

NW NORTH  
WATERFRONT

# Naomi 4



# Key Features

Naomi 4 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

3 Lobbies

104 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
- 5-min walk to the Pocket Park and Green Trails
- 5-min drive to the Lakeside Park
- 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 m<sup>2</sup> 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 4 offers a wide selection of residences: from private one-bedroom to spacious four-bedroom apartments with large terraces.

Carefully considered floor plans bring together refined proportions, intuitive functionality, and a remarkable sense of lightness. Designed to enhance everyday living, these spaces offer an atmosphere of effortless comfort and quiet sophistication, where a sense of balance and well-being becomes part of daily life.

- 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.

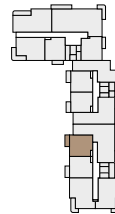


# Naomi 4

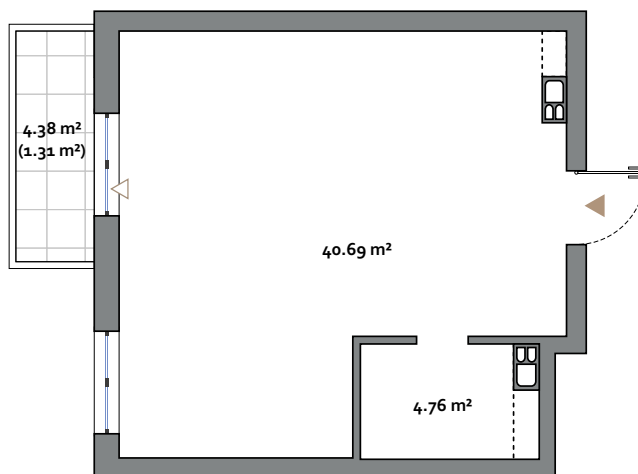
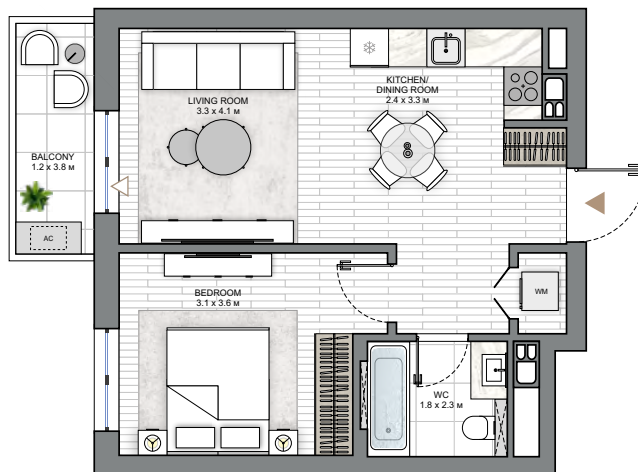
## 1 BEDROOM TYPE A

APARTMENT AREA ..... 42.33 - 45.45 m<sup>2</sup>  
 BALCONY AREA ..... 4.25 (1.28 m<sup>2</sup>) - 10.39 (3.12 m<sup>2</sup>)  
 NET AREA ..... 42.33 - 49.15 m<sup>2</sup>

KEY PLAN 1-7 FLOORS



LAKESIDE  
PARK  
→



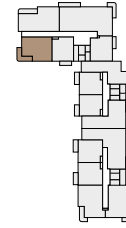
### Disclaimer

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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).

2  
BEDROOM

# Naomi 4

KEY PLAN 1-9 FLOORS

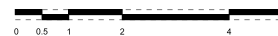
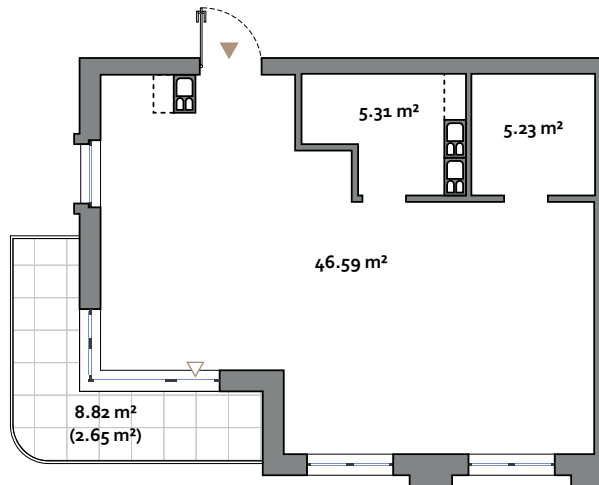
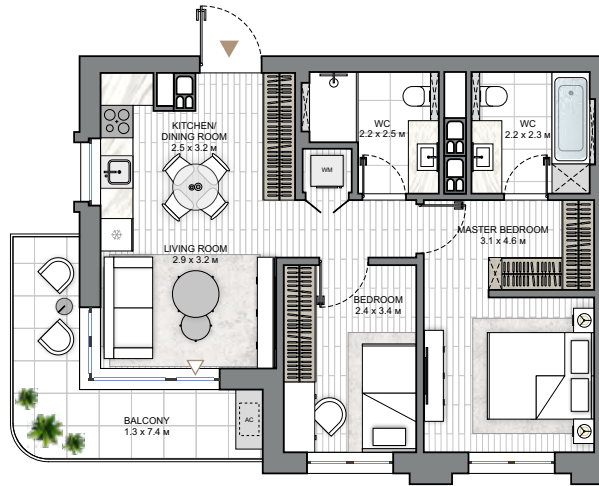


LAKESIDE PARK



## 2 BEDROOM(S) TYPE MB

APARTMENT AREA ..... 57.13 - 58.00 m<sup>2</sup>  
 BALCONY AREA ..... 8.77 (2.63 m<sup>2</sup>) - 11.43 (3.43 m<sup>2</sup>)  
 NET AREA ..... 59.76 - 61.43 m<sup>2</sup>



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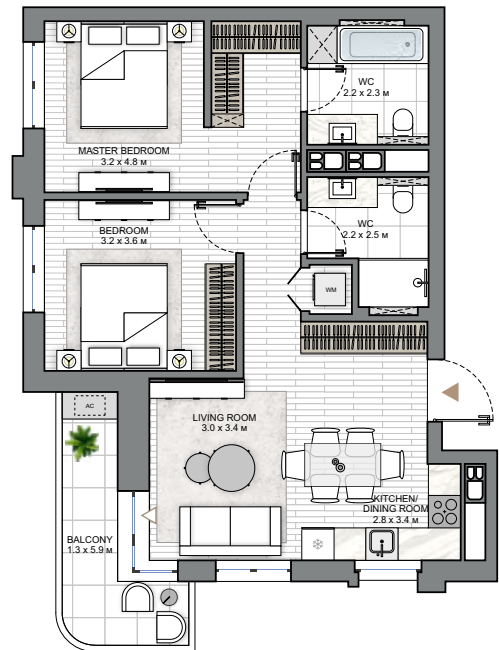
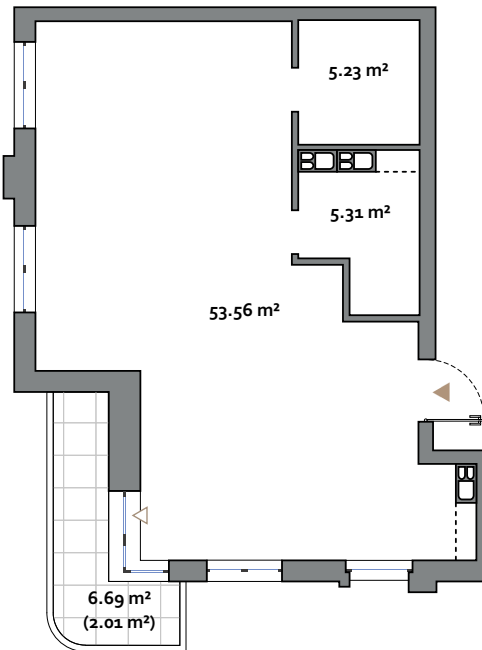
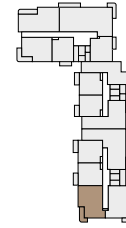
2  
BEDROOM

# Naomi 4

## 2 BEDROOM(M) TYPE C

APARTMENT AREA .....64.10 - 64.94 m<sup>2</sup>  
 BALCONY AREA .....6.43 (1.93 m<sup>2</sup>) - 6.69 (2.01 m<sup>2</sup>)  
 NET AREA .....64.94 - 66.13 m<sup>2</sup>

KEY PLAN 1-7 FLOORS



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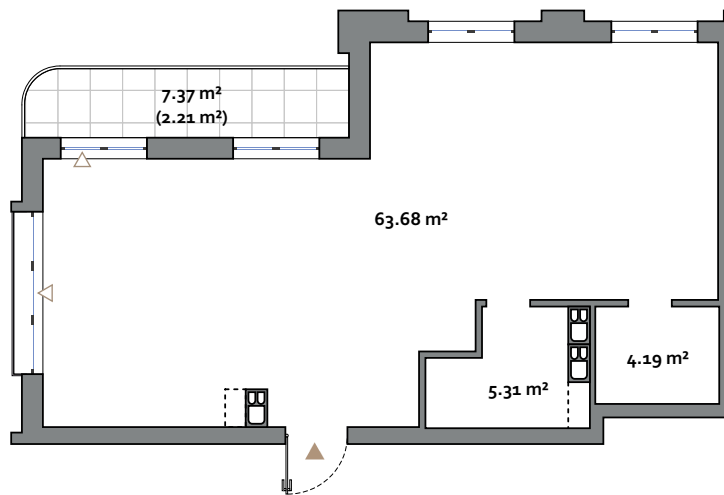
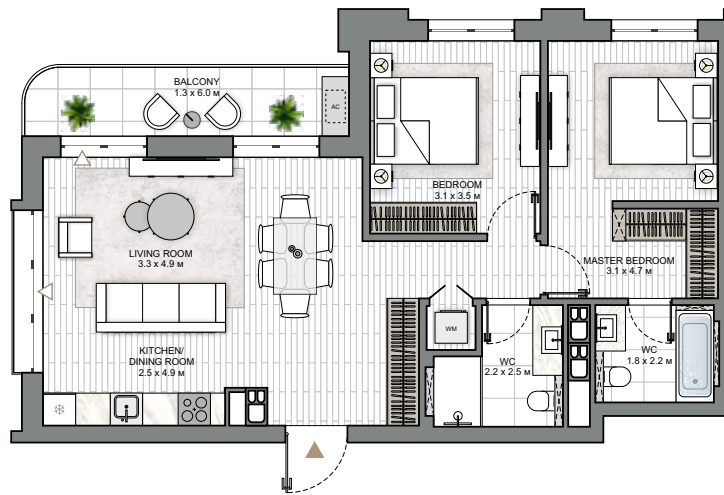
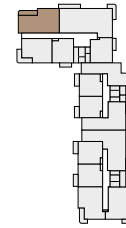
2  
BEDROOM

# Naomi 4

## 2 BEDROOM(L)

APARTMENT AREA .....73.18 - 74.05 m<sup>2</sup>  
 BALCONY AREA .....7.29 (2.19 m<sup>2</sup>) - 9.02 (2.71 m<sup>2</sup>)  
 NET AREA .....75.37 - 76.76 m<sup>2</sup>

KEY PLAN 1-9 FLOORS



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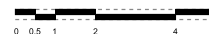
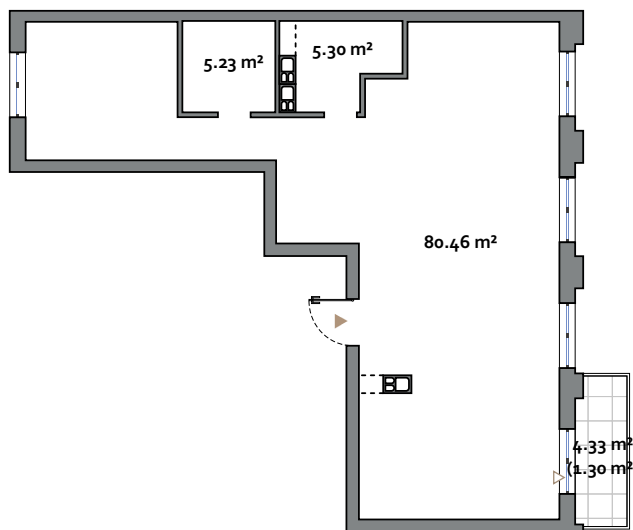
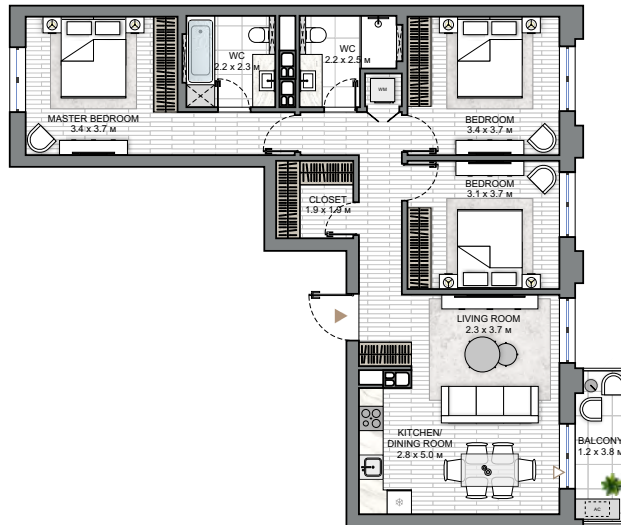
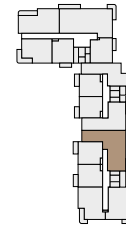
3  
BEDROOM

# Naomi 4

## 3 BEDROOM TYPE A

APARTMENT AREA .....90.99 m<sup>2</sup>  
 BALCONY AREA .....4.33 (1.30 m<sup>2</sup>)  
 NET AREA .....92.29 m<sup>2</sup>

KEY PLAN 2-7 FLOORS



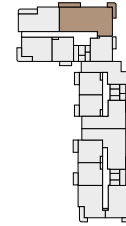
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4  
BEDROOM

# Naomi 4

KEY PLAN 1-9 FLOORS

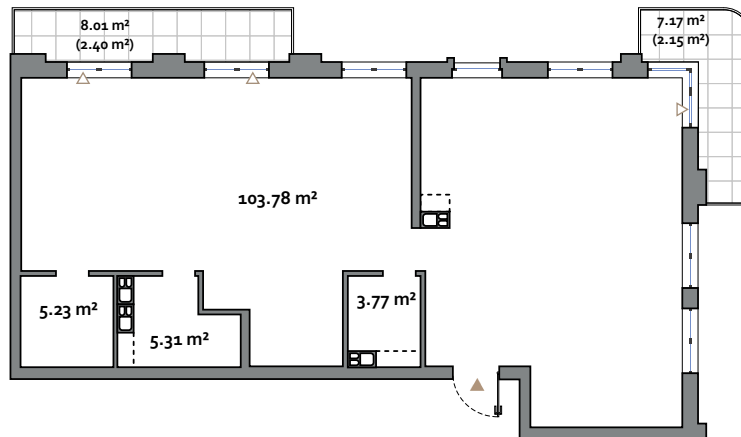
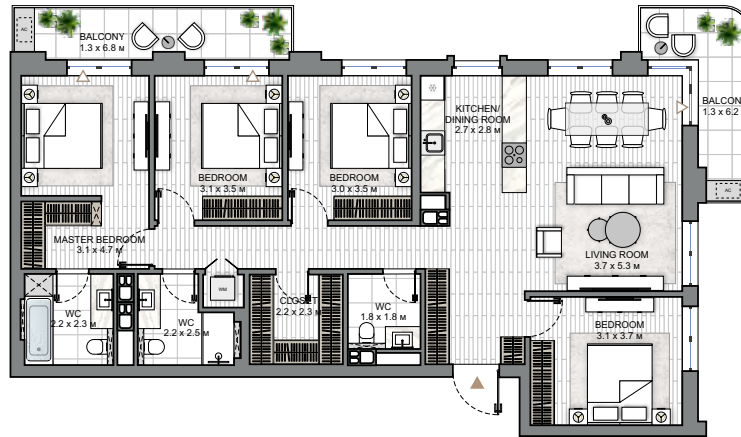


LAKESIDE PARK



## 4 BEDROOM TYPE A

APARTMENT AREA .....118.09 - 118.49 m<sup>2</sup>  
 BALCONY AREA .....15.18 (4.55 m<sup>2</sup>) - 15.49 (4.65 m<sup>2</sup>)  
 NET AREA .....118.49 - 122.74 m<sup>2</sup>



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The Developer reserves the right, at its sole discretion and without prior approval or consent of the client, to amend project solutions, including but not limited to the visual characteristics of the building, landscaping of adjacent territories, small architectural forms, as well as engineering and transport infrastructure and the street and road network, construction and finishing materials, and their actual physical implementation.

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