

Introducing: An Opportunity of a Lifetime



Borovetz Heights 1:
Ski Properties

A World of Tranquility



**New Development of 50 stylish apartments,
in Beli Iskar village, 3km from Borovetz ski resort and
70km south of Sofia**

THE LOCATION – Beli Iskar village

On approx. 1 hour drive from Sofia

3km from Borovetz ski resort



Samokov

The project

Beli Iskar

Sokolets

Borovets

Lift lines in a project



MOUSALA 2925

SHATAR 2496



Borovets Ski centre

BOROVETS
1323m

Лифт		Chair lift
Ски писта		Ski road
Кабина на лифт		Gondola
Изкуствен сняг и осветление		Artificial snow and light
Трънка със сняг		Difficult ski run
Средна трънка със сняг		Medium difficulty ski run
Лесна трънка със сняг		Easy ski run

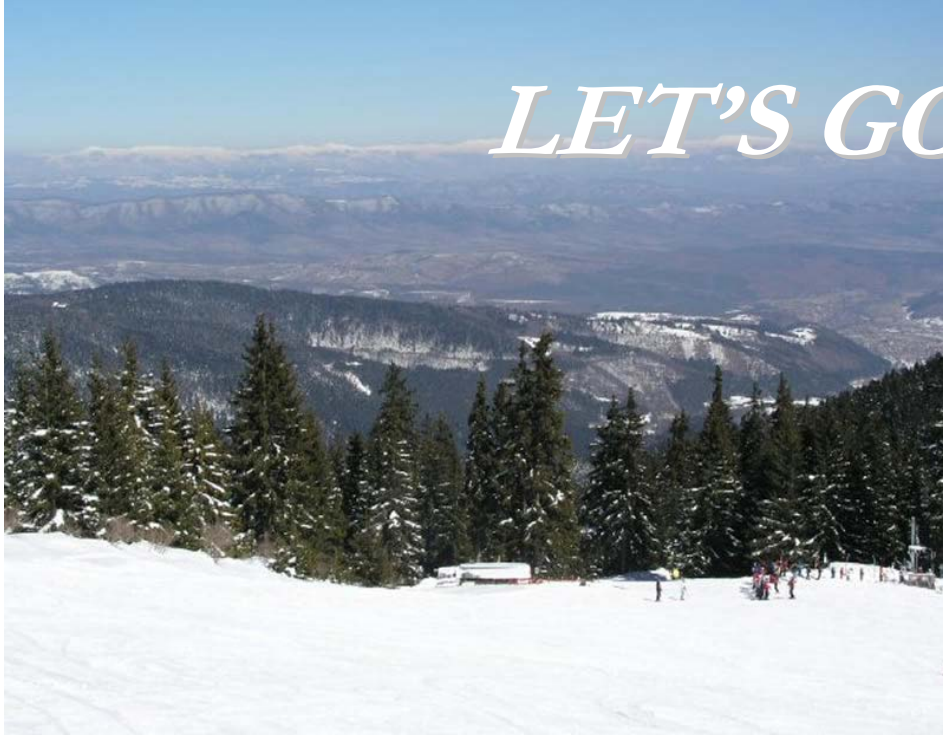
Many Reasons to choose Borovets ski resort:

- The closest ski resort to Sofia and the International Airport of Sofia (70km)
- Oldest ski resort of Bulgaria
- Competing to host the Winter Olympic Games in 2014
- Upcoming ski resort
- Cheap property prices
- Magnificent scenery, lots of attractions and facilities

Many Reasons to choose Borovets Heights 1:

- Top quality apartments with parking and storage
- Leisure facilities on site: indoor heated communal swimming pool, restaurant & bar
- 5% Rental Guarantee Return
- Cheapest ski new properties in the area
- 3km from the ski resort of Borovets
- Within walking distance to amenities
- Property maintenance

LET'S GO SKIING



We would like to announce the release of a new project in Bulgaria, in the most famous , attractive and long - established resort - Borovets. Only 70km from Sofia and the International Airport- BOROVETS HEIGHTS 1. We aim to offer to our clients, associates and investors what we have being committed from the beginning, location, quality, lifestyle, satisfaction, and lifetime investment with peace of mind.

ATTENTION !!!

✓ Top ski destination for skiing, snowboarding, cross-country skiing, ski jumps, biathlon, ski-doo and ice skating, etc.

✓ High standard 45km ski slopes, soon to be doubled by massive government investment, accommodating all grades of skier. Twice hosted Alpine World Cup, and currently bidding 2014 Winter Olympics

✓ Snow cover from mid December till April.
Average temperature: -4.6°

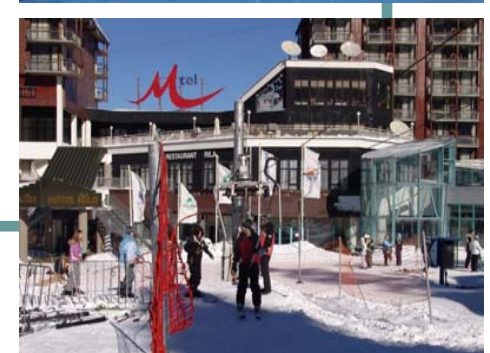
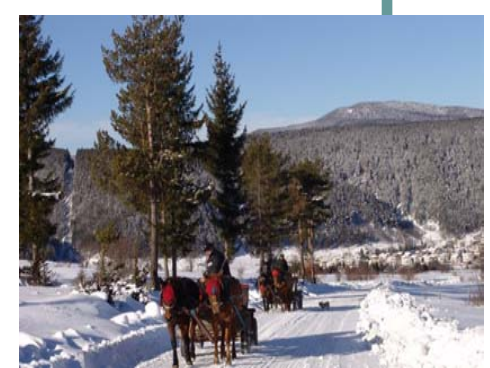
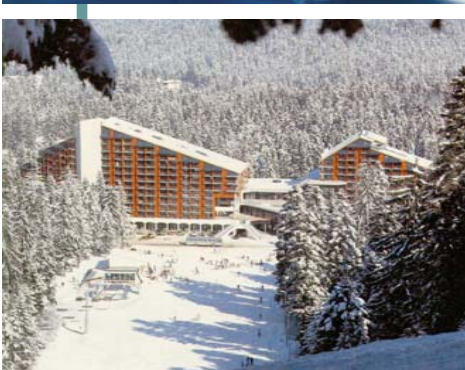
✓ Clean and healthy air, free of pollutions

✓ Easy accessible , just 10km from Samokov and 70km from Sofia

✓ Weekly ski passes at only 80€

✓ Luxury hotels for 85€ per night for double room

✓ Well organized comprehensive and expanding lift system



✓ From the idea
to the plan

What we offer you:

BOROVETS HEIGHTS 1

✓ The key delivered to you



✓ Professional care and life time
service



BOROVETS HEIGHTS 1



UNIT BREAKDOWN

Type	Bed	Price (Euro)	Covered Area m ²
Studio	1	1100	40 – 45
Apartment	1	1100	45 – 50
Apartment	2	1100	80
Penthouse	2	1100	90

The project will have 50 stylish apartments, indoor heated communal swimming pool, restaurant & bar, parking, storage for each unit; Delivery Date: July 2008



The plot

- ↗ Breathtaking view year around
- ↗ Quiet and cozy area
- ↗ Access to road that leads to the ski area in 3km
- ↗ Snow cover from mid December till April
- ↗ Only 70km from Sofia International airport

BOROVETS HEIGHTS 1

The View





By the end of April 2006, the draft architectural plans will be finalised (see the master plan design above) and all official documents and building permits will be in place.

Summary of the Offer:

- Reservation Deposit: Euro 5000
- Opening Selling Price: 900 Euro per sq.m. with 50% on May 1st 2006 and 50% on delivery! Offer valid until the 31st of March 2006 ! Thereafter, price per sq.m. will be 1100 Euro and terms of payments will be based upon the progress of construction.
- Property Type: Studio, 1-bed apt, 2-bed apt
- Facilities: indoor heated communal swimming pool, restaurant & bar, elevator, parking, storage for each unit, security entrance, maintenance room
- Service: Rental, Common areas maintenance & landscaping
- Quality Finishes: option for tiles and colours & Italian kitchen, en suite bedroom for the 2-bed units
- Delivery Date: July 2008

WHY BULGARIA

- ✓ **One of the most fast growing economies in Europe**
- ✓ **Fast developing technological and infrastructure facilities, recently financed by the EU**
- ✓ **Safe Legal System**
- ✓ **One of the lowest cost of living in EU**
- ✓ **Climate of four seasons; probably one of the most beautiful counties that one can enjoy superb picturesque throughout the country, including sandy long beaches, mountains and ski resorts, cosmopolitan cities, traditional villages and restaurants, fascinating history and monuments, welcoming people, English is widely spoken as well as other European languages.**
- ✓ **Probably the lowest property prices in Europe**
- ✓ **Low cost of living**
- ✓ **One the most fast growing economies in Europe**
- ✓ **Black Sea Ports: Varna, Burgas**
- ✓ **Airports: Sofia, Varna, Burgas**
- ✓ **Visas for EU citizens- 30days visa free regime**
- ✓ **Roads- right hand drive**

WHY BULGARIA

- ✓ **Getting there by air: 3 hours from London; by car: E80**
- ✓ **Full EU membership by 2007**
- ✓ **Fastest growing tourist destination since 2003 (UK holiday makers:66%)**
- ✓ **Property prices have risen by 20% the last 12 months and 30% close to tourist resorts(Sunny Beach, Golden Sands, Albena)**
- ✓ **Corporation tax in Bulgaria is 15%**

Best of
Cyprus
Property Services

Best of
Bulgaria
Property Services

London

A stylized map of Europe is centered on the page. The map is rendered in a light, semi-transparent color against a dark blue background. Two specific locations are highlighted with callouts: London in the United Kingdom and Varna in Bulgaria. Each callout consists of a small white dot on the map, connected by a thin white line to a text label. The line for London is short and angled, while the line for Varna is longer and more vertical.

Varna

Dedication to the most comprehensive, high quality client service in buying property abroad, delivered with a sense of warmth and professionalism to suit any taste, any budget.