



Estate Tribune

SEASCAPE LOZENEC RESORT PROJECT



**AGENCY FOR INTERNATIONAL
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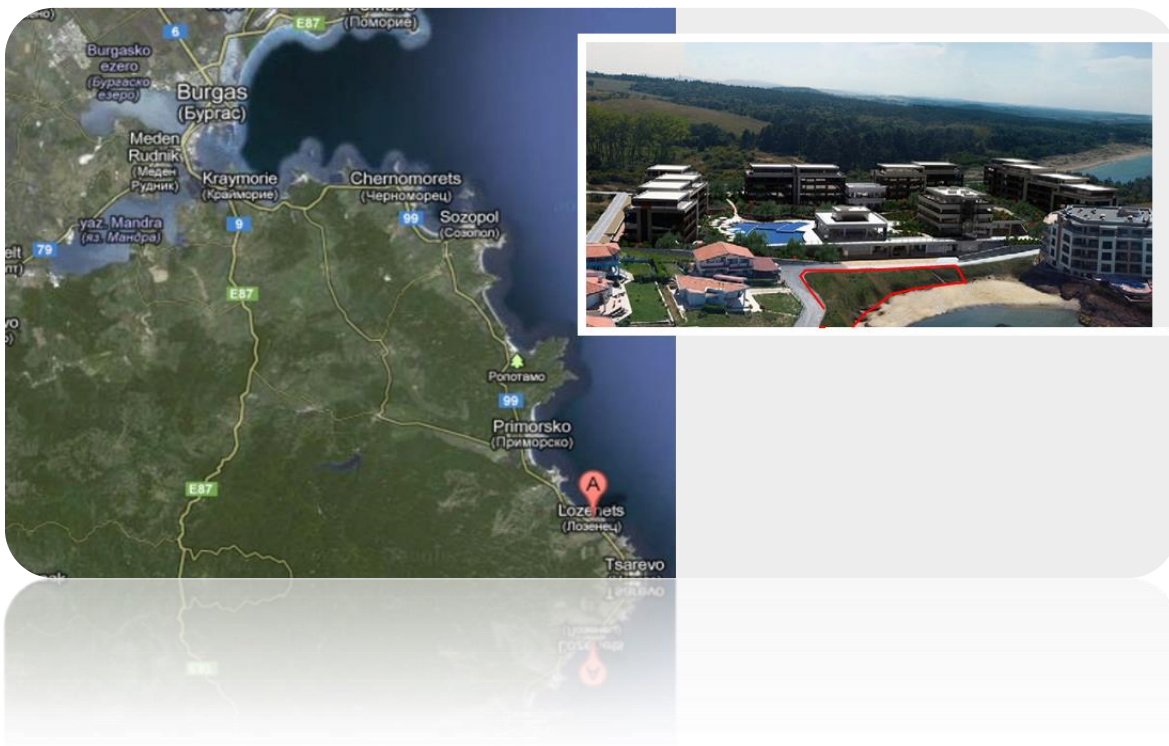
PROJECT

SeaScape Lozenec Resort



Estate Tribune presenting you a project of a modern apartment complex, specially designed for a plot situated right next to the beach in the Resort Village Lozenets, located on the Black Sea coast in Bulgaria.

Lozenets is one of the most popular resort destinations in the country, where citizens from Sofia and many other cities spend their holiday. It became in the last 10 years the summer favorite place for the modern generation, artists, middle and high class, sportsmen, many others. They are skiing during the winter in Bansko Ski Resort and moving to Lozenets after the end of May.



The beaches around Lozenets are scattered in picturesque small coves. They are covered with fine golden sands with gradual entry into the sea. The project is happy to be faced on one of the Lozenets coves.

The Project consists:

- 13 Residential Buildings - 252 studios and apartments
- Public area with reception
- Offices (about 357 m²)
- Shops (about 308 m²)
- Restaurant(about303m²) with about 120 seats
- Terrace of the restaurant (about 320 m²)
- Kitchen (402 m²)
- Computer room
- Billiard and other games
- Kid's corner (about 63 m²)
- Medical office (about 26 m²)



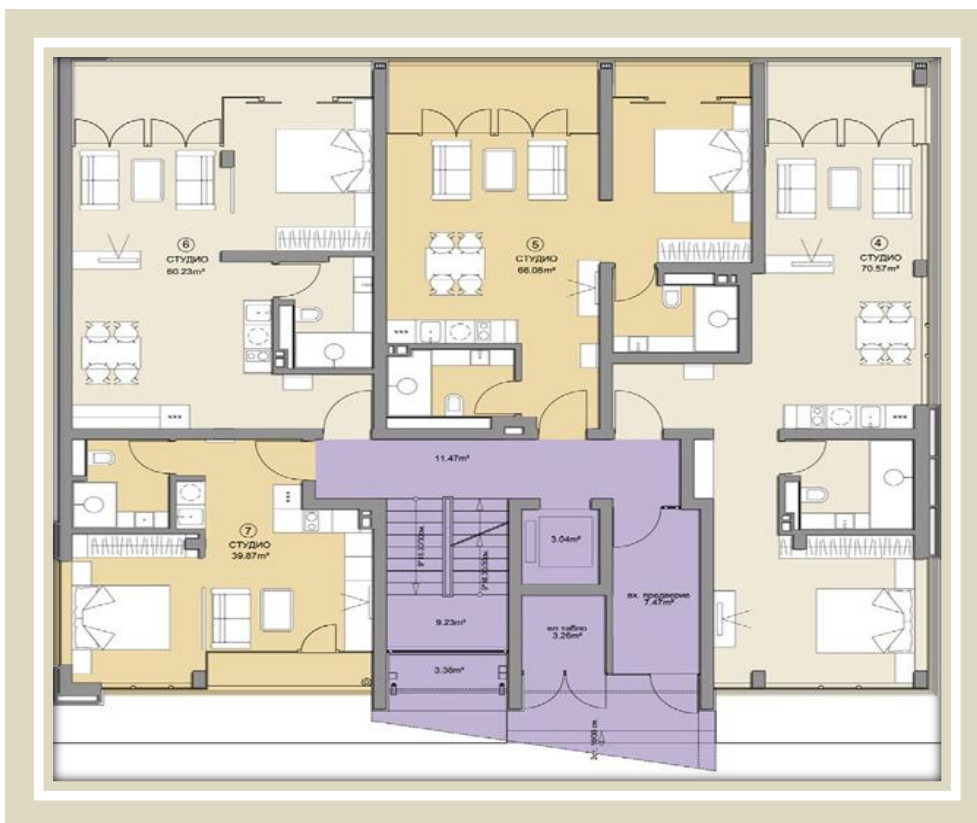
- Relaxing Zone with several swimming pools all connected into one large water area
- Fitness and SPA center (about 212 m²) with reception, cloakrooms, WC, showers, sauna, steam bath, relaxation room, massage room
- Underground parking with 33 parking spaces (about 1,069 m²)
- Outdoor parking with 60 spaces
- Launderette and a technical room for a maintenance of the complex





*The size of the Studios and Apartments ranges from 30 to 150 sq.m.,
most of them with Sea View.*

*Apartments with an area of 40 to 60 sq.m. predominate.
Individual Apartments can be combined and redesigned.*



Resort area:

Building area - 4 346 m²

Total build area - 22 715 m²

Total area of apartments - approx.
18 700 m²

Underground parking - approx.
1000 m²



Public section:

(SPA, reception, shops,
restaurants and more.) – approx.
3,000 m²

Land:

Regulated plot of 14 628 m² with
Final Building Permit issued.
Land adjacent to the beach -
(929 m² +715 m²+222 m²)



Building permit:

- For the construction of the complex
- Permanent building permit for the construction of a transformer station and a connection to the grid
- Permanent building permit for construction of external water supply and sewerage system.



PROJECT PROSPERITY

- ❖ The offered proposal is well prepared opportunity for international and local investors looking for return on investment in a short term or long term management.
- ❖ The **low income taxes** in Bulgaria – **only 10%** , **low costs for doing business** and **5% withholding tax on dividends**, attract many international investors to move to our country for establishing private companies. In the most cases they start with buying property. The technology changes in the World moved the business in the zone of freedom where the location doesn't matter. The Nature became like magnet for many professions which are not subordinated to the big cities.
- ❖ The summer season in Bulgaria starts at the end of May and continue till the end of September. But the climate changes prolong year after year this season with not so high temperature like in the neighbouring countries. The winter is very mild in the area of Lozenets with lack of snow.
- ❖ Burgas Airport is only one hour traveling by car passing many interesting places along the beach.
- ❖ Bulgaria is a famous destination for healthcare, medical and SPA tourism and growing IT center on the Balkans, as well the new place for leaving in Europe for retired people.
- ❖ The Real Estate prices are some of the most affordable in the European Union. The leaving standard for retired foreigners, international students, outsourced specialists is very reasonable. Twelve months of the year on the beach could be possible with smart conception and professional management.

Imagine how many reasons for investment on this beautiful sea view location you can find, if you have a creative idea!





FIGURES AND FACTS

- Construction cost – about 9 000 000 Euro.
- Finishing cost for high standard – about 4 500 000 Euro / furnishing is not calculated /.
- Other expenses – about 750 000 Euro.
- Acquisition costs – about 200 000 Euro.
- Estimated sale price for the finished project is about 25 000 000 Euro, if the conception is long term investment with sales per unit.
- Expected ROI from the total investment– about 40% / VAT excluded /.
- Expected annual ROI in case of long term investment management is about 8%, which is the perspective in the country.



SOME IMPORTANT QUESTIONS

- **When you can start building?** – The next day after acquisition of the land
- **Why you can start immediately?** – Because there is a valid and approved project for the land with certified Building Permit.
- **How long it takes when there is no issued Building Permit?** – minimum one year.
- **How long it will take the building process?** – About two years.
When you can start sales? – Immediately
How long it will take for sale the whole project unit by unit? – About three years.
- **When you can start management?** – Once you have Permit to use the building.
- **Where is the Bulgarian Real Estate market now?** – still growing in the big cities and in the balance in the resorts. No balloon, only logical processes. The interest rate for the credits are about 3% and for the deposits about 0%.



WHAT WE OFFER YOU WITH THIS PROPOSAL

- Sale of the Land consisting one main plot for the future project plus four additional plots located between the main plot and the sands beach line.
- Together with the land we offer included in the same price the full technical and architectural documentation, contracts for water and electricity supply and the Building Permit.



PRICE: 3 500 000 Euro + 20%VAT

