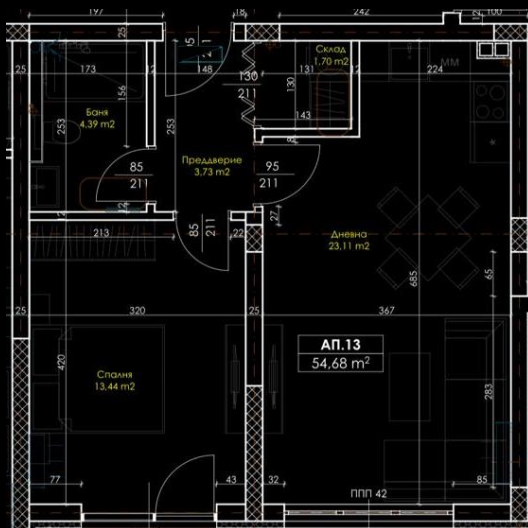
1 Bedroom

Terrace 5,66 m²



CITY VIEW

Apartment 13 54.68 m²
1 Bedroom

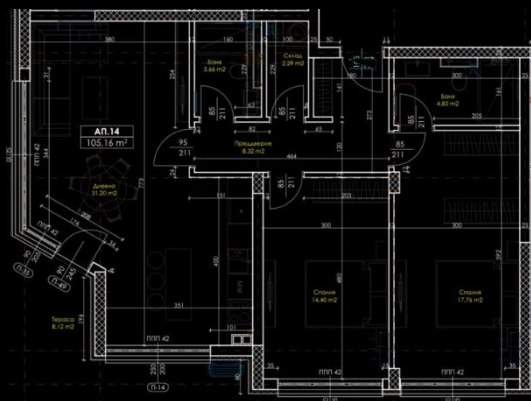
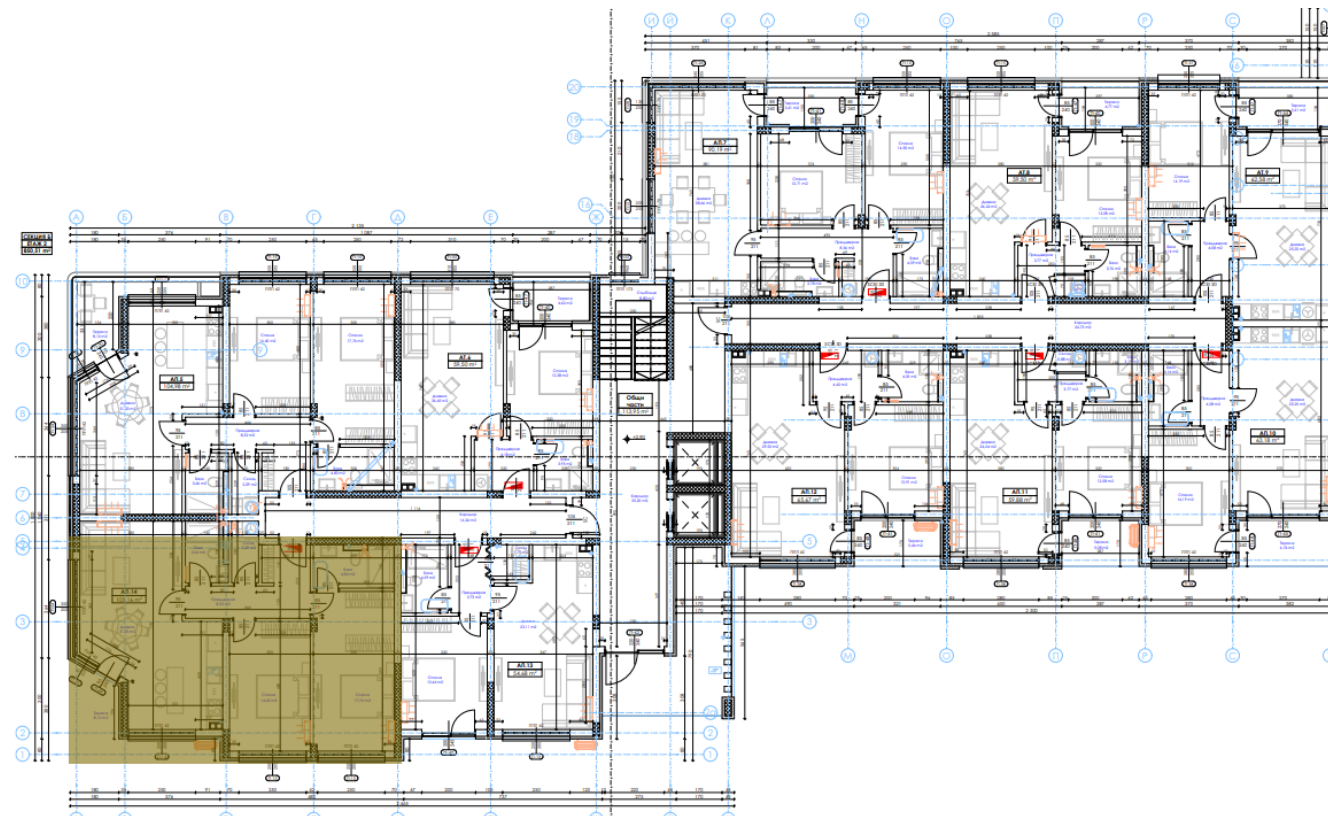


CITY VIEW

Apartment 14 105,16 m²

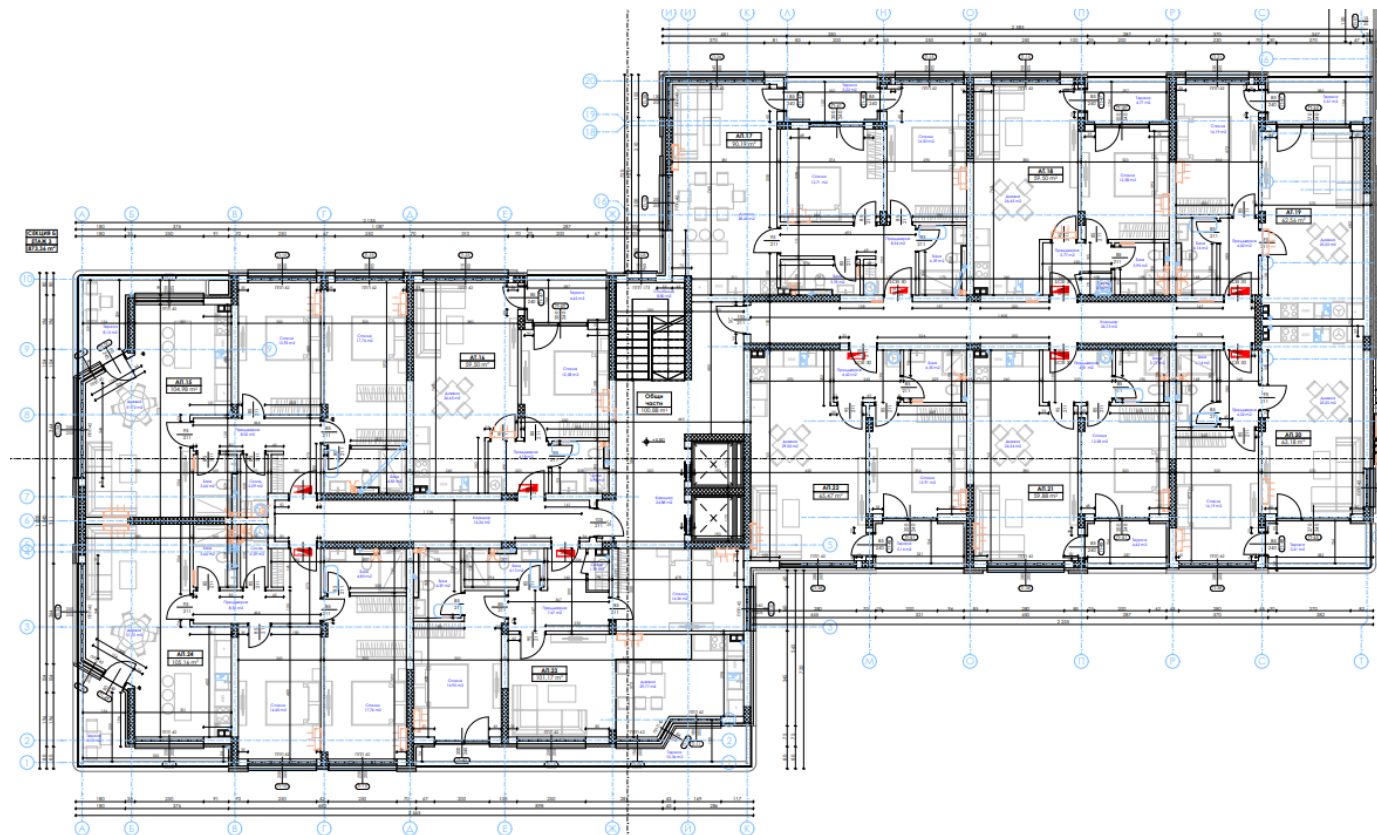
2 Bedroom

Terrace 8,12 m²



BUILDING B, Floor 3

10 Apartments



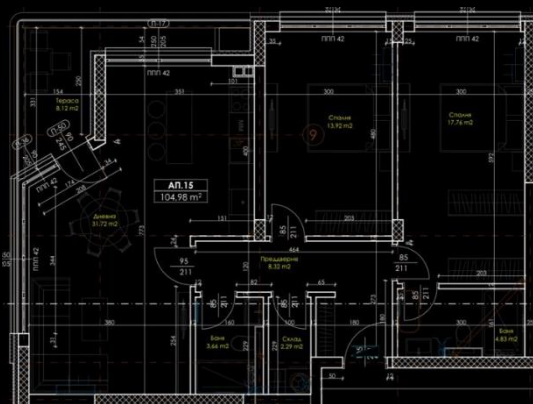
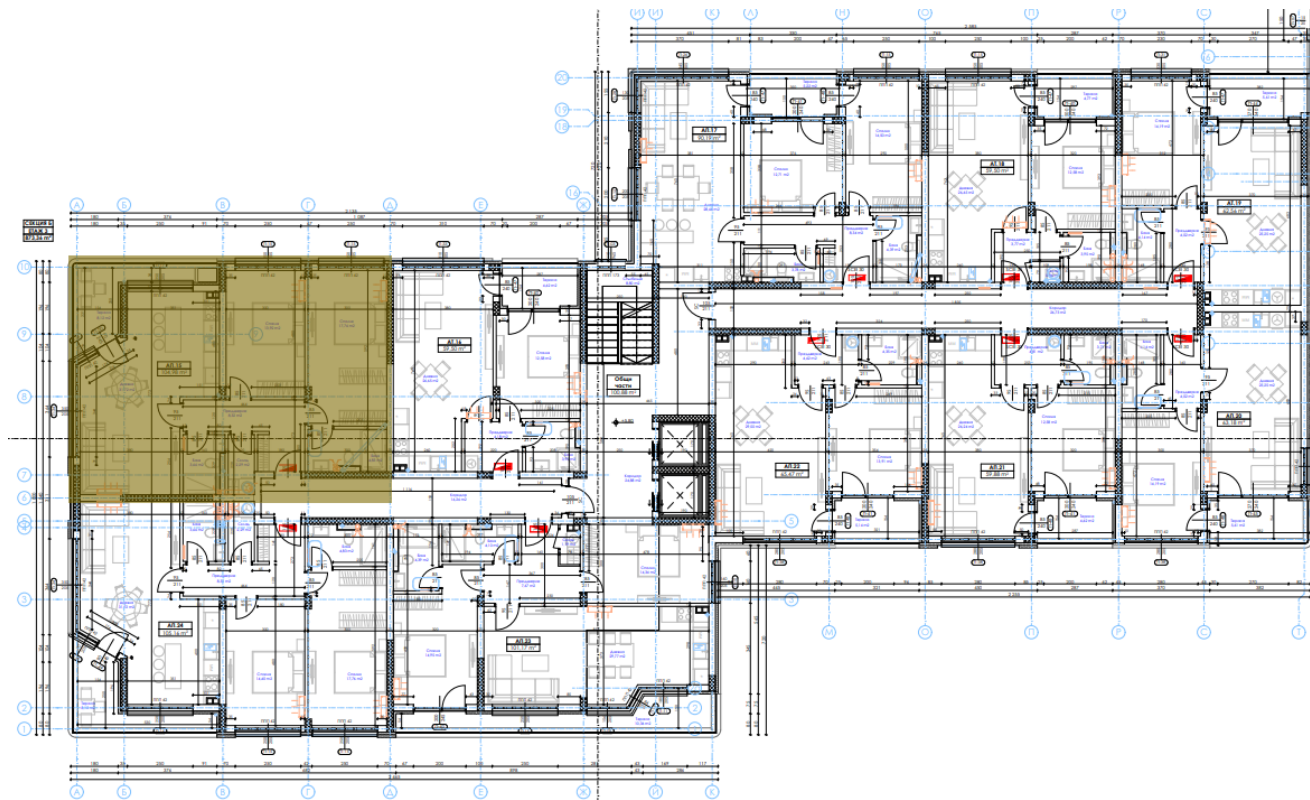

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HILLS VIEW

Apartment 15 104,98 m²
2 Bedroom

Terrace 8,12 m²

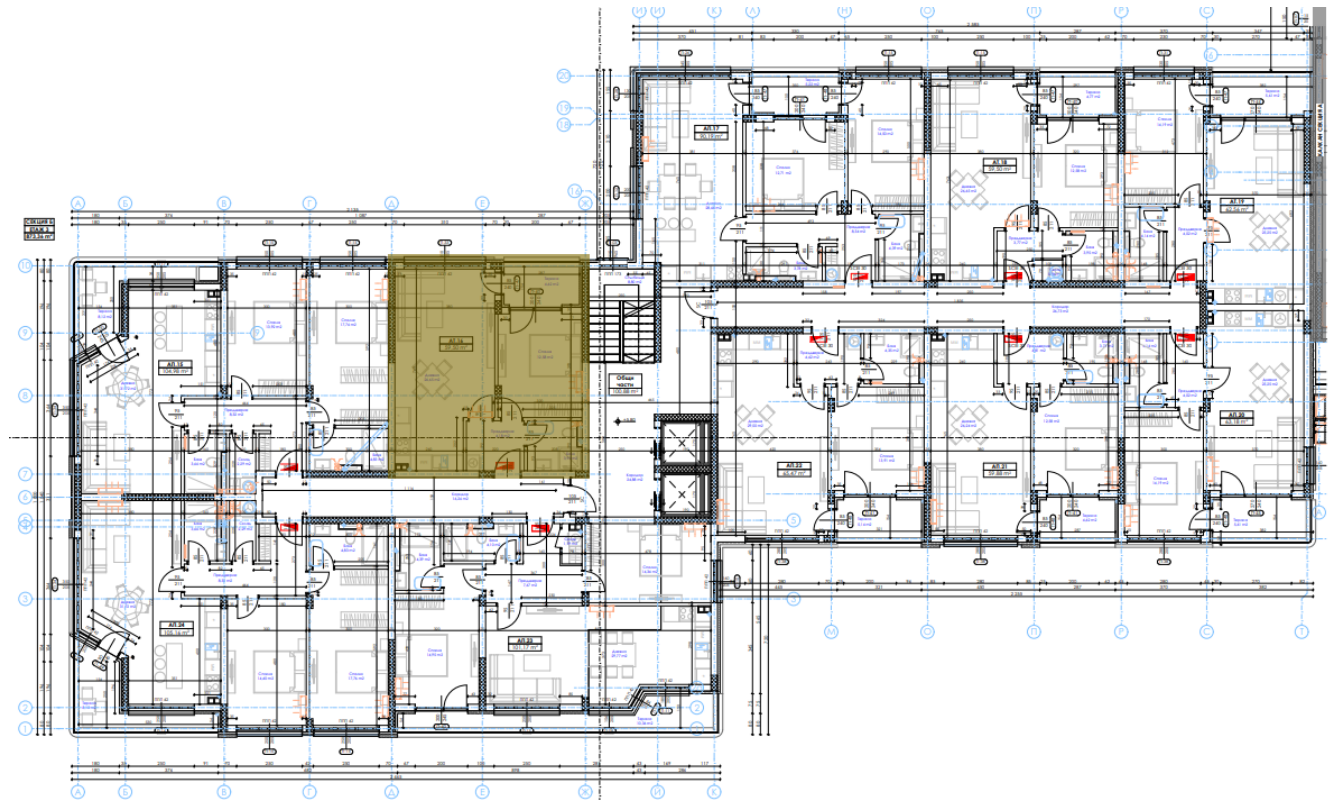
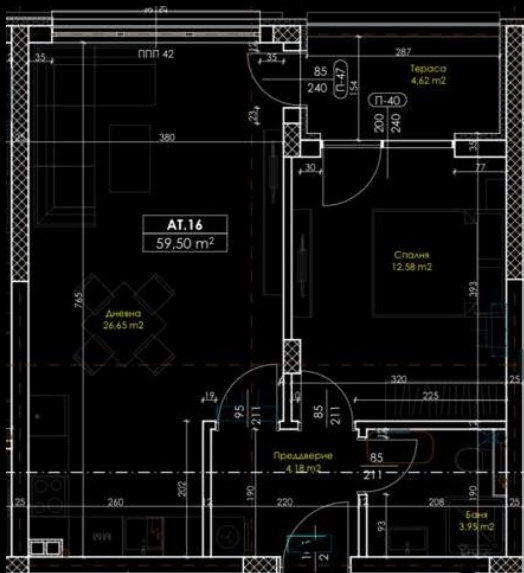


HILLS VIEW

Apartment 16 59,50 m²

1 Bedroom

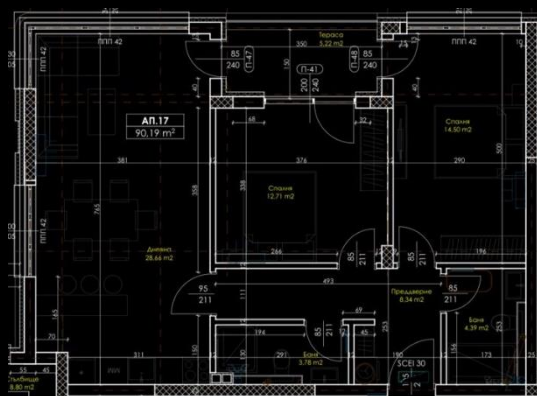
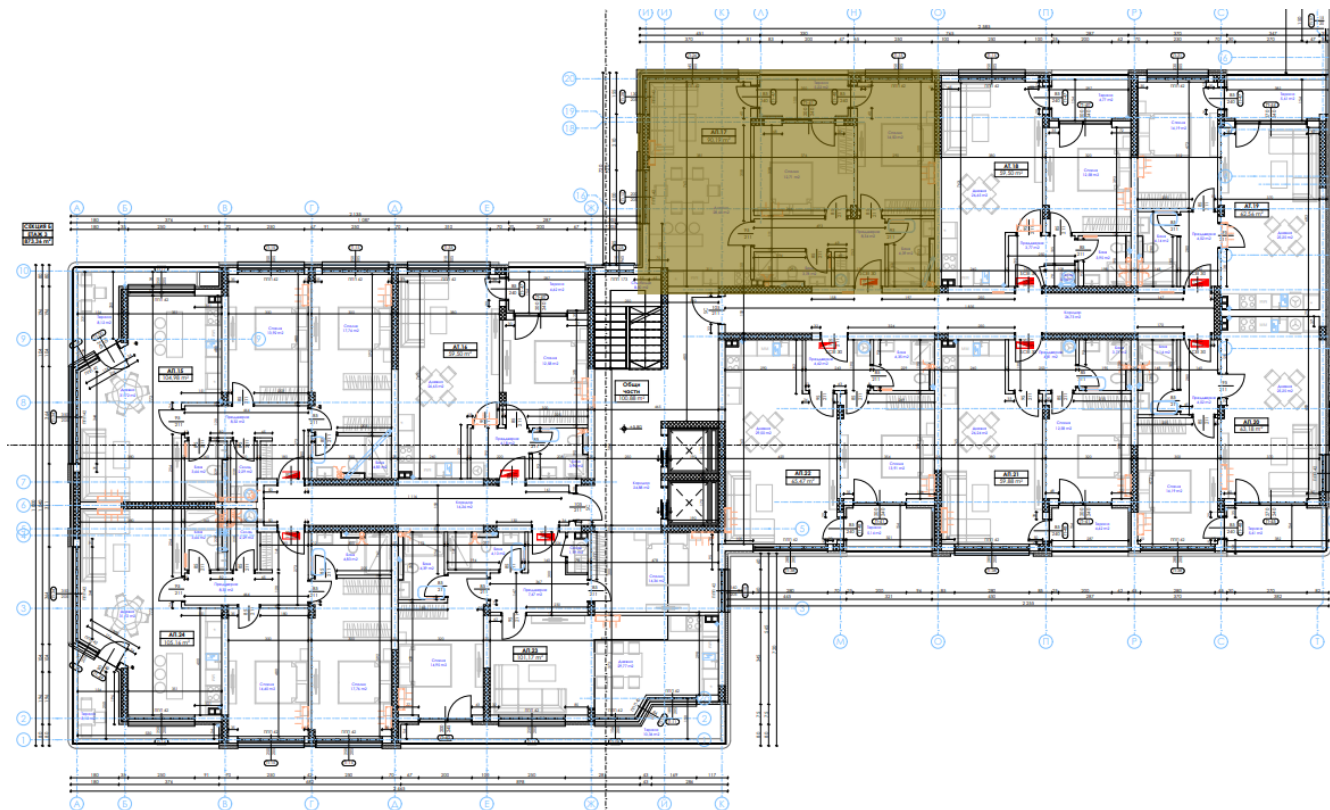
Terrace 4,62 m²



HILLS VIEW

Apartment 17 90.19 m²
2 Bedroom

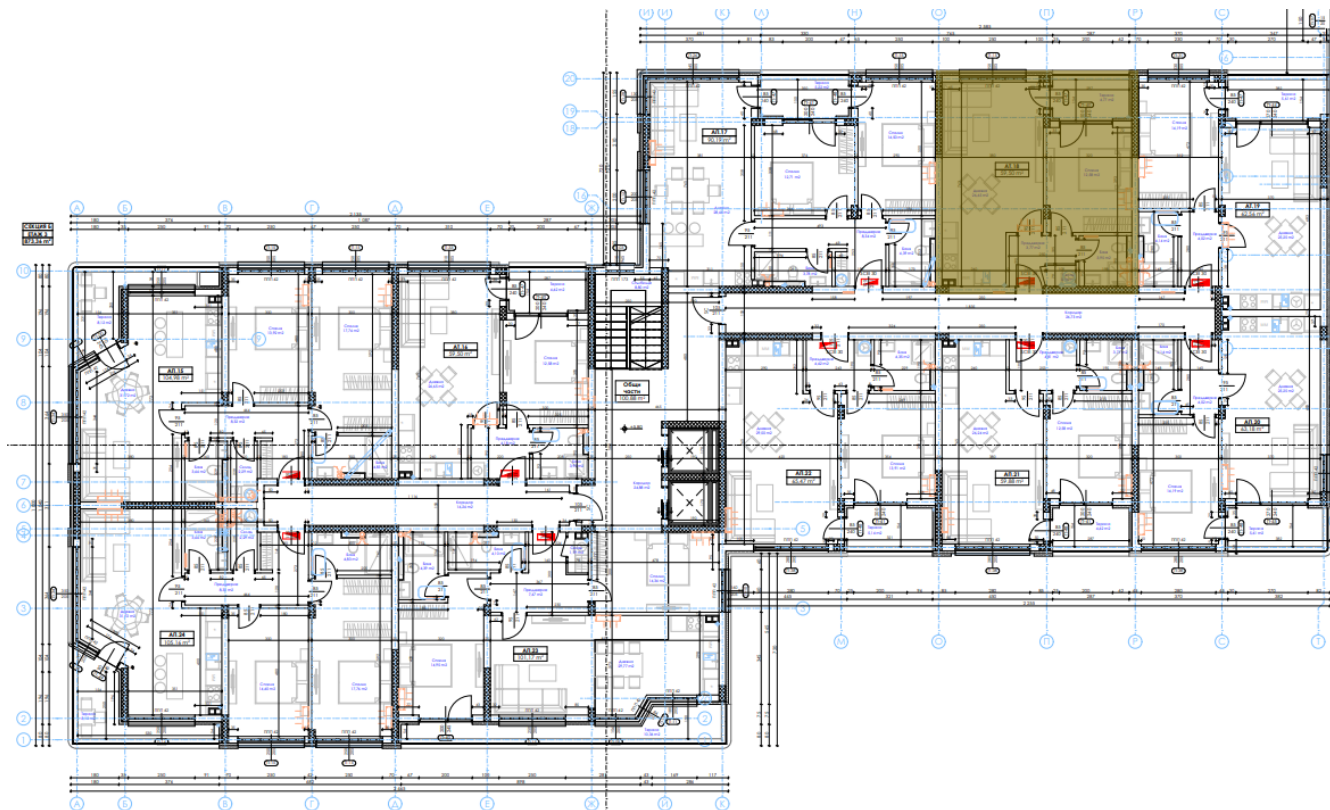
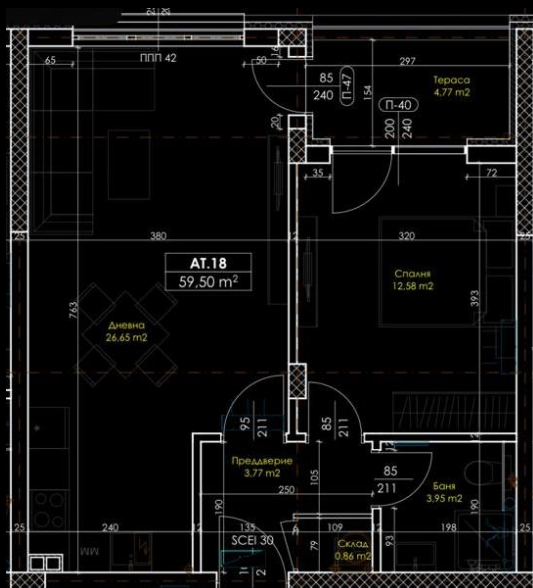
Terrace 5.22 m²



HILLS VIEW

Apartment 18 59,50 m²
1 Bedroom

Terrace 4,77 m²

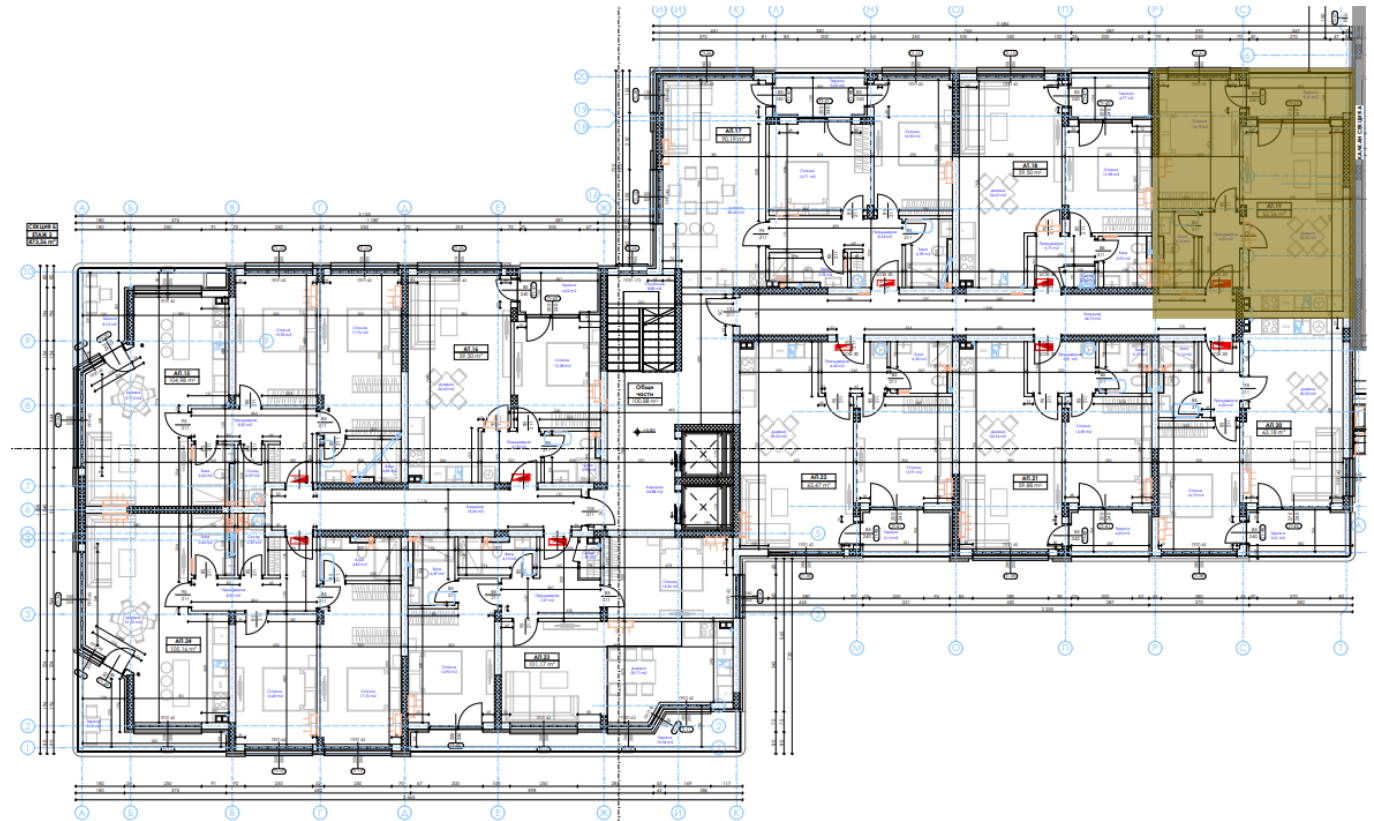
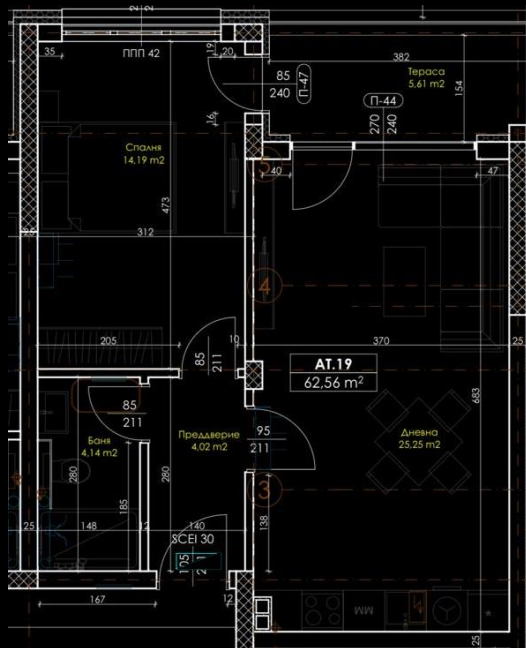


HILLS VIEW

Apartment 19 62,56 m²

1 Bedroom

Terrace 5,61 m²

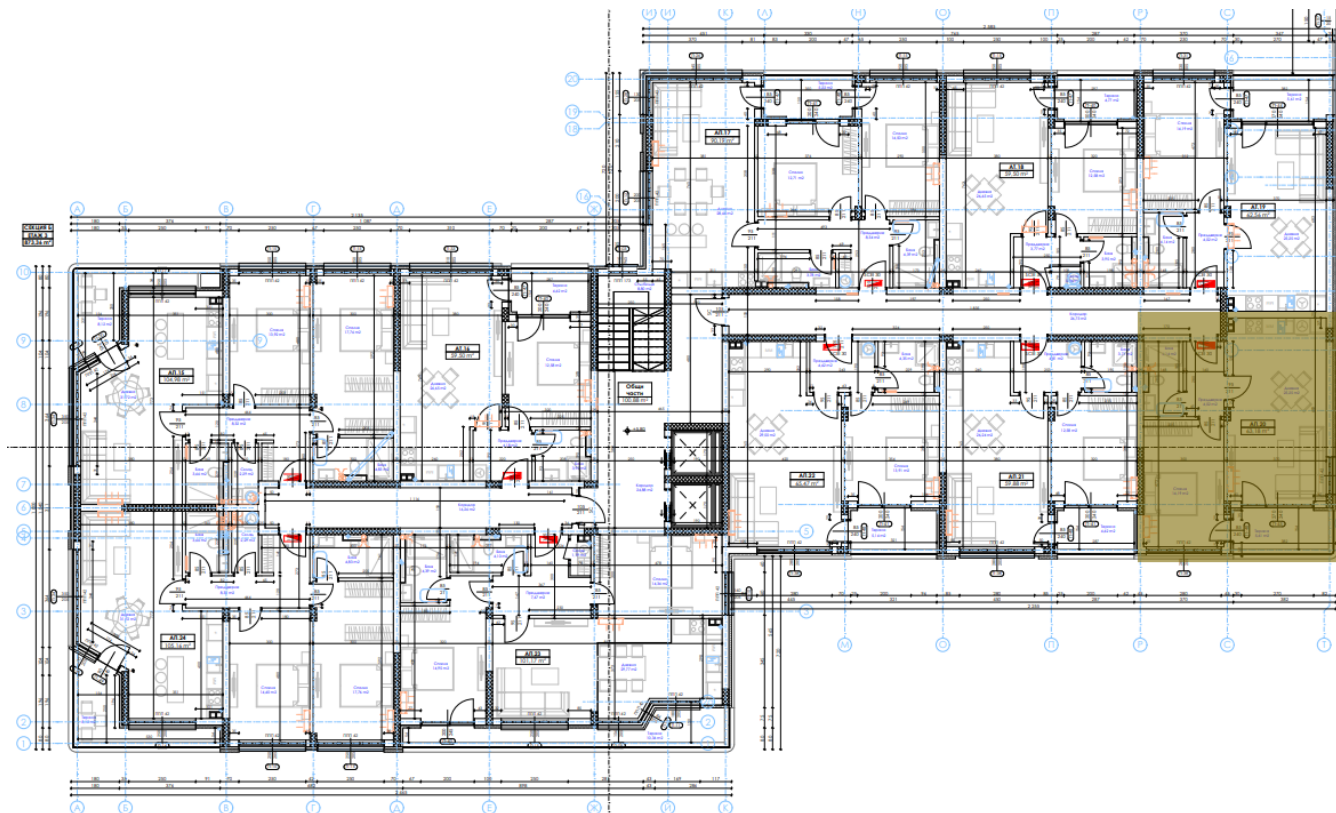
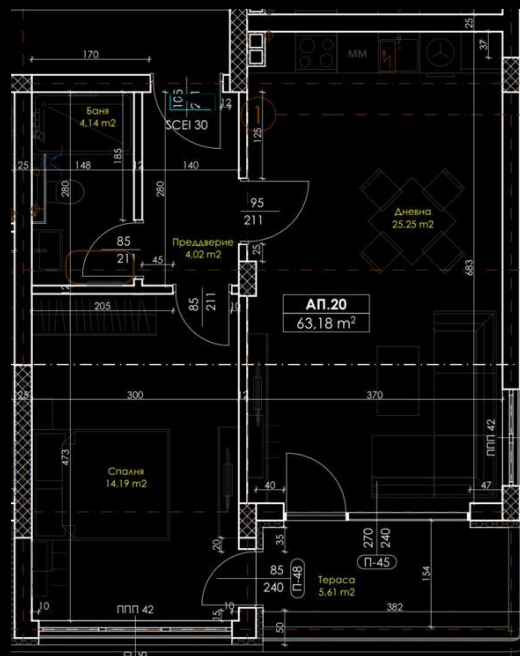


CITY VIEW

Apartment 20 63.18 m²

1 Bedroom

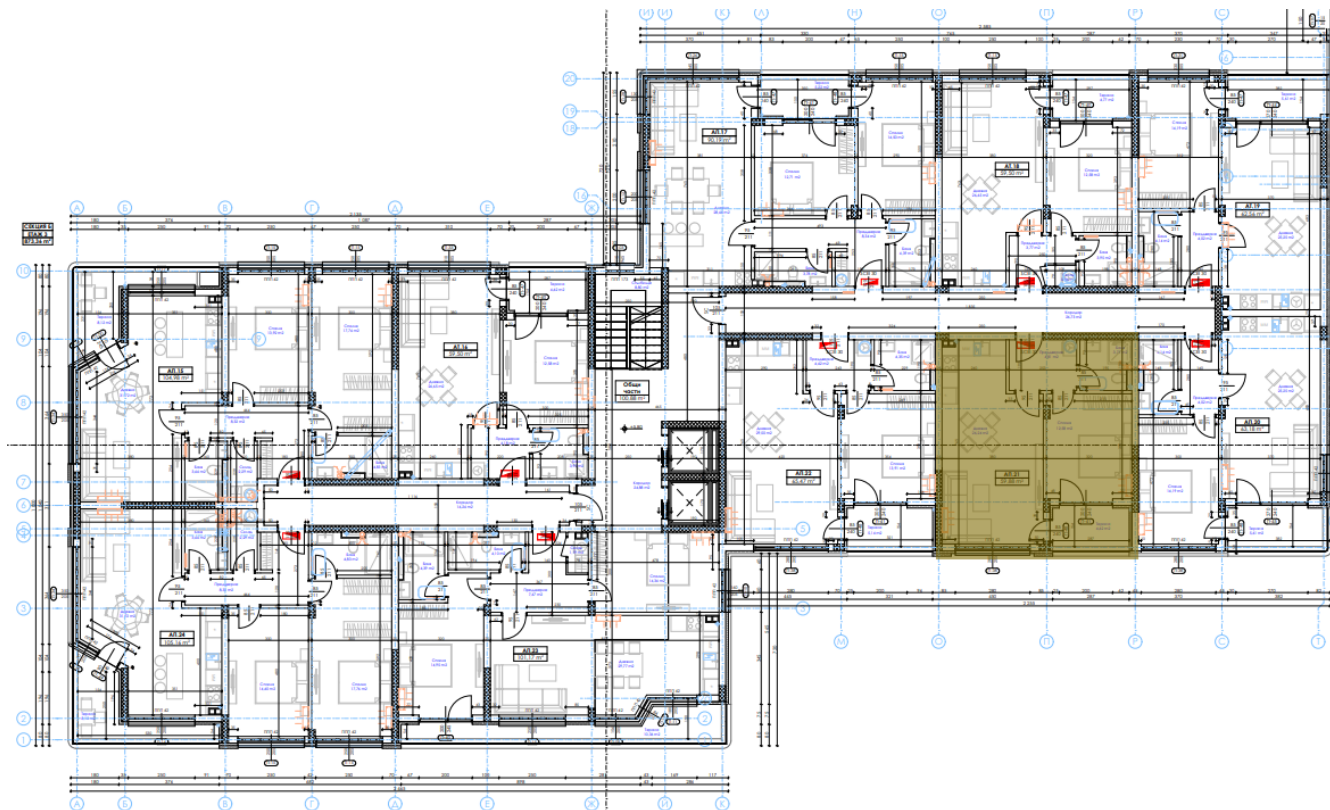
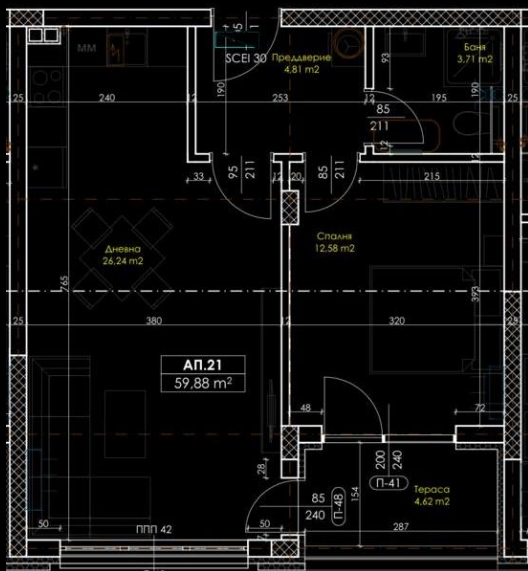
Terrace 5.61 m²



CITY VIEW

Apartment 21 59,88 m²
1 Bedroom

Terrace 4,62 m²

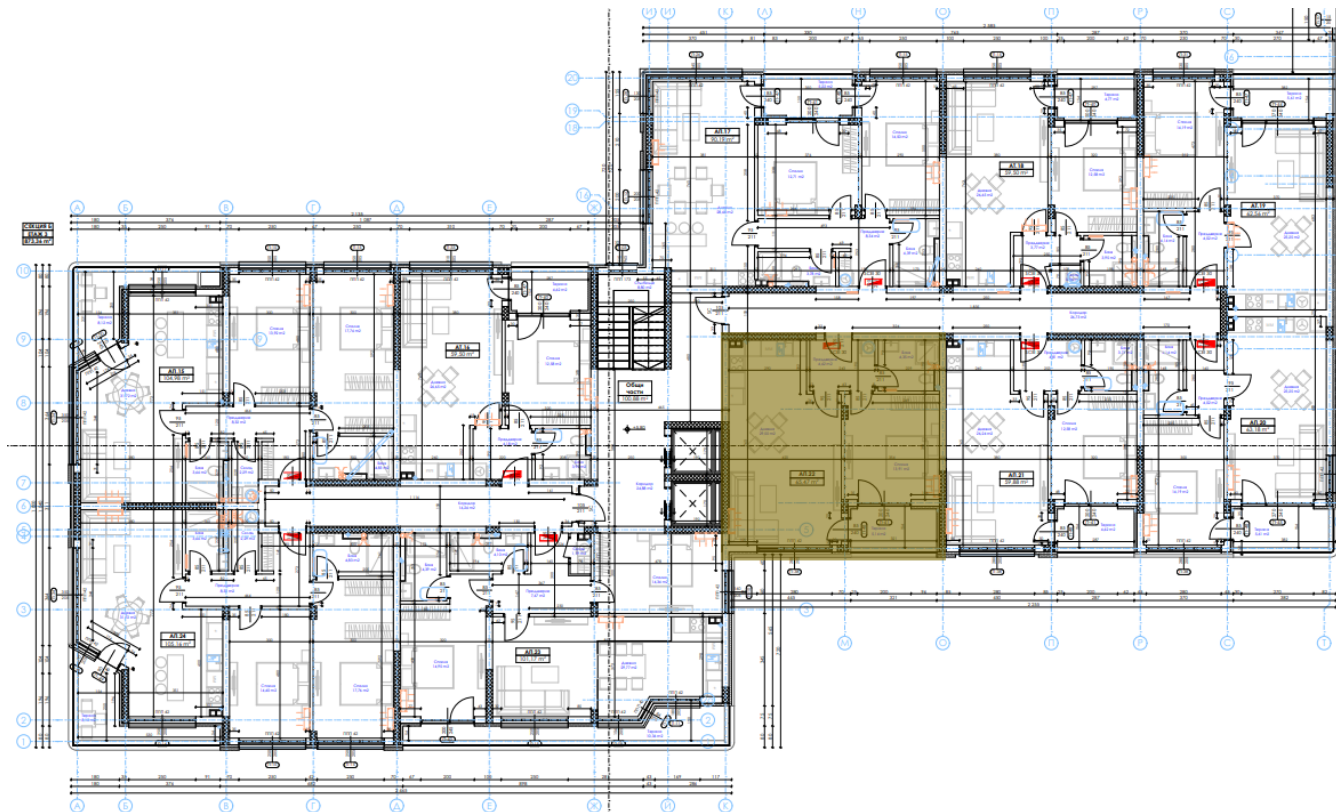
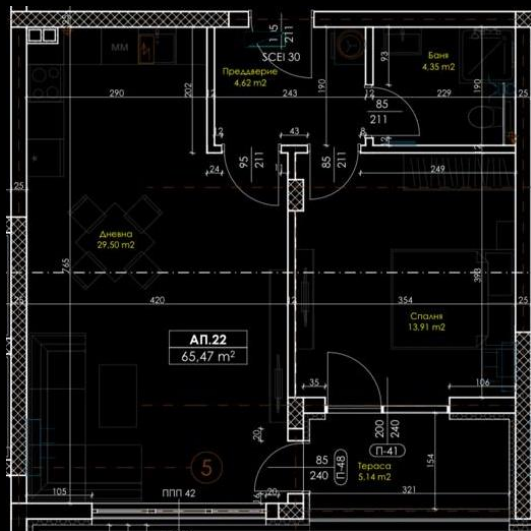


CITY VIEW

Apartment 22 65,47 m²

1 Bedroom

Terrace 5,14 m²

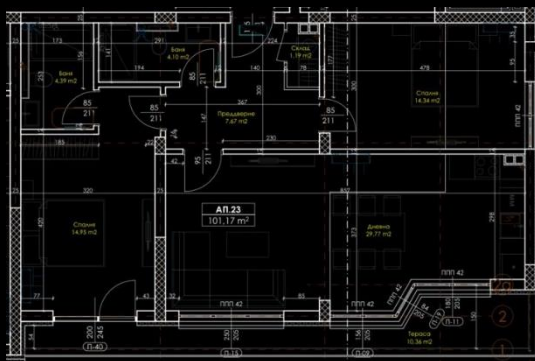
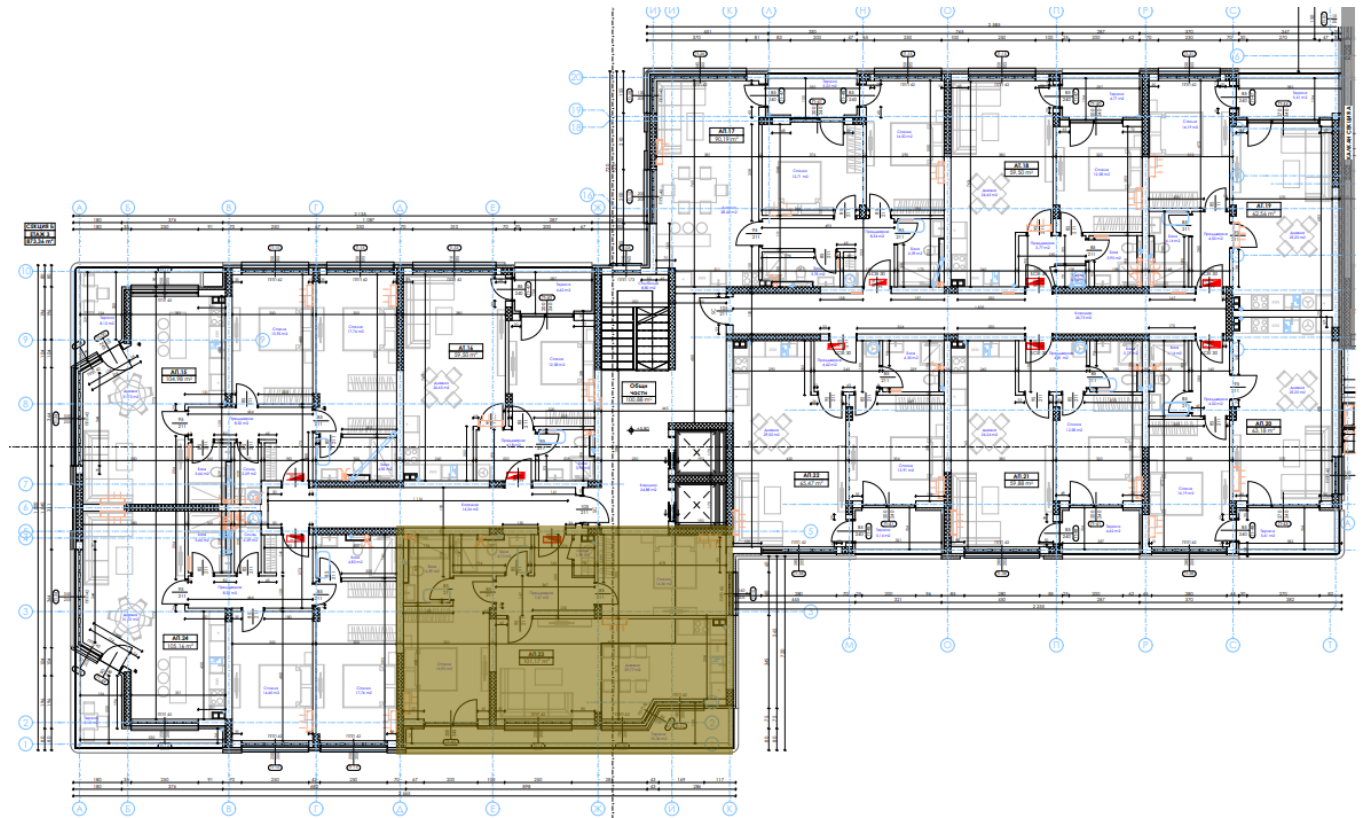


CITY VIEW

Apartment 23 101.17 m²

1 Bedroom

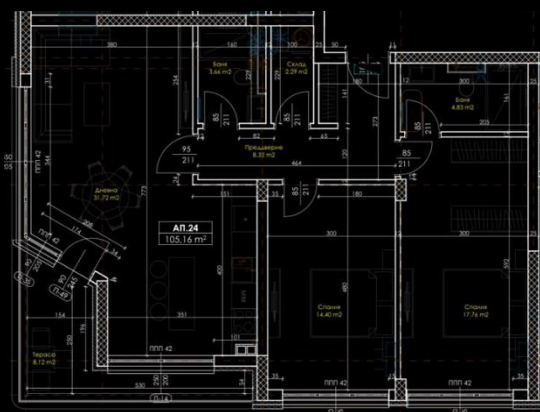
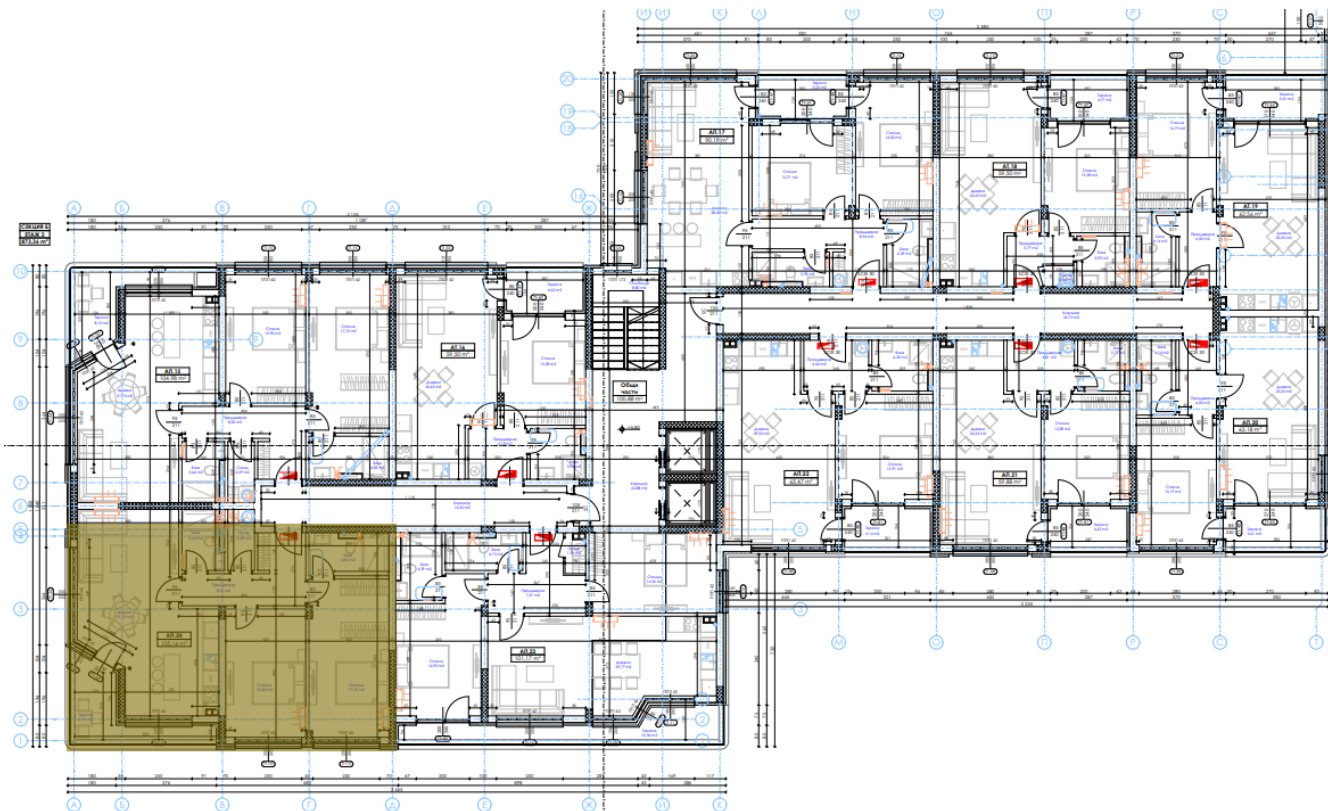
Terrace 10.16 m²



CITY VIEW

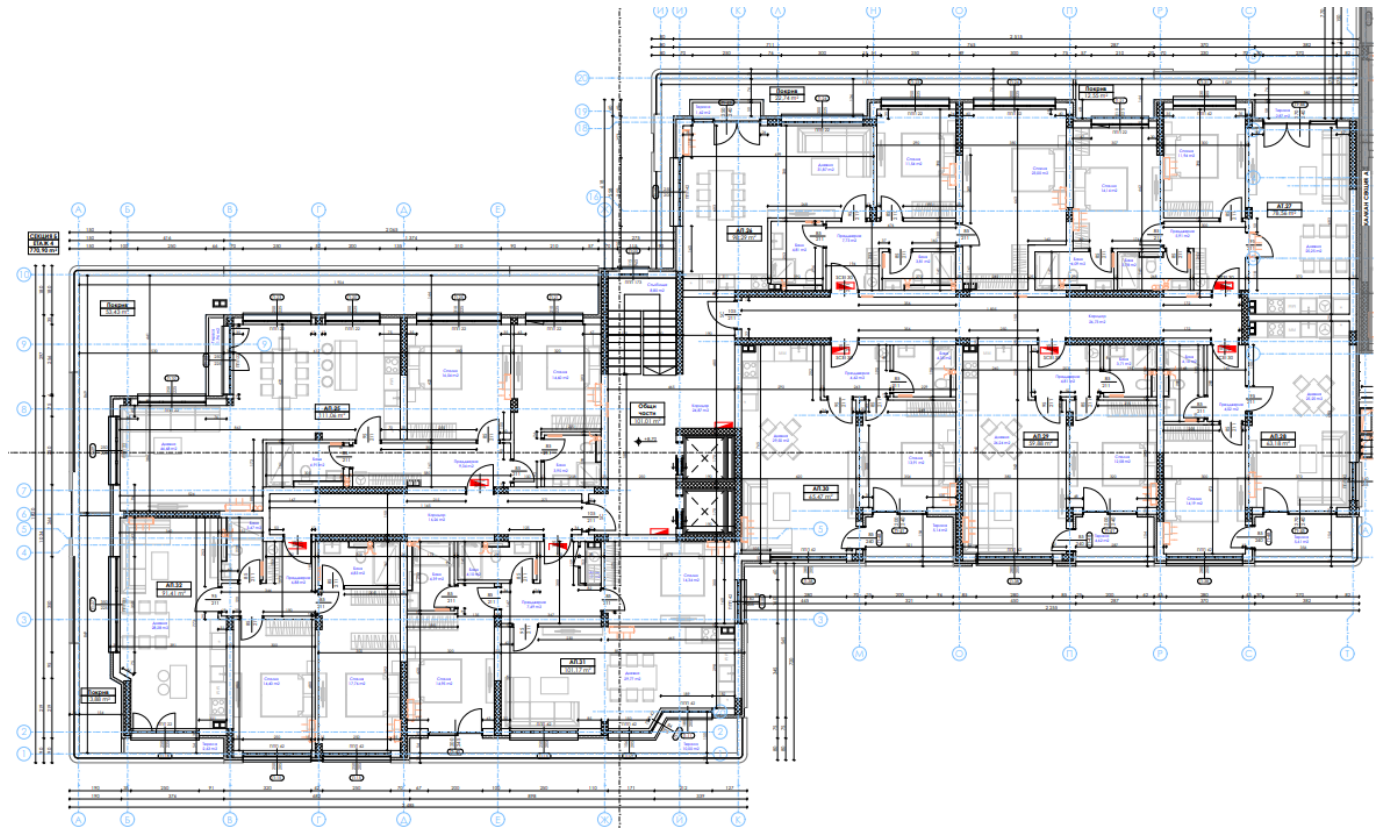
Apartment 24 105,16 m²
2 Bedroom

Terrace 6,12 m²



BUILDING B, Floor 4

9 Apartments



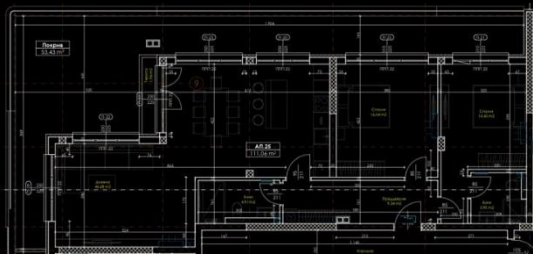
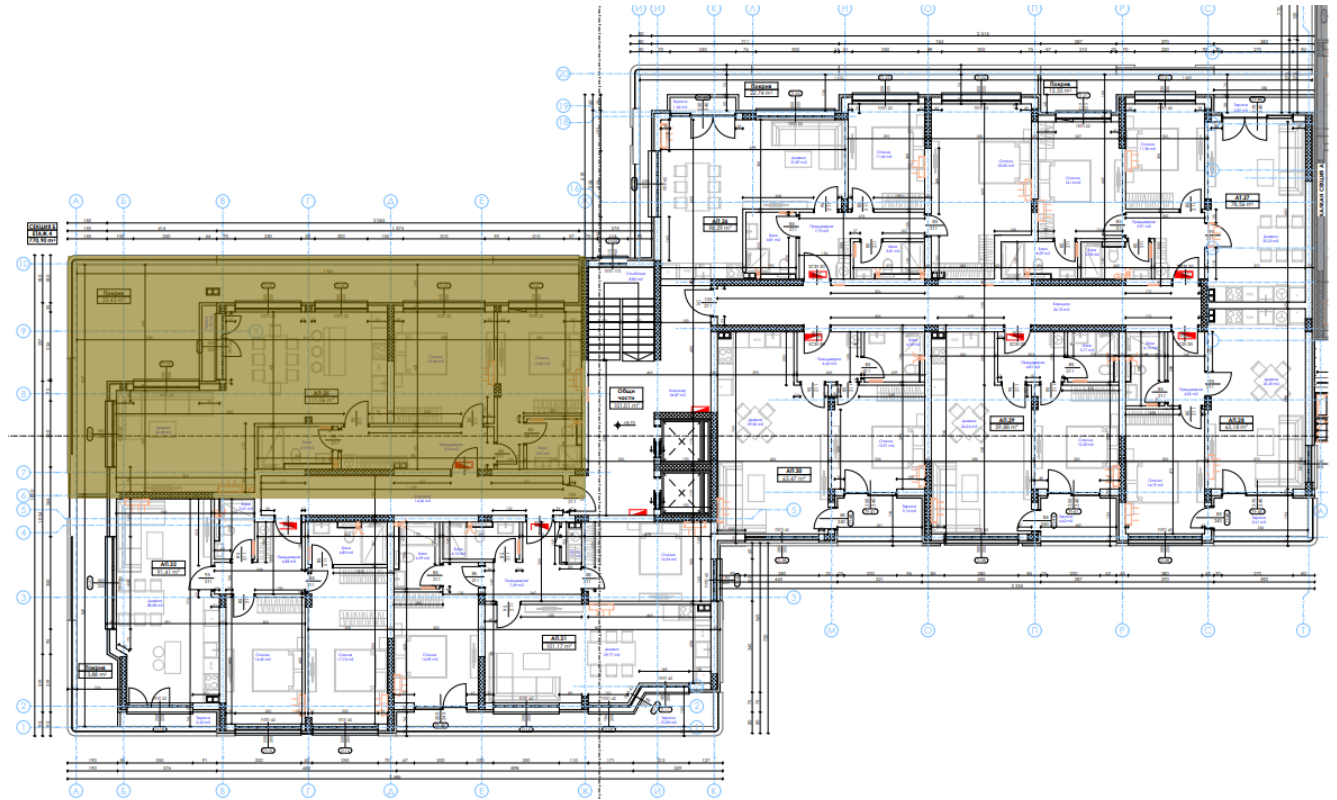
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HILLS VIEW

Apartment 25 111,06 m²
2 Bedroom

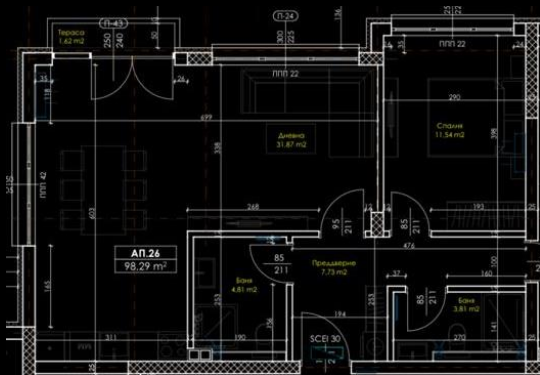
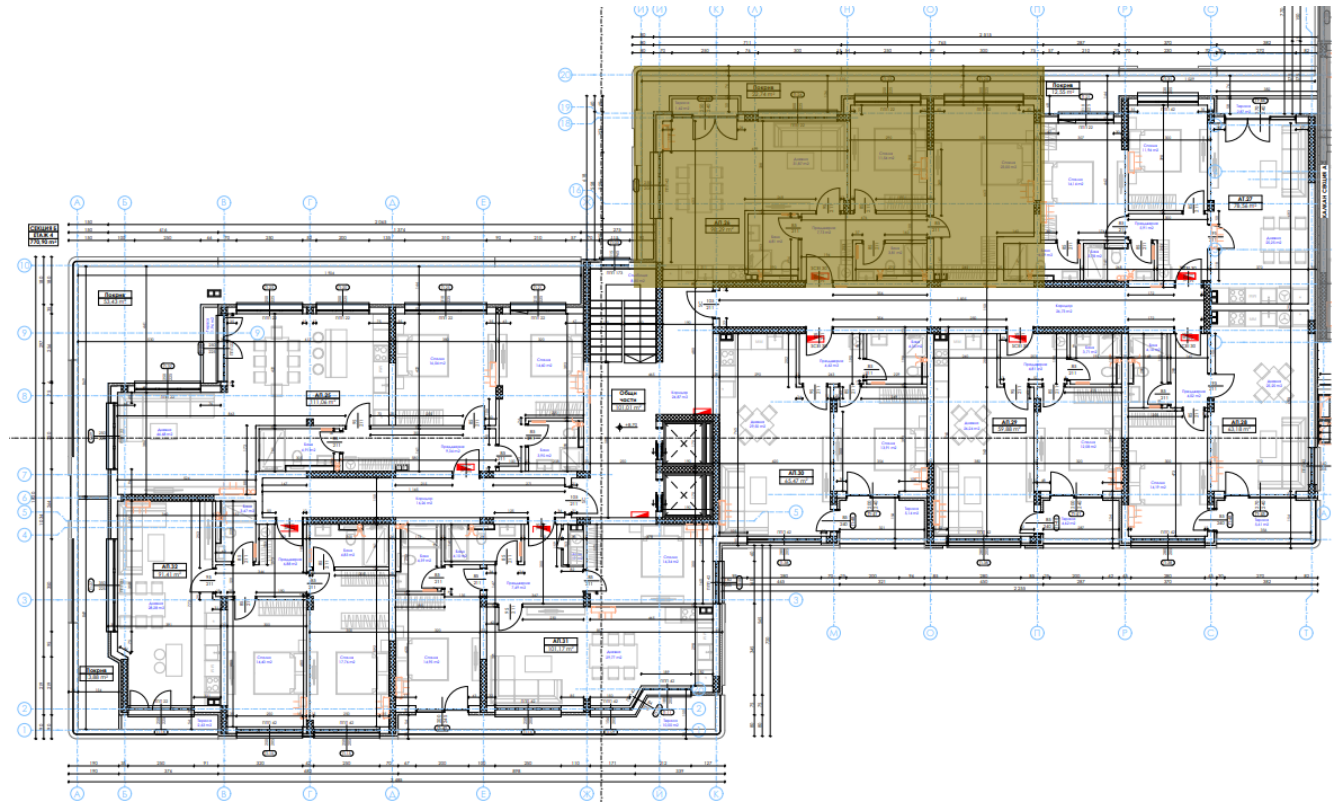
Terrace 1,96 m²



HILLS VIEW

Apartment 26 98,29 m²
2 Bedroom

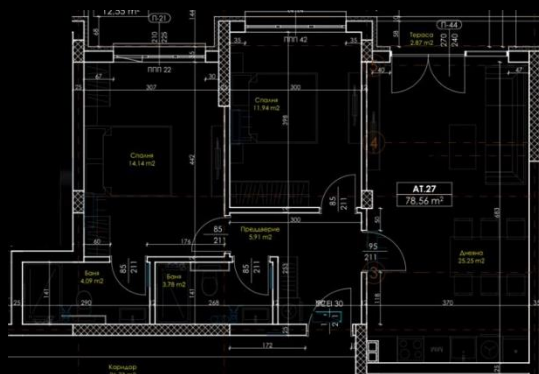
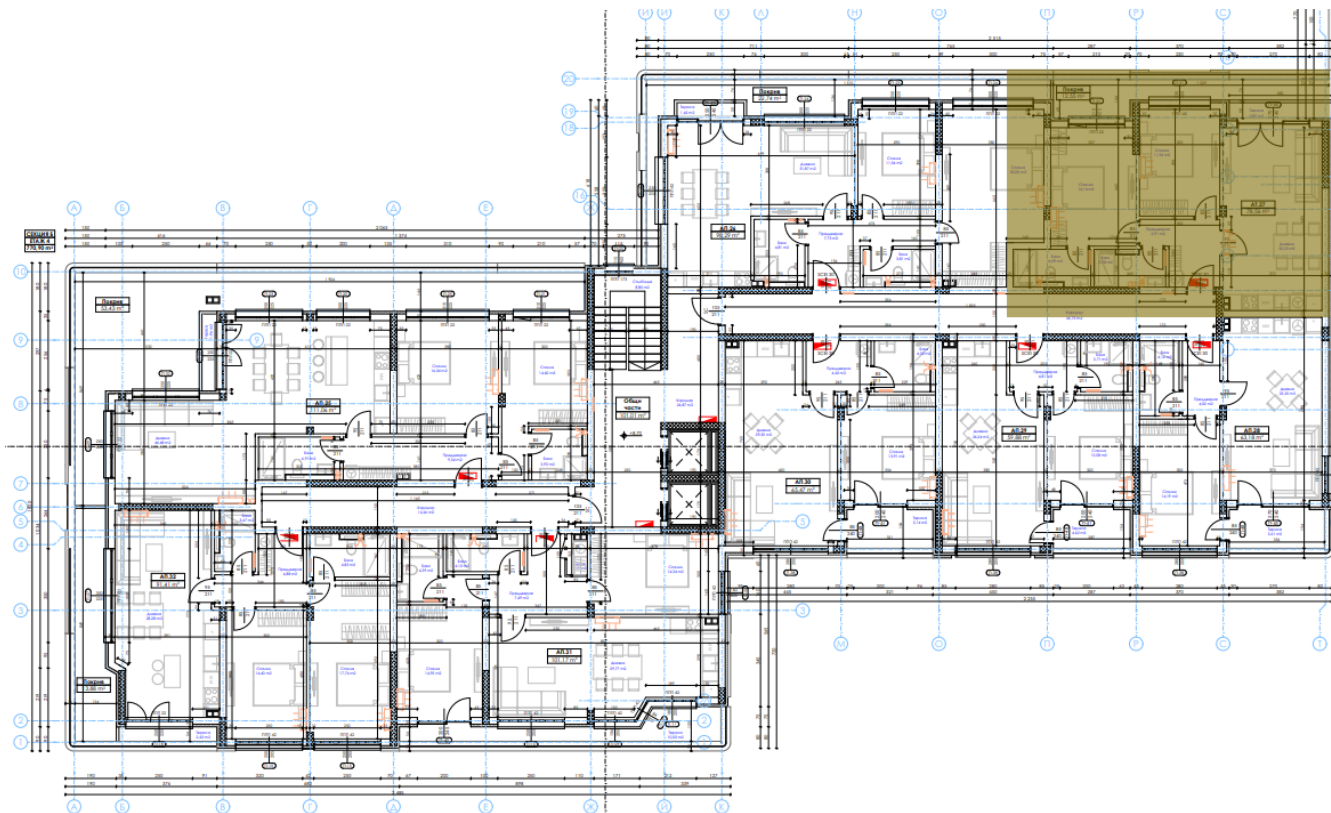
Terrace 1,62 m²



HILLS VIEW

Apartment 27 78.56 m²
2 Bedroom

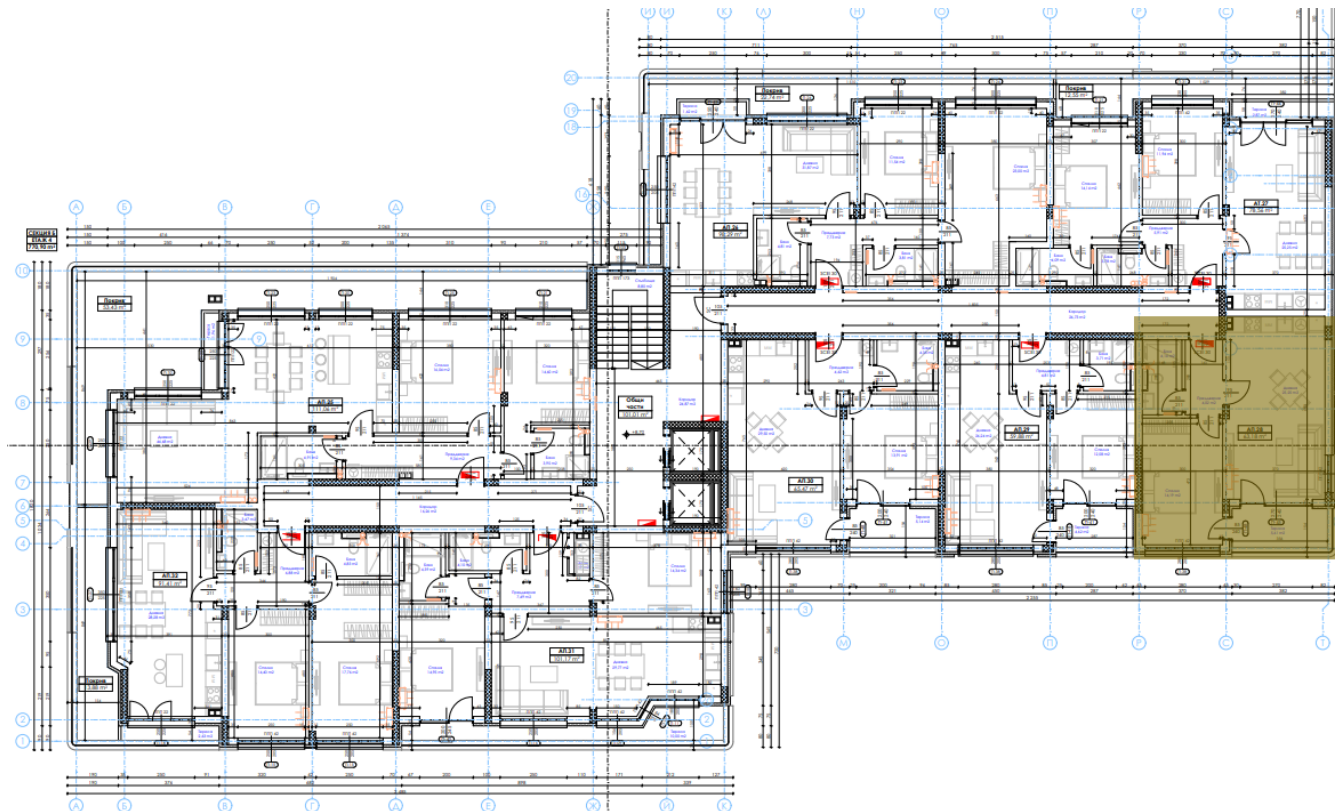
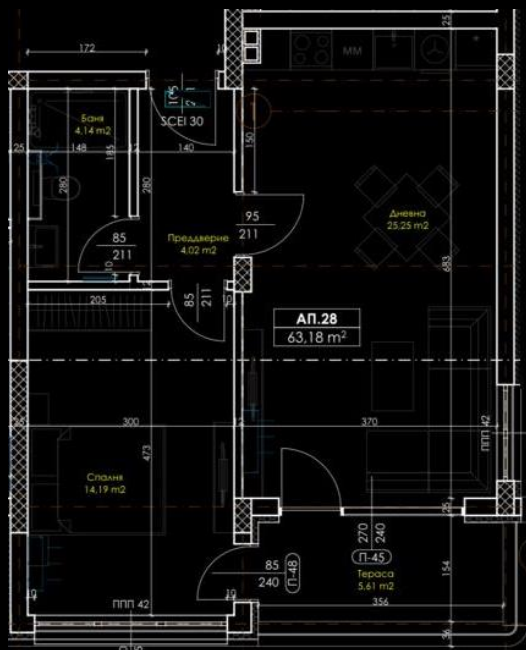
Terrace 2.67 m²



HILLS VIEW

Apartment 28 63,18 m²
1 Bedroom

Terrace 5,61 m²

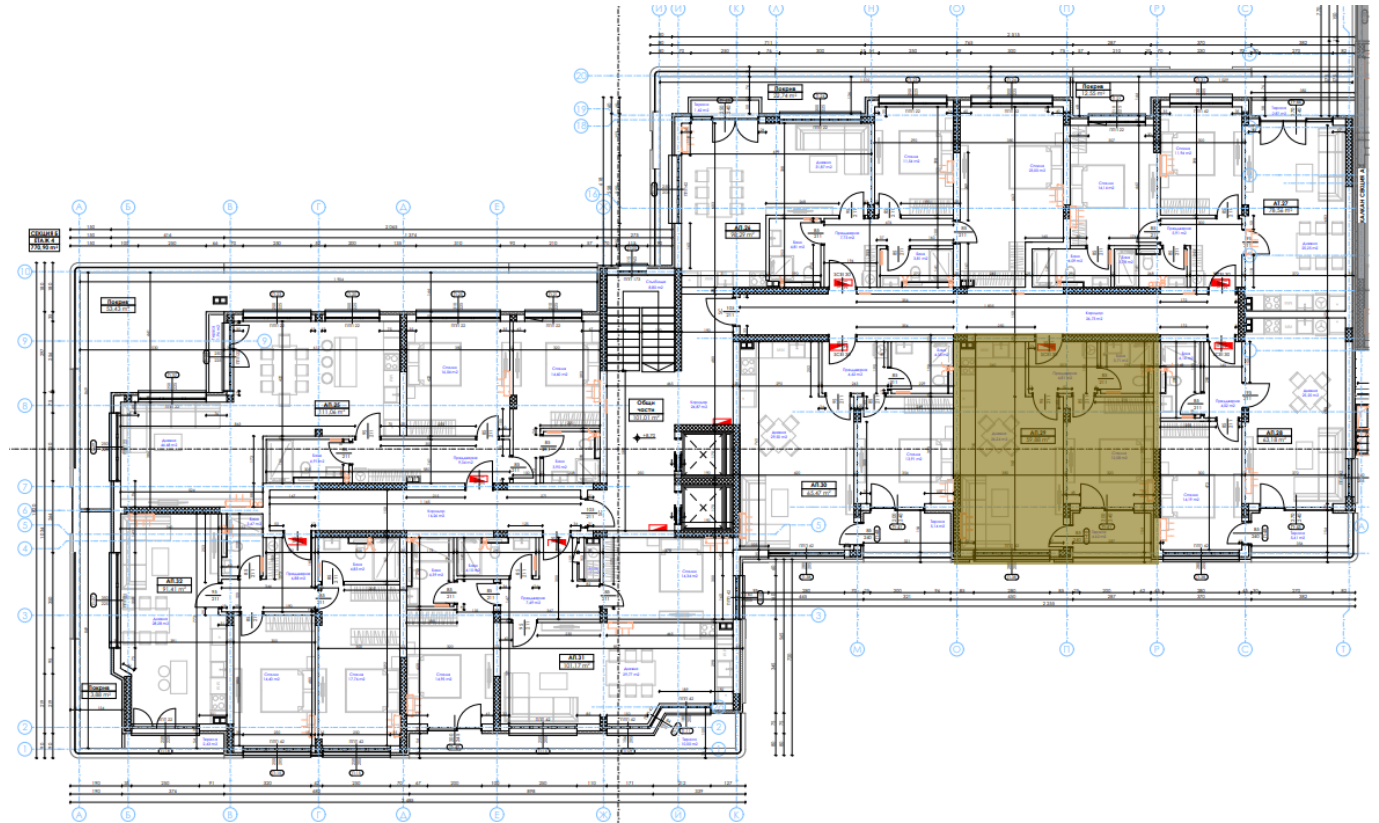
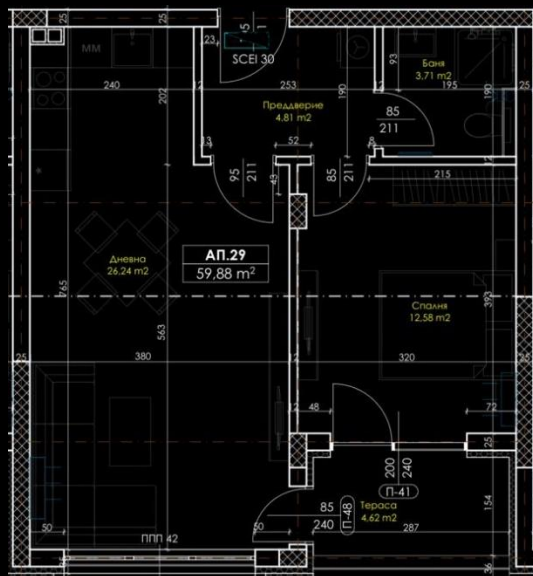


HILLS VIEW

Apartment 29 59.88 m²

1 Bedroom

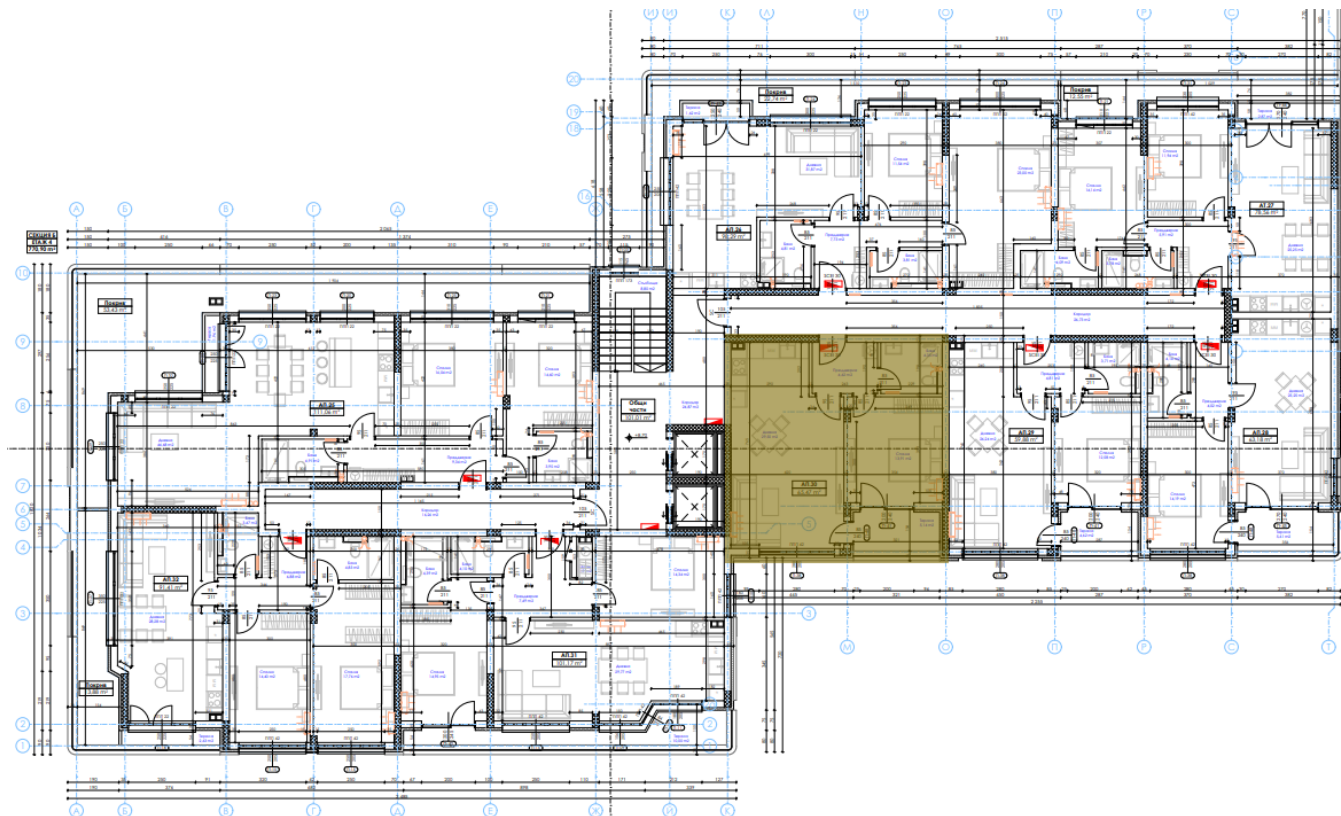
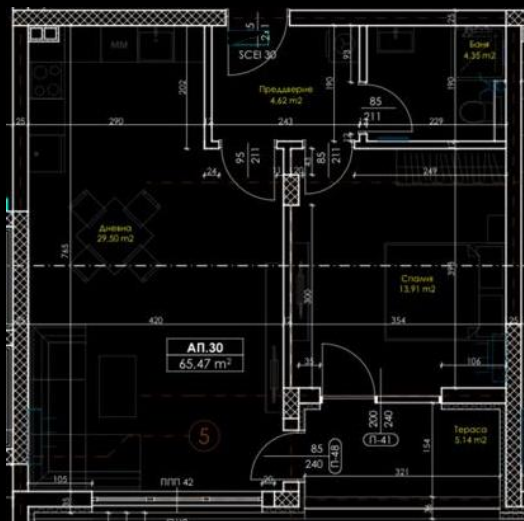
Terrace 4.62 m²



CITY VIEW

Apartment 30 65.47 m²
1 Bedroom

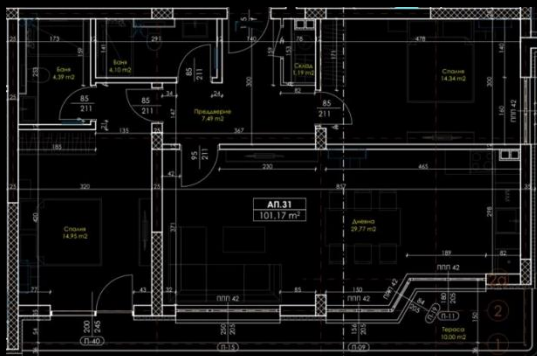
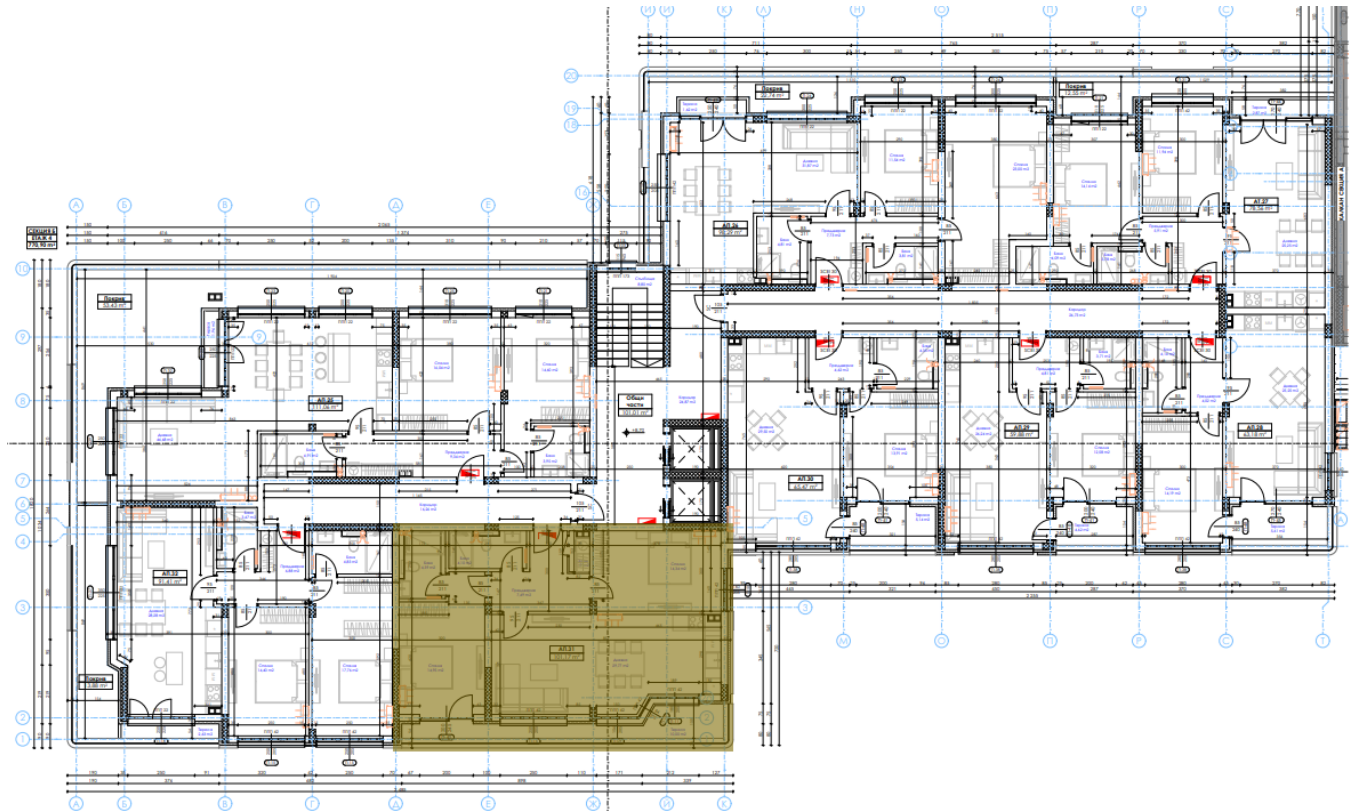
Terrace 5.14 m²



CITY VIEW

Apartment 31 101,17 m²
2 Bedroom

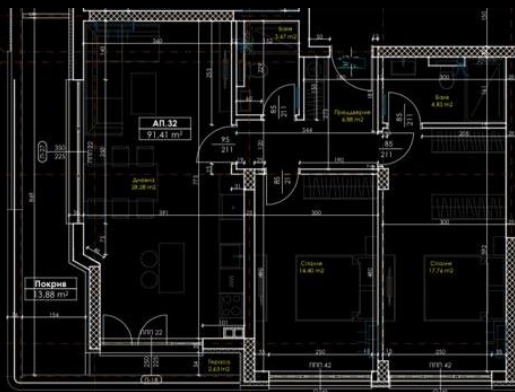
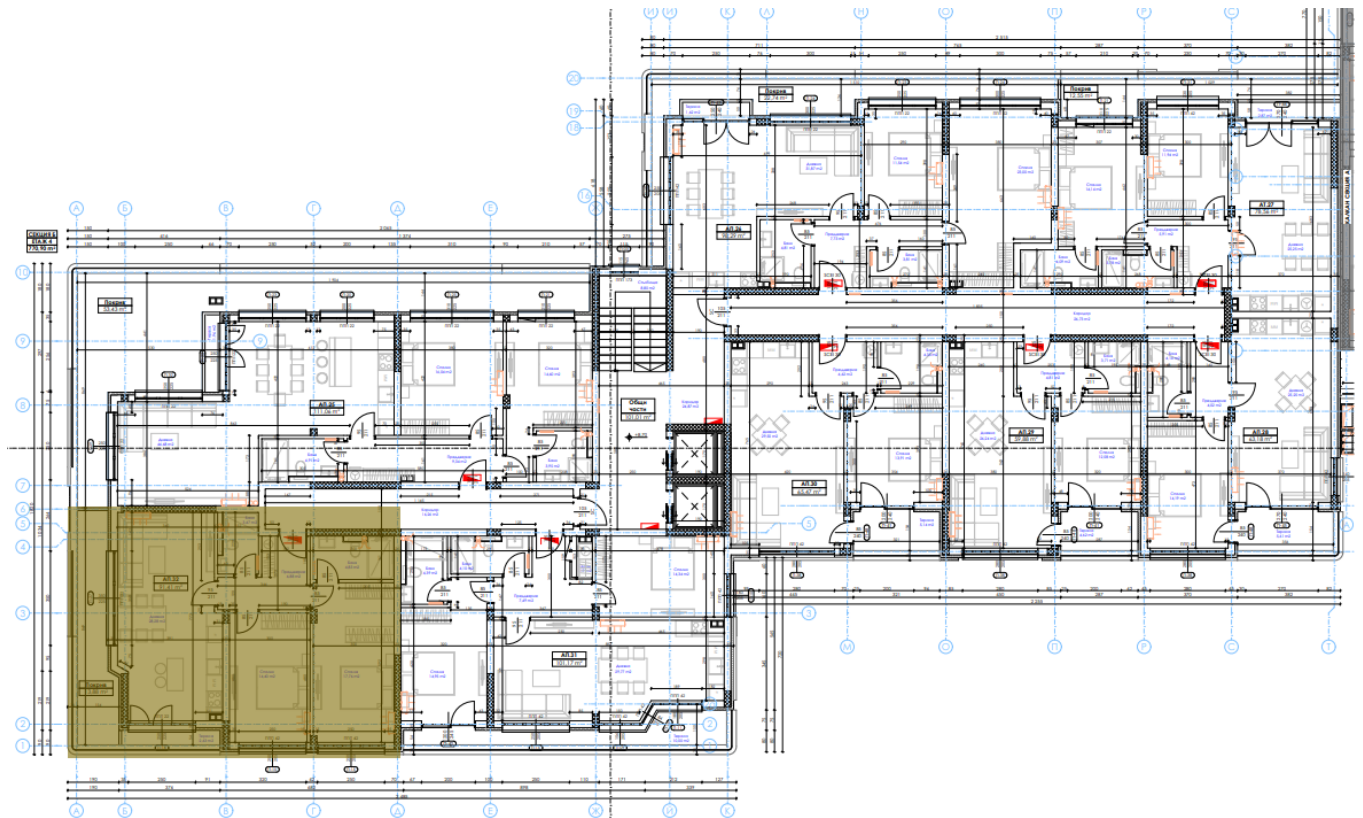
Terrace 10,00 m²



CITY VIEW

Apartment 32 91,41 m²
2 Bedroom

Terrace 2,43 m²





Constructions and installation solutions

The construction of the building is monolithic reinforced concrete with external walls and internal partition walls made of ceramic blocks. 10 cm of thermal insulation of the external walls from EPS is planned. The installation solutions should be seen in the relevant parts of the project documentation - Plumbing, Electrical, HVAC. The roof of the buildings is flat. The evacuation zones and solutions comply with the fire regulations and are discussed in detail in the section "Fire Safety and Evacuation". The doors comply with the requirements of the Fire Safety Regulation. The fire requirements should be seen in the project under the section "Fire Safety and Evacuation".

Interior and exterior

The facade has clean volumes and shapes, typical of residential construction. The materials used are silicone plasters. The windows have PVC joinery with double glazing and colorless glass. The terraces are designed with glass railings. The necessary thermal and waterproofing are provided, in accordance with current regulations.



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