

BULGARIA BEACH - SUNNY BEACH

REF: BD234



**Unique location for both
mountain and Sea**



Diamond Hills

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WHY BULGARIA?

Bulgaria is now firmly established as the leading European country for strong, long term, property investment. Both ski and beach resorts have proved to be most popular with investors and those seeking a second home.

The competitive prices attracting a new generation of investors. As a confirmed member of the EU since January 2007 and surrounded by EU members with property prices up to 45% higher than Bulgaria, the rate of growth in property values is expected to continue for some time. The excellent value offered by developers and the continued growth of tourism to Bulgaria will sustain a good capital growth and rental opportunities are excellent.



Bulgaria is not only delivering the finest of facilities it is providing top quality homes and rental properties, : at a fraction of the price of other European countries. The superb infrastructure and excellent value restaurants, bars and leisure facilities are attracting more tourists from all over the world. The value delivered by the superb infrastructure and value of restaurants, bars and other facilities brings more and more tourists from all over, creating strong demands for rentals, a further benefit for the investor.

WHY SUNNY BEACH?

Bulgaria has over 250 kms of magnificent beaches on the Black Sea. The most popular part is called Sunny Beach the name being most apt.

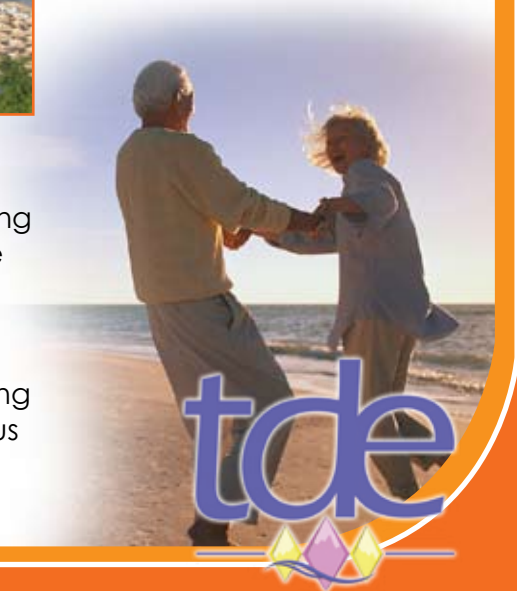
Sunny beach is positioned between 2 international airports; Varna to the North and Bourgas to the South. Throughout the Spring, summer and early autumn Sunny Beach becomes a mecca for holidaymakers from all over Europe, particularly the U.K. and Ireland. The magnificent beach provides a sun haven

distance from the Beach, here they enjoy strolling through the narrow streets and taking in the unique history. They will also spend an hour or two having a cocktail in the many bars.

Sunny Beach is now a holiday hot spot and tourism is growing at a fantastic rate. There are therefore excellent rental opportunities throughout the area, a sure sign for good investment returns.



and water sports abound. The resort is alive with beachfront bars, many rivalling the most sophisticated of the Mediterranean. Restaurants offering local Bulgarian delicacies and international cuisine abound, In the evening many go to the World Famous Nessebar village a short



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DEVELOPMENT

Situated near Kosharitca Village, right at the foot of Stara Planina Mountain and with stunning sea views. It is only 2 km. away from Sunny Beach, famous for the longest sandy beaches on the Bulgarian Black Sea coast.

Offering a unique combination of both mountain and sea, it is also within close reach of the antique town of Nessebar, acknowledged by UNESCO as a World's cultural treasure. Consisting of two buildings built in a traditional Bulgarian style with a pool and garden area. A total of 70 luxury apartments, including studio, one and two bedroom apartments and a two level three-bedroom apartment.



Designed to compliment its prime position between the mountain and the sea, this highly desirable development blends traditional architectural features with modern facilities to create a unique look and feel, as well as guarantee your comfortable stay.



COMPLETION DATE: MAY 2007

FACILITIES

- Just 2 km to wide sandy beach
- Air-con, cable TV, telephone and internet as standard
- Restaurant
- Fitness, massage and solarium centre
- Shops
- Swimming pool with Jacuzzi and children's pool areas
- Landscaped communal areas
- Controlled entry & 24 hour security



MAP

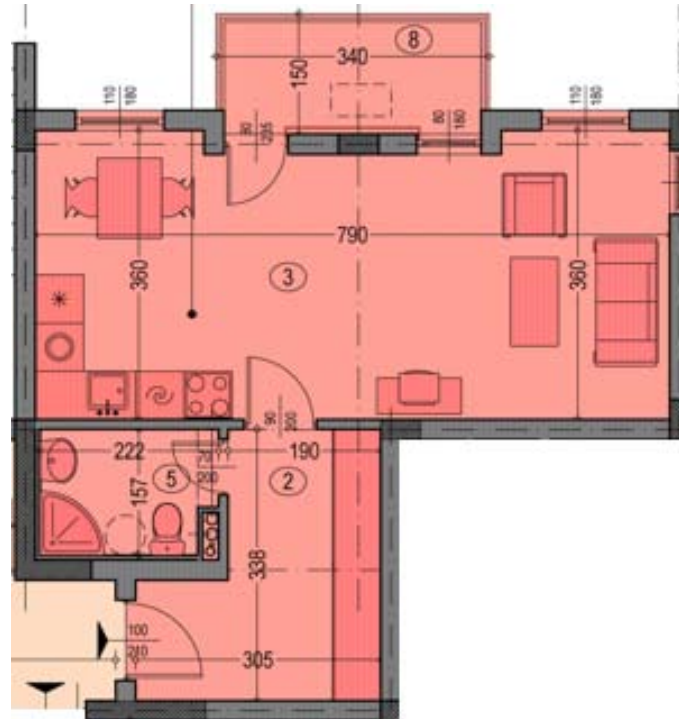


SUNNY BEACH



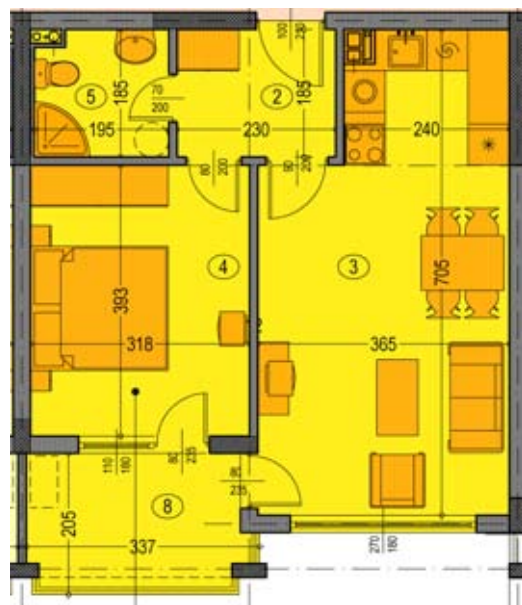
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STUDIO PLAN SIZE FROM: 47.73M2



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I BEDROOM PLAN SIZE FROM: 58.30M2



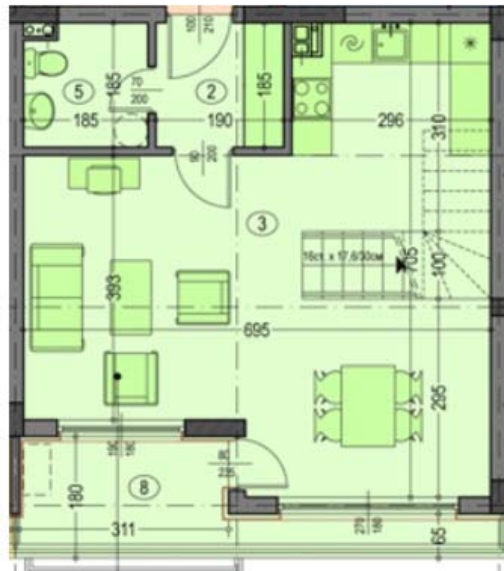
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2 BEDROOM PLAN SIZE FROM: 59.04M2



REF: BD234

3 BEDROOM PLAN SIZE FROM: 168.84M2



LOWER LEVEL



UPPER LEVEL



PAYMENT PLAN

- 3,600 euros deposit, inc. 50% Legal Admin Fee
- 30% Private Purchase Contract, less deposit
- 30% Foundations
- 30% Roof
- 10% Completion (May 07)

PAYMENT EXAMPLE

Purchase Price	55,743.00
30% on PPC minus 3000€	13,722.90
30% on Foundations	16,722.90
30% on Roof	16,722.90
10% on Completion	5,574.30

BUILDING SPECIFICATIONS

Living rooms and kitchen areas: – terracotta tiled floors – first quality, walls and ceilings – emulsion paint, kitchen units optional not included in price.

Bedrooms: laminated floors, walls and ceilings emulsion paint.

Service rooms (bathroom/toilet): – terracotta tiled floors, ceramic tiled walls (to the ceiling) and equipped with a shower cabin, shower, bowl, sink, mixing tap, 80 litre electric boiler, hairdryer, ventilator and bathrooms/toilets accessories.

Hallways: – terracotta tiled floors – first quality, walls and ceilings – emulsion paint.

Balconies: – artificial stone tiled floors.

Air conditioning: – dual (winter/summer), one unit in every room

Interior plumbing: – with PVC pipes, with a water metre.

Interior electrical installations: – completed with a consumer unit and electricity metre, power outlets, light switches, fittings, telephone and cable TV outlets (in living room) and a door entry phone system.

Glazing and doors: – PVC coloured four chamber double glazing, MDF interior doors (with decorative finish)

Interior walls: – plaster – boarded brick, painted as per design project.

Exterior walls: – brick, thermal insulated and combination of mineral render, natural stone and natural wood

Roof: – thermally and hydro insulated and with bitumen roof tiles

Common staircase and landings: – artificial stone tiled floors, walls and ceilings, emulsion paint.



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HOW TO BUY

When you have decided on the property you wish to purchase, it will be necessary to make a deposit of €3600. You should have this available by credit card or cash (Euros). This deposit will reserve the property for you and will have it removed from the market. This deposit forms part of your deposit for your private purchase agreement, which is due 30 days later.

Immediately after your return home you will be contacted by our legal advisory service. They will offer to appoint an English speaking lawyer for you and act as an interface between you and your lawyer, throughout your purchase they will ensure that you are kept fully aware of when all payments are due and help you with any questions concerning your purchase.

You will also be contacted by HIFX our recommended currency exchange organisation. They will demonstrate to you how you will be able to save considerably on your currency payments overseas.

Finally our after sales team "The Diamond Experience" will contact you to introduce themselves and be on hand to help you with questions relating to your property during and after your purchase.

Should you require a mortgage for your purchase or to make multiple purchases we will be pleased to advise you. Tax issues should be discussed with your own tax advisor.



HOW TO VIEW

We recommend that you join us on an inspection tour. Our client services team will be pleased to book your flights and hotel on your behalf. The tours are kept to the best value. We will advise you of this when you are considering a trip.

INSPECTION TRIP ITINERARY

Day 1: You will fly to either Varna or Bourgas. You will be met at the airport by our English team who will take you to your 4 star hotel. This will take approx 40 minutes from Bourgas or an hour and a half from Varna, You will be given time to settle into your hotel and relax.

Day 2: You will be taken on a casual tour of Sunny Beach to acquaint yourself with the area. You will then be taken on a tour of property opportunities. In the evening you will be able to enjoy the unique hospitality of Sunny Beach.

Day 3: There will be ample time for you to view all of the potential properties and decide which suits you best. The decision is yours, our teams are firmly instructed that you must not be put under any "sales" pressure. During your tour you will be given full information on the legal aspects of your purchase. This is a simple process. In the evening you will be able to celebrate your new home, Sunny Beach style!

Day 4: You will be taken to the airport to take your flight home.

The visit will last 4 days and 3 nights. We can promise you a fascinating, most enjoyable tour.



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THE DIAMOND EXPERIENCE

The better way to buy your overseas property

When you buy from The Diamond Experience you have the full services of the UK and Ireland's leading client support service right behind you!

Whatever your reason for purchasing The Diamond Experience will ensure you receive total satisfaction from your property.

BUYING TO SELL?

When you have decided that the capital appreciation of your purchase has fulfilled your requirements, The Diamond Experience can offer you a complete set of exit strategies: Your property receives all the benefits of The Diamond Experience giving it added value over other non member properties.

The Diamond Experience will provide numerous opportunities to sell: through our network of agents, exhibitions, features on web sites, promotions from our in resort offices selling to your required price.

BUYING TO RENT?

The Diamond Experience will ensure that your property is at its best for rental. We provide professionally selected furniture packs at best value for money. We can also provide a snagging service to ensure your property is completed satisfactorily.

You will have the opportunity to purchase properties with BANK guaranteed rentals, and developers guaranteed rentals from The Diamond Experience portfolio. We will introduce you to the best rental management companies for your destination. Your property will be a head and shoulders above others for renting. You will be able to offer potential clients Car Hire, Airport parking, transfers AND substantial discounts in your resort in restaurants, bars, leisure facilities etc. with The Diamond Experience card provided.

BUYING FOR LIFESTYLE?

Your Diamond Experience card will give you the opportunity of making great savings in the resort of your property at many bars, restaurants, shops and leisure facilities. You will also have our Property Swap Shop at your disposal. Here, as a member you can swap your property with other members for holidays. For example if you own a property in Bulgaria you may like to swap it with a property in Cape Verde, the new "Caribbean" islands for a sun holiday. It's all available through The Diamond Experience member website.

You also have a full legal advisory service at your disposal.

BULGARIAN LEGAL SERVICES

Bulgarian Legal Services are an interface between overseas purchasers and lawyers. Their service ensures that correct procedures are followed to ensure a smooth property purchase in the Bulgarian property market. They provide a fully independent, legal advisory service utilising a panel of Bulgarian Bar registered, bi-lingual, lawyers, all of whom specialise in property transactions. Your purchase will be tracked throughout the entire procedure and you will be advised when payments are due. The team is at your disposal to obtain the answers to any of your legal questions concerning your purchase. The advisors are available by freephone during office hours.

NO OTHER GROUP OFFERS SUCH AN ALL EMBRACING PACKAGE OF BENEFITS TO OVERSEAS PROPERTY PURCHASERS



