

District Overview

ж.к. Иван Вазов

София

Report Cutoff: **Oct 15, 2026, 2:29 PM** Generated at: **Oct 15, 2026, 2:29 PM**

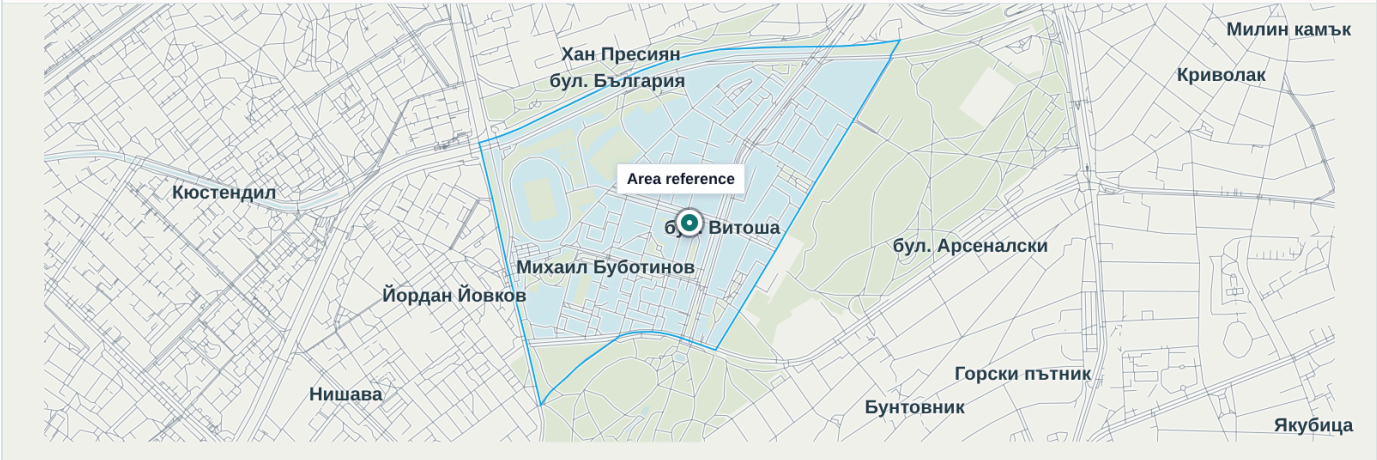
Executive Overview

ж.к. Иван Вазов in София is assessed within its selected boundary using the supported financial evidence below, alongside market levels and mapped neighbourhood context. Against compatible city benchmarks, monthly rent per square metre is above the city benchmark, while gross yield is below it; each comparison uses the same segment and observation period.

Sale Price Per Square Metre	Monthly Rent Per Square Metre	Gross yield
€4,194/m²	€10.02/m²/month	2.87%

Location And Boundary

Selected location, district boundary and mapped streets. An area reference marker identifies the area; property markers retain their stated coordinate precision.



Geographic context frozen with this report. Intelligence generated by PropSight · © OpenStreetMap contributors

District And Market Context

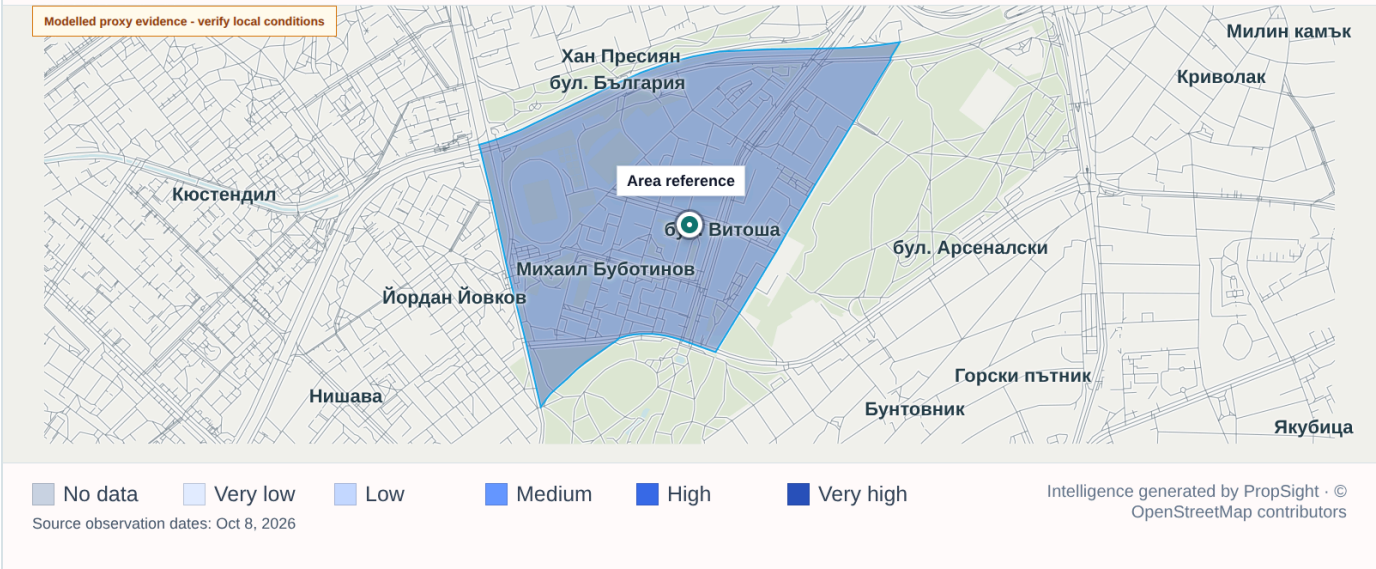
Sale Price Per Square Metre: €4,194/m² (53 reported samples; Oct 8, 2025 - Oct 8, 2026). Monthly Rent Per Square Metre: €10.02/m²/month (53 reported samples; Oct 8, 2025 - Oct 8, 2026). For the same segment and period, the compatible city benchmark is €9.17/m²/month; the signed district difference is +9.27%. Gross yield: 2.87% (106 reported samples; Oct 8, 2025 - Oct 8, 2026). For the same segment and period, the compatible city benchmark is 4.4%; the signed district difference is -34.81%.

Financial Assessment

Metric	Value	Sample	Observation Period
Sale Price Per Square Metre	€4,194/m²	53	Oct 8, 2025 - Oct 8, 2026
Monthly Rent Per Square Metre	€10.02/m²/month	53	Oct 8, 2025 - Oct 8, 2026
Gross yield	2.87%	106	Oct 8, 2025 - Oct 8, 2026

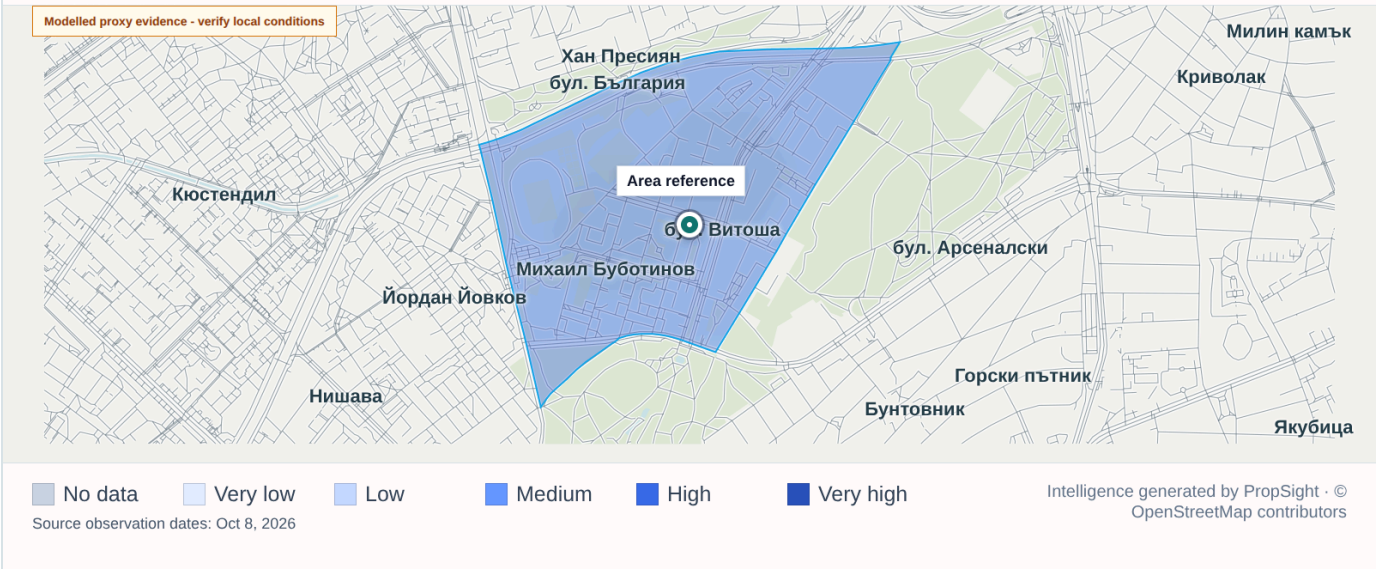
Sale Price Per Square Metre

Sale-price context: colours show relative market bands (0-100), not euro amounts. Local evidence gaps remain uncoloured.



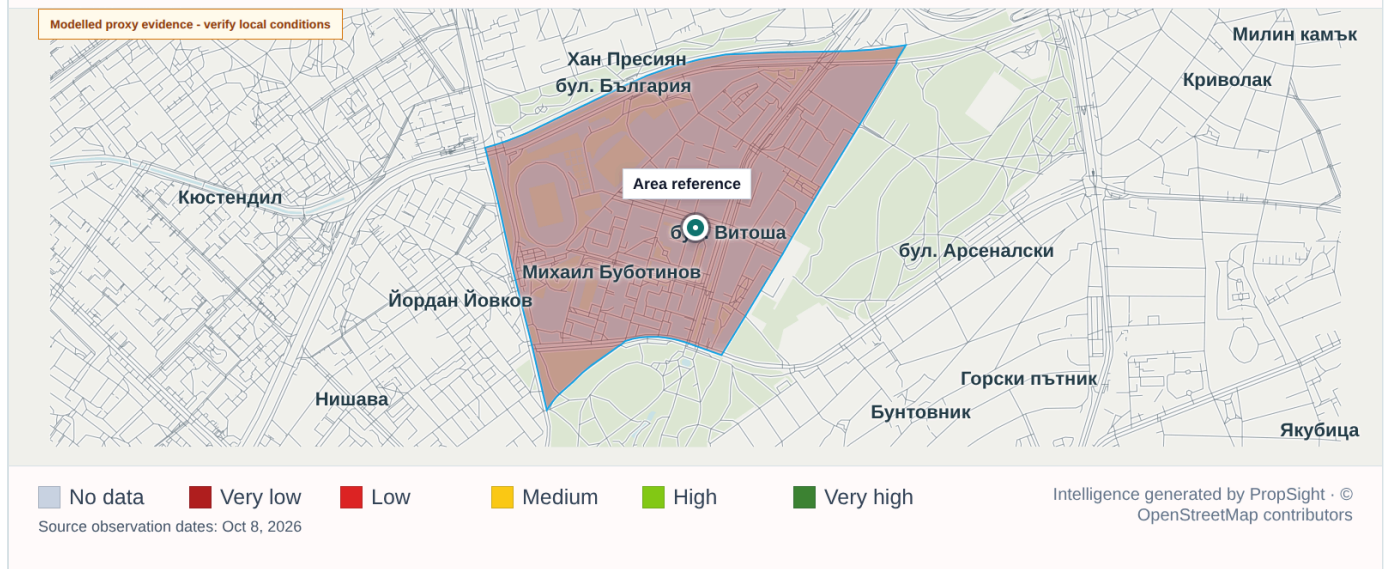
Monthly Rent Per Square Metre

Rent context: colours show relative market bands (0-100). See the financial table for monetary benchmarks and observation periods.



Gross Yield Context

Relative gross-yield bands (0-100); higher is stronger. This is a market proxy, before costs, financing and tax.



Spatial Evidence

Available maps preserve the selected boundary and gaps in local evidence. Signals supported only as modelled context are qualified below.

Across 13 cells, amenity support ranges from 68 to 86 on a 0-100 scale, representing modelled context for the area. Higher amenity scores indicate stronger mapped support. A local heatmap is not shown. Source observation dates are unavailable.

Across 13 cells, externality risk ranges from 16 to 33 on a 0-100 scale, representing modelled context for the area. Higher externality scores indicate greater mapped friction. A local heatmap is not shown. Source observation dates are unavailable.

Supporting Evidence

Metric	Middle 50% Range	Source Facts	Confidence
Sale Price Per Square Metre	€4,156/m ² - €4,226/m ²	53	Medium
Monthly Rent Per Square Metre	€10.02/m ² /month - €10.31/m ² /month	53	Medium
Gross yield	-	106	Medium

Risks And Further Checks

Financial benchmarks retain their original observation periods. Source sample counts may include related adverts and do not establish independent transactions. District benchmarks do not describe every street or property.

Sources And Method

The report freezes the selected district boundary, compatible market-evidence snapshots and governed map surfaces. Financial figures are source-backed benchmarks or explicitly identified proxies; they are not transaction valuations or forecasts. Market evidence covers supported property types; source facts and sample sizes may include related adverts and are not counts of independent transactions.

This report is for informational purposes and is not financial, legal, or valuation advice.

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