

NVW NORTH
WATERFRONT

Naomi 3



Key Features

Naomi 3 naturally continues the concept of the seventh North Waterfront Neighborhood - a space designed for thoughtful urban living.

At the center of the neighborhood unfolds a Pocket Park - an intimate green retreat featuring a basketball court and a dedicated children's play area. Thoughtful design brings every element into harmony, creating a Neighborhood that balances refined living with everyday functionality.

The architecture of the neighborhood establishes a subtle balance between privacy and community engagement. Here, personal space naturally coexists with the opportunity to be part of a dynamic, contemporary community - within the evolving ecosystem of North Waterfront.

7-9 Floors

4 Lobbies

142 Apartments



Perfectly connected

35 mins
From the
Airport

15 mins
From the
National Library

25 mins
From the
City Center

30 mins
From the
Railway Station

1 min
From the
Ring Road

10 mins
From the
Sports Palace



Location

The path to a blissful life is paved comfortably with North Waterfront's highly accessible location.



Building and its surroundings

- extensive private courtyard-park
- the Pocket Park and Green Trails nearby
- medical center nearby
- 5-min drive to the Lakeside Park
- 2-min walk to the Food Point
- facade - decorative plaster finish

- energy saving aluminum profiles for the windows and balcony doors
- balconies with metal balustrades
- private ground floor terraces
- accessible for people of determination
- underground waste disposal system



Building amenities

Parking

- outdoor parking available near the building
- multi-level car park nearby
- bike box

Courtyard

- private outdoor courtyard
- 2 512 m² of landscaped area
- children's play area
- lounge zones

Common areas

- styled residential hallways
- dedicated storage for strollers and pet paw-washing facilities
- relaxation area in lobbies

Basement level

- individual storage rooms allocated to each apartment



Apartments

Naomi 3 offers a carefully curated collection of residences, ranging from elegant one-bedroom apartments to spacious four-bedroom family homes with private terraces.

- enhanced floor plans maximizing effective space utilization
- dedicated laundry room
- floor-to-ceiling windows providing plenty of natural light
- ceiling height of 2,7 meters



Installment payment plan

We offer our customers a selection of the finest financial plans & conditions, allowing them to opt for the most convenient payment method. The cost of the flat remains consistent whether purchased through installments or credit.

Unmatched installments from the developer

A down payment of 50% is required, with the remaining amount payable in monthly installments of 10%.

Exclusive credit terms from MTBank

A loan term of up to 30 years is available, covering up to 90% of the apartment's value. During the initial 12 months, the interest rate is 0.99%, thereafter adjusting to 15.824% (floating rate linked to the overnight rate of the NBRB). Early repayment is permitted without any penalties or commissions.

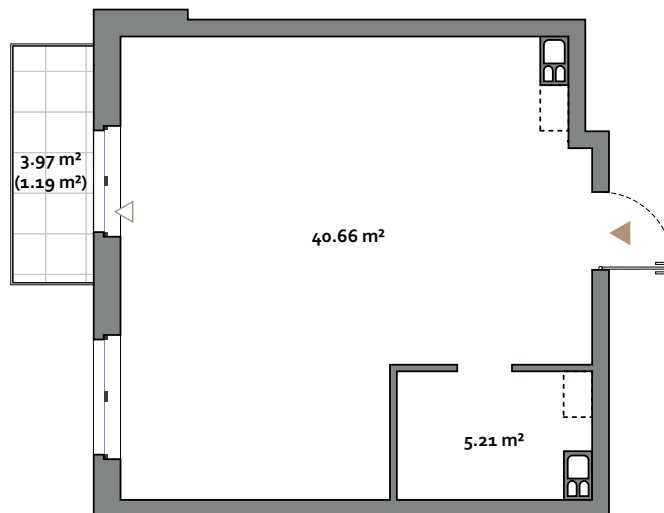
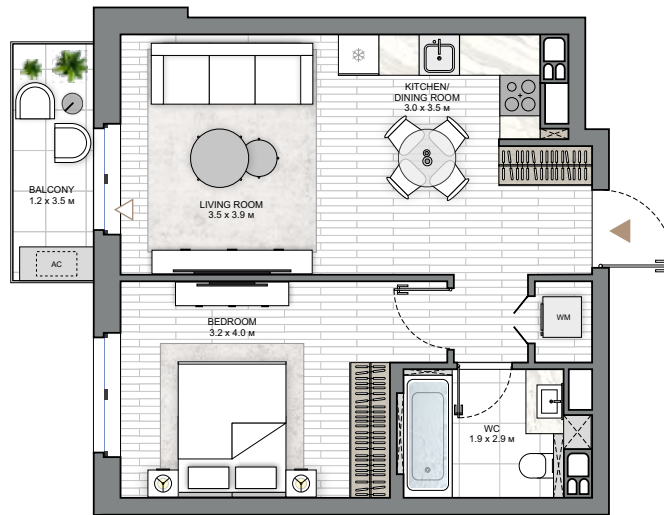
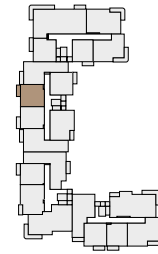


Naomi 3

1 BEDROOM TYPE A

APARTMENT AREA 43.43 - 45.87 m²
 BALCONY AREA 3.97 (1.19 m²) - 4.01 (1.20 m²)
 NET AREA 44.02 - 47.06 m²

KEY PLAN 2-7 FLOORS



Disclaimer

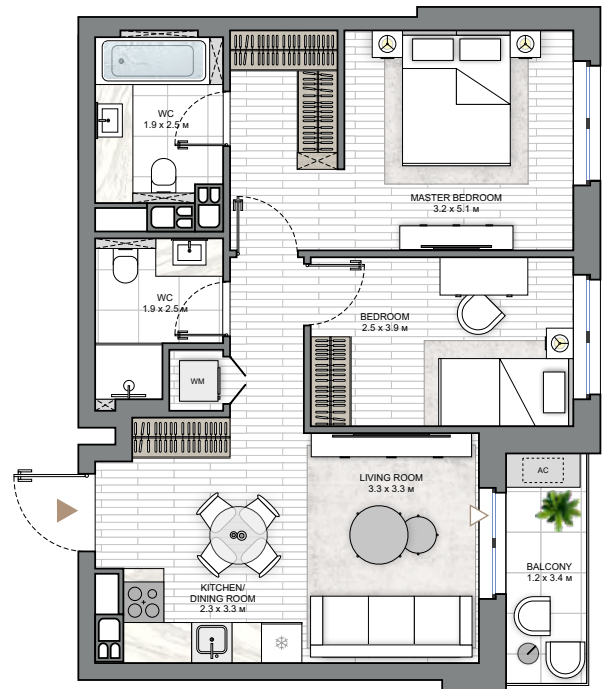
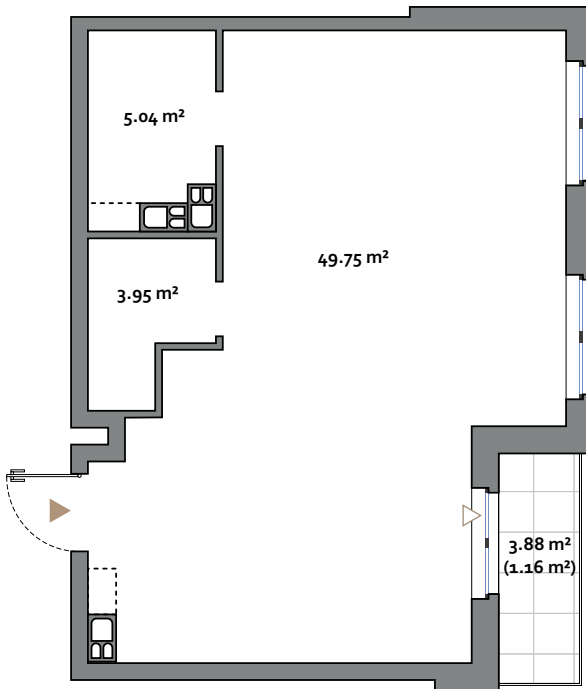
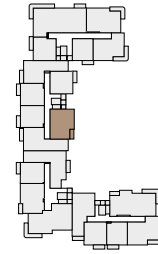
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.
5. The dashed line indicates the possible location for installing the utility lines (not performed during construction).

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2 BEDROOM(S) TYPE A

APARTMENT AREA 58.74 - 59.34 m²
 BALCONY AREA 3.88 (1.16 m²) - 3.89 (1.17 m²)
 NET AREA 59.90 - 60.51 m²

KEY PLAN 2-7 FLOORS



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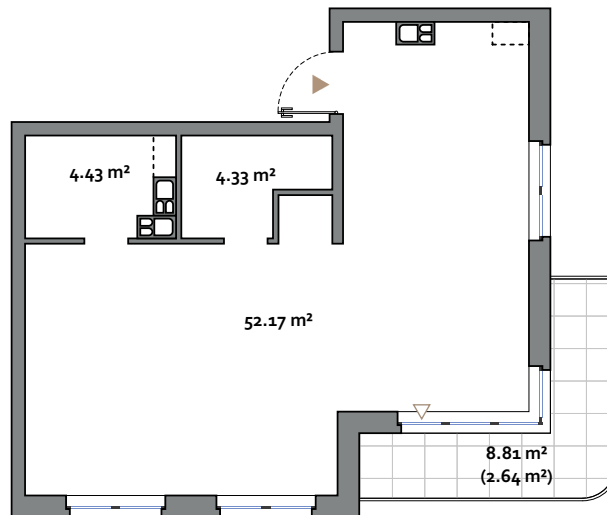
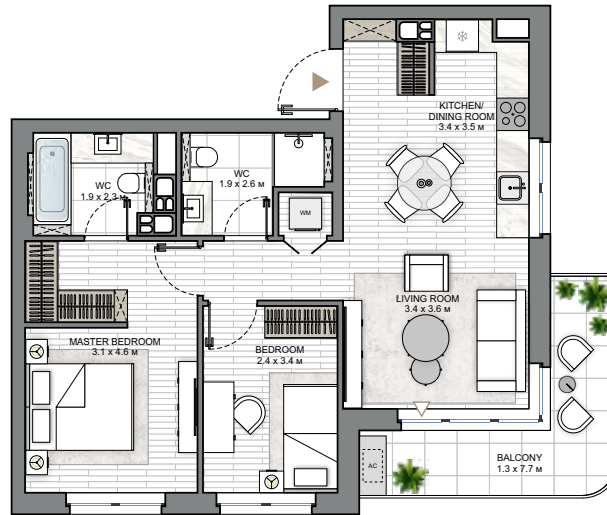
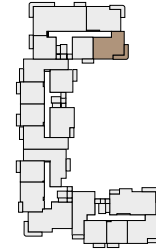
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2 BEDROOM(M) TYPE A

APARTMENT AREA 60.93 m²
 BALCONY AREA 8.81 (2.64 m²)
 NET AREA 63.57 m²

KEY PLAN 2-7 FLOORS



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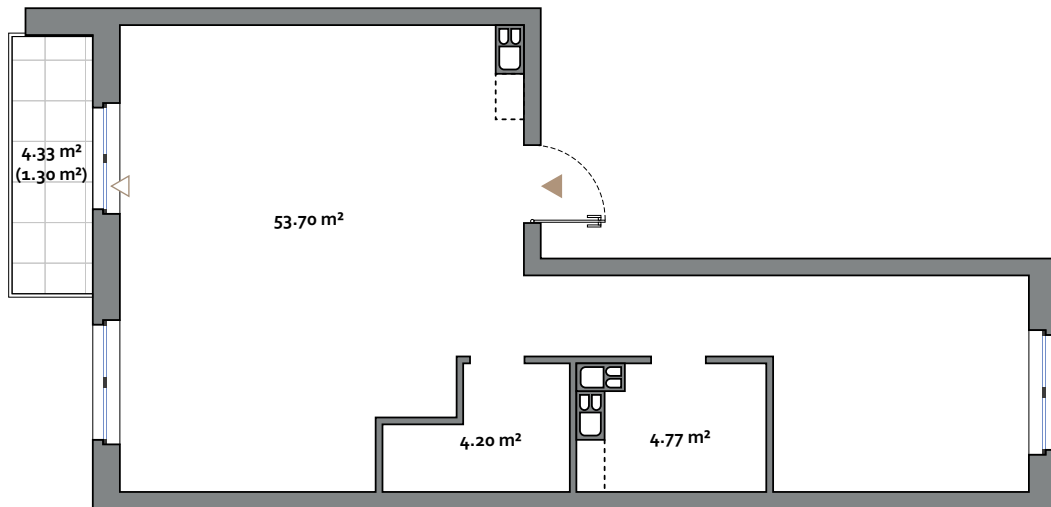
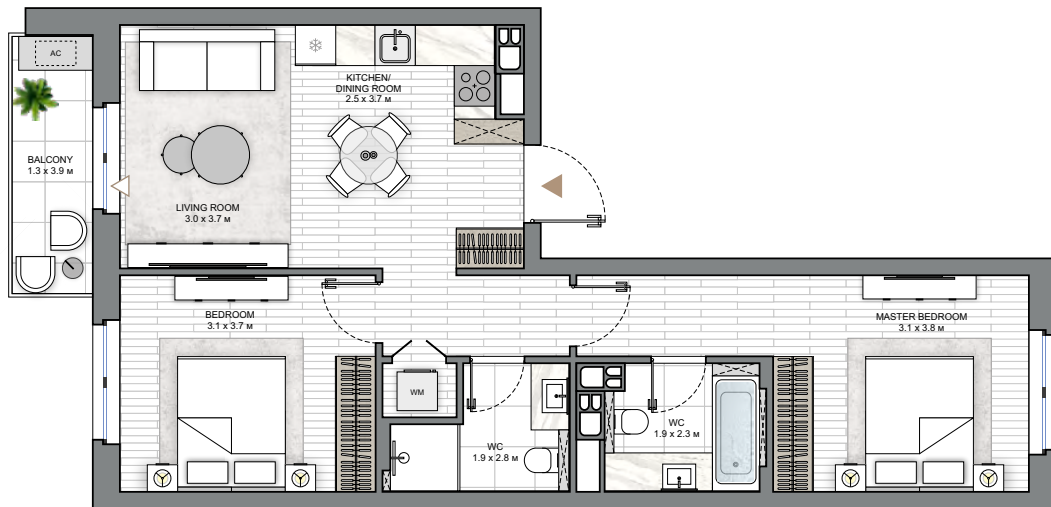
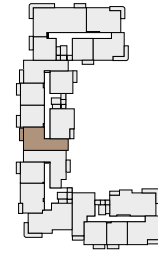
2
BEDROOM

Naomi 3

2 BEDROOM(M) TYPE B

APARTMENT AREA62.67 - 63.07 m²
 BALCONY AREA4.30 (1.29 m²) - 4.33 (1.30 m²)
 NET AREA63.07 - 63.96 m²

KEY PLAN 2-7 FLOORS



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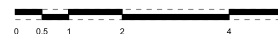
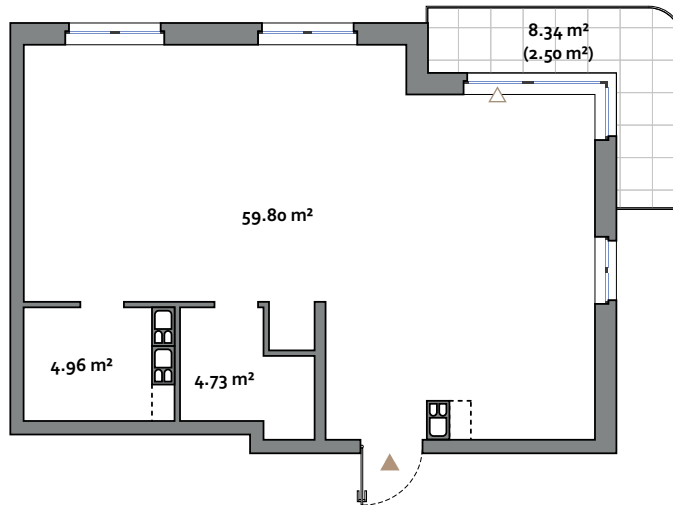
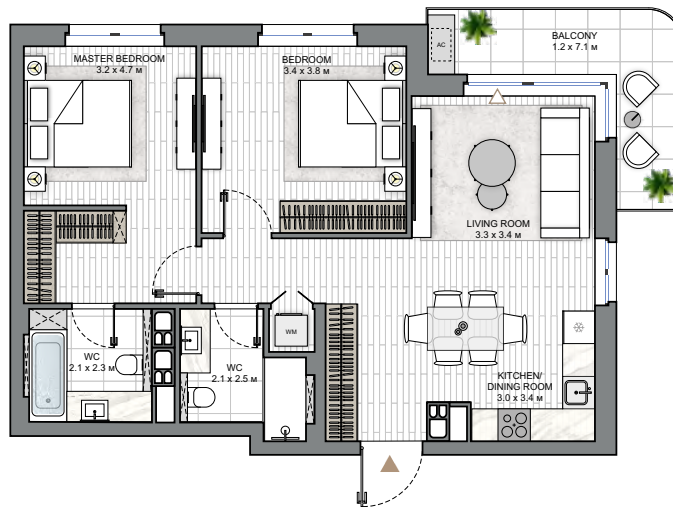
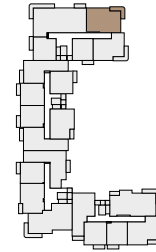
2
BEDROOM

Naomi 3

2 BEDROOM(L) TYPE B

APARTMENT AREA 69.49 - 70.38 m²
 BALCONY AREA 8.31(2.49 m²) - 8.34(2.50 m²)
 NET AREA 70.38 - 71.99 m²

KEY PLAN 1-7 FLOORS



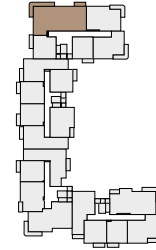
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4
BEDROOM

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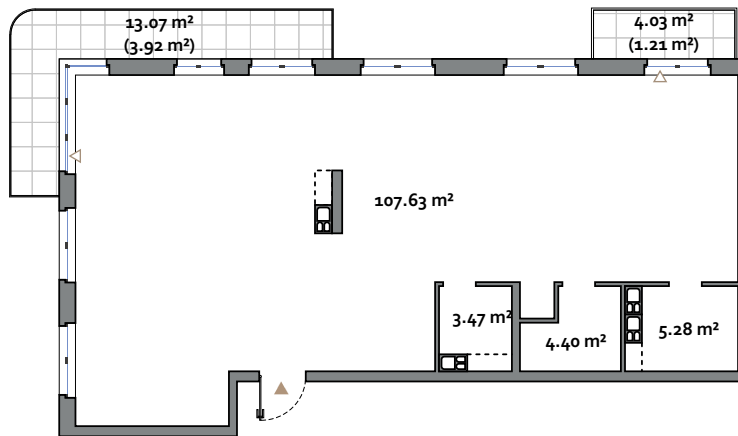
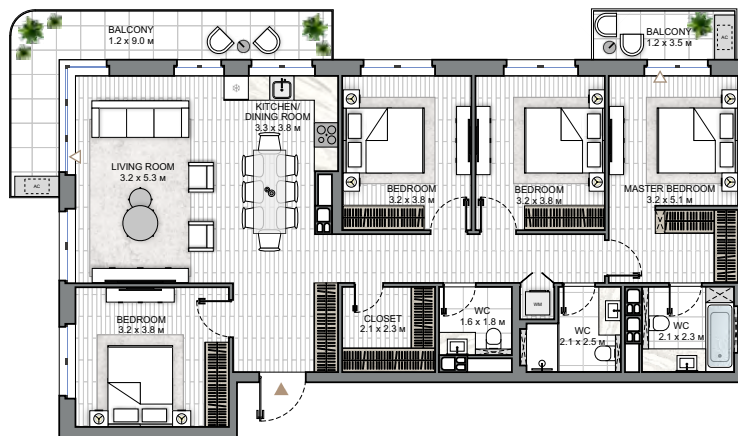
KEY PLAN 1-7 FLOORS



LAKESIDE PARK
→

4 BEDROOM TYPE A

APARTMENT AREA 120.78 - 121.22 m²
 BALCONY AREA 17.10 (5.13 m²) - 17.19 (5.16 m²)
 NET AREA 121.22 - 125.94 m²



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NORTHWATERFRONT.BY



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