

Fancy Residence

PROJECT PRESENTATION

Holiday apart-hotel complex near Bansko, next to famous Ian Woosnam Golf course

OFFER to INVESTORS



Prepared January 2010

The Opportunity- Price € 250'000

Bansko is one of the most modern ski resorts in Europe. It has attracted exceptional tourist and investors' interest in the last 4 years.

New Vision Estates JSCo owns a regulated plot of land, strategically located in Razlog Valley, near Bansko and overlooking the 27 holes championship class golf course designed by Ian Woosnam.

“Fancy Residence” 4* apart-hotel is a spectacular & luxurious development project, located on the plot of land with total size 4,000 sq. m and GFA 5,840 sq. m.

The full architectural project has already been elaborated and the project has achieved all the permissions for developing.

New Vision Estates JSCo is seeking investors interested in buying the plot with the project at a price of € 250'000.

The sale includes the land, architectural project, building permit, full package of marketing materials and official web-site of the project.



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The Project

Our exclusive development Fancy Residence is situated at the foot of the Pirin Mountains in the Razlog Valley beside the site of an 18 hole Golf course and one step away from Europe's most improved ski resort of Bansko. Property management service can be offered to owners at completion to provide excellent rental returns.

“Fancy Residence” 4* will be built to the highest quality standards including all the facilities which rate it as a four star plus luxury complex:

- Indoor swimming pool with panoramic sliding glazing windows
- SPA and Wellness Center
- Sauna, Steam room, Jacuzzi
- Massage
- Fitness Center
- Billiard room
- Reception Desk
- Restaurant
- Lobby Barr
- Internet Business Center
- Shops
- Gardens & Green Areas
- Barbeque Area
- Ski Wardrobe
- 24 Hour Security
- Shuttle Bus Service to the Ski Lifts
- Satellite TV Connection
- WiFi Internet Access
- Elevators
- Property Management



Projected Financial Summary

TECHNICAL SPECIFICATIONS OF THE PROJECT:

Land plot area – 4,000 sq. m

Building Density – 30%

KINT – 1.5

Number of floors – 4

Height – 10 meters

Total Spread Build Up Area - 5,840 sq. m

I. INVESTMENT:

Initial Investment of € 250,000 includes the following expenses already paid:

- Land Acquisition
- Architectural Project
- Issued all government/municipality permissions to start the construction
- Brokerage Fees
- Legal Fees
- Government and Notary Tax
- Marketing Package:
- Web Site – www.fancyresidence.com
- Brochures
- 3D visualizations
- Animation movie about the project

Bansko Overview

This ancient *Golf, Ski & SPA* resort of *Bansko* is situated in South-West Bulgaria, 160 km from the capital Sofia.. It's location in the center between the three main mountain ranges Pirin, Rila and Rhodopes makes it a unique place.

The town of *Bansko* is on 925 m above sea level, and its skiing areas extend between 2000-2500 m above sea level - which provides for excellent skiing and snowboarding conditions.

The *Pirin mountain* range has a predominantly Alpine character with 2 peaks towering above 2900 m. However, the slopes offer runs and tracks for all types of skiers and snowboarders and will suit both beginners and experts.



Ski



According to the *Ski Club of Britain*, *Bansko* is the "Best developed ski resort in Eastern Europe" and an article recently in the Daily Mail describes it "As the hottest new ski resort on the planet." Igluski.com gives Bansko 17 stars and Val d'Isere 13 stars.



At the moment there are approximately 90 km of slopes, but there are plans to expand the slopes in the coming years to include over 200km. Bansko enjoys up to 3m of snow cover per year and is reckoned to enjoy the best snow cover in Bulgaria.

The lift system in Bansko is the most modern lift system in Europe, having opened for service in December 2004. The ski season is long and lasts from December to early January.

The atmosphere in the resort is relaxed yet invigorating with its cobbled lanes, where the timber-framed stone houses hide behind walls with thick double doors as if built for siege. The community cherish its customs and tradition, so you can enjoy being part of the local festivities and witness the locals in wonderful vibrant dress celebrating in the streets, providing an authentic air of times gone-by.

Bansko, with its beautiful, challenging ski-runs and Europe's most modern cabin lift, is the world's fastest growing all-seasons resort!

Golf

Bansko has been promoted itself as the latest Bulgarian discovery - a modern developing ski, Golf & SPA resort, only recently started to attract foreign tourists.

Set at the foot of the Pirin mountains in a valley surrounded by three mountain ranges, the 27 hole championship quality 6,800 yard - par 72 course, is due to be completed by Summer 2008. It has been professionally designed by Ian Woosnam in conjunction with European Golf Design.

Golfers will also benefit from an extensive range of facilities including 6 practice holes, a modern clubhouse, locker rooms, pro shop, restaurant, bar and lounge.

Additional facilities will include a horse riding centre, mini football pitch, volleyball, basketball courts and two tennis courts. There will also be provided an array of shops and restaurants.

There are 5 other Golf Courses being projected and some of them are already under development.



Mineral Springs

Bulgaria is one of the most famous tourist destinations for SPA holidays in Europe.

All scientific studies agree that in the uniqueness, variety and abundance of hydrothermal, bioclimatic, mud treatment, sea cure, and other health resources, rates Bulgaria highly amongst the premier locations in Europe.

The country has some 500 deposits of mineral waters with over 1, 600 water sources. These are localized chiefly at the mountain foothills. Amongst the spa resorts of national significance are Sandanski and Momin Prohod. The mineral springs in SPA resort of Banya, located 6 km from Bansko dates back to Thracian and Roman times.

At the moment SPA tourism is one of the most developing pursuits, and there are many luxury SPA centers and mineral water swimming pools throughout the country.



Mineral Water Swimming pools



SPA centers

DEMAND

The resort is increasingly on the radar screens of European Tour Operators, as well as the International Press.

The objectively estimate foreign tourists numbers are averaged at 183'000 visitors per month over the key winter period from December through April.

The data indicates a growth rate of 16% over the last 2 years.

Tourism in Bulgaria is forecast to grow from 4 million in 2004 to 11 millions in 2020 (Source: World Tourism Organization).

There are over € 75 million invested on tourism infrastructure over the last three years.

The luxury Golf –course, designed by Ian Woosnam is due to be completed by summer 2010.

Further golf-courses are planned and under construction in the surrounding area.

FORECAST

The property market in Bansko region is booming for the last 3 years.

It has change the demand and also the supply of residential properties, the quality of services and facilities offered to the buyers.

As the market becomes more sophisticated and developers more experienced, the quality of new developments and services is expected to increase.

The high-quality developments will remain stable and the demand for such products will increase, driven by the economic growth and subsequent increase in purchasing power.

About us

Investor

Investor of the project is New Vision Estates JSCo. New Vision Estates JSCo is an investment group specialized on developing and investing in the Bulgarian real estate market. The company criteria used in choosing the locations are:

- * Prime strategic and perspective location
- * Infrastructure
- * Current and future contingent developments

New Vision Estates JSCo have signed agreements and is currently working with some of the most reputable and professional companies in the Bulgarian Real Estate market.

Appendix 1: Map of Bulgaria



Appendix 2: Plan of Project Location

