

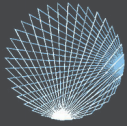
Bulgaria



Bulgaria is located in the Balkan Peninsula, at the crossroads between Europe and Asia. The country has been a Member of the European Union since 2007; it has its currency fixed to the euro and is stable macro economically. Bulgaria is characterized by low operational costs. Competitive taxes are stipulated in the fiscal policy of the country:

- 10% corporate tax
- 10% personal income tax
- 5% tax at source for dividends and liquidation quotas (0% for companies in EU Member States)

Economics is driven mainly by export, consumption and tourism. There are many resorts along the Black Sea Coastline and in the mountains which are preferred by local and foreign tourists.



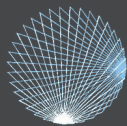
About Ahtopol



Ahtopol is a picturesque seaside city, located on a peninsula at the coast of the Black Sea, in Southeastern Bulgaria, at the foot of Stranja Mountains. It is:

- 85 km away from the city of Burgas and Burgas airport
- 470 km away from the capital – city of Sofia
- 14 km south of the city of Tsarevo
- 5 km north of the outflow of Veleka River

Ahtopol is a part of the territory of Stranja Nature Park and being one of the most ancient cities in Europe, it has exceptionally rich historical heritage.



Parameters of the plot

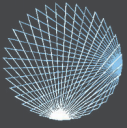
Location

The plot is located at an extremely communicative place, 500 km away from the entrance of the city of Ahtopol, at the main road Ahtopol–Sinemorets. Its immediate vicinity to the seaside makes it attractive for the development of a tourist site.

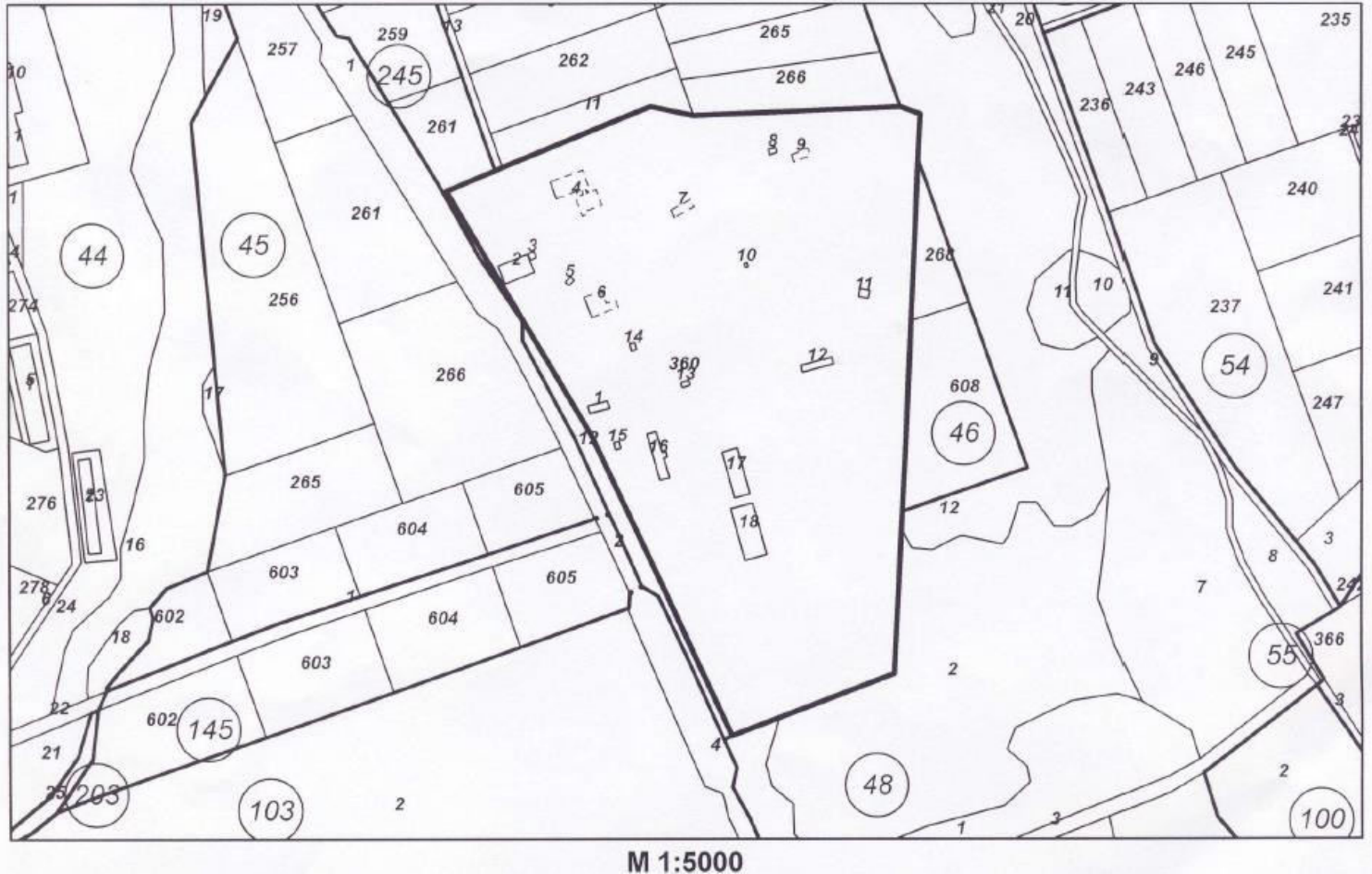
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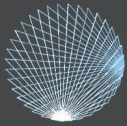
<u>Plot area</u>	<u>76 370 sq.m</u>
<u>Total built-up area of existing buildings</u>	<u>2 223 sq.m</u>
<u>Building density</u>	<u>30-40%</u>
<u>Building density coefficient</u>	<u>1,5</u>
<u>Roof base elevation</u>	<u>15 m</u>
<u>Total floorage</u>	<u>114 558 sq.m</u>





Plan of plot





Preliminary design

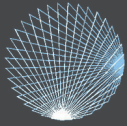


Region trends and benefits

The region is sparsely built compared to the other parts of Bulgarian Black Sea Coastline. And given the fact that the city is visited by thousands of tourists every year, it is attractive to investors who want to invest in tourism.

Preliminary design

A preliminary design has been prepared for a closed-type complex combining comfort apartments and a number of conveniences, among which swimming-pools, SPA center, recreation facilities, children's facilities and vast green areas, services and trade areas.



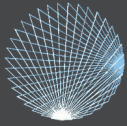
Building options

Area	76 370 sq.m
Residential building	12 600 sq.m
Residential land	48 606 sq.m
Public building	888 sq.m
Infrastructure and parking	7 805 sq.m
Sidewalks	3 911 sq.m
Grass stripes flooring	3 182 sq.m
Green areas	5 763 sq.m
Water areas	1 418 sq.m
Sports fields	4 797 sq.m

The plot is suitable for the development of residential construction:

- Apartment complex and entertainment areas
- One-family houses and entertainment





Development schemes and services

- plot sale
- preparing a design as per particular project
- professional property management