

The Kniajevo Guide

- Early stages of property development in the area
- 15 minutes to downtown; 25 minutes to the Simeonovo Ski Gondola Lift
- Walking distance to the Vitosha Mountains National Park

As with most of Sofia's modern-day suburbs, such as Boyana, Simeonovo, etc. Kniajevo is a former village nested in the foothills of the Vitosha and Lulin mountains. It allows access to the city from the South West, and enjoys the clear mountain air coming through the Vladaya pass due to the lack of any heavy industrial activities.

Knjajevo was formerly known as Bali Effendi, after a 16th century Turkish holy man whose grave can still be found at the Orthodox Saint Elias church there. It's a curious fact that several centuries after his death, Bali Effendi is still venerated as a saint by both Muslim and Christian communities. Knjajevo retains its current name since 1881 in honor of Kniaz (Prince) Alexander Battenberg, the first monarch of the newly independent Bulgaria.

Knjajevo's proximity both to the city center (about 8km) and to the Vitosha mountains made it a place of choice for the new middle class to build their secondary residences since the early days of the 20th century.

The Knjajevo Tramway Line No. 5 was inaugurated in 1901 and it is still in operation. It takes 20 minutes to get to downtown from our property with a 0.70lv ticket (€0.35). The transit time by car is about 15 minutes in rush hour traffic.

Property prices in Knjajevo are following the uptrend pattern as are all Sofia's districts but remain still 15-20% below the levels of neighboring Boyana. Due to the limited supply of building land in Boyana many expect new builds in Knjajevo to reach €850-1000 per sq. m . over the next 12 months (finishing works and VAT excluded).

The Sofia municipality has reaffirmed its intention to keep the ecological and recreational profile of Knjajevo: no high-rises, no polluting industrial activities will be allowed. Building permits were issued for a Spa center and residential buildings. However most of the existent residences are detached one-family houses with yards. The concept of the "urban resort" we are offering is quite new and unique. It combines comfortable residential units, carefully landscaped surroundings over a 2000 sq. m. private park and unobstructed mountain views.

Other growing benefits to the property market in the area:

- municipality-sponsored reconstruction project of Tsar Boris III Boulevard
- further extension of the Sofia Metro System
- available natural gas infrastructure

More Pictures from Knjajevo:

Winter Landscape

Houses

Mountain View