

VEDA LODGE Residential Complex

LOCATION, LOCATION, LOCATION

The three strategic imperatives of any property purchase, whether purely for personal pleasure or as part of an investment portfolio are Location, location, location. We believe that you will see that Veda Lodge meets these criteria better than most.

BANSKO

Bansko is perhaps the most charming ski resort in Bulgaria. It has a maze of cobbled streets and timber-framed stone houses with thick walls built to withstand the winter, which lasts for half the year. The town has dozens of restaurants and bars ranging from simple rustic to the more sophisticated. To take advantage of the Piran mountain range, the town has invested over €50 million in ski infrastructure, including a new state-of-the-art Gondola, new chair-lifts, and drags.

Bansko is an all year round resort with excellent walking, hiking, mountain biking and other tourist attractions including the renowned Rila Monastery and the stupendous scenic narrow-gauge railway which runs through the spa resort of Velingrad to Septemvri. Bansko was once an important way-station on the trade routes linking the Aegean port of Kavalla with the Balkan hinterland. The new fast highway running from Sofia, Bulgaria's capital, to Bansko will cut the airport transfer time down to 90 minutes. A further hour will take travellers to the Greek border and in one more you could be swimming in the Aegean Sea and easily be back at Veda Lodge for supper, sipping a glass of the renowned local wine.

Bansko is projected to have one of the fastest property growth rates in the region, having long been a popular weekend resort for the citizens of Sofia. Annual returns of 20-30 percent on capital and rental income of 10% are considered conservative projections for the market over the next five years.

VEDA LODGE

Apartment complex "Veda Lodge" is situated at the central part of the town of Bansko, Raina Kniaginia str. and it is in 7 minutes walking range from the cabin lift.

The building is three stories with semi-basement and attic floors with mezonettes. There are 32 apartments and 4 mezonettes and their surfaces vary between 30 sq.m. and 100 sq.m.

At the ground floor service and security offices and apartments are situated. At the basement level there are areas with ski storage room, laundry, fitness and sauna. At the back of the yard there is parking space for 14 automobiles. The entrance of the building is at the south side, facing the street.

The building construction is ferro-concrete. The external walls are brick-layered using hollowed bricks size 25 centimeters. The internal walls are brick-layered, using single hollowed bricks and are plastered up with slaked lime. The whole building is covered outside with 5 centimeters insulation Rockwool Facade Slab. The ground floor's walls and parts of the other external walls are covered with local made hewn stone. PVC window frames are used. Rockwool insulation materials are used for the roof isolation. Floor heat insulation is also applied where needed. The building is constructed using the latest technology and materials. The architect outlook was created considering the local architecture style and tradition of the town of Bansko.

THE INVESTMENT OPPORTUNITY

Veda Lodge offers a unique opportunity to buy a property that will not only be a pleasure to use, but will make investors a substantial return on their investment both in terms of capital growth and income yield. We believe these are the factors that summarise the FINANCIAL appeal of Veda Lodge.

- Situated in a region with one of the fastest growing property markets in the world. Prices are set to rise at 20% per year for the next two years and rental yields should be around 10-12%
- Bansko is an all year resort with a five- month skiing season and a host of leisure and tourism activities such as mountain biking, hiking, and climbing filling up the rest of the year.
- The apartments are fitted out to the highest standards and are competitively priced. The mountain views are breathtaking and each property can have an open fireplace, secure car parking and an individual ski locker.
- Bansko is a uniquely attractive mountain village with a wide range of restaurants and taverns ranging from the sophisticated to the more rustic.
- The resort is situated by the Pirin National Park, a site on the UNESCO World Register of National Heritage, and is surrounded by 60 snow-capped alpine peaks rising above 2,500 m.
- The ski infrastructure has had €50m invested, including a new Gondola system, new lifts, drags, and other facilities.
- Veda Lodge will have its own Fitness, Sauna, Solarium and be located close to other leisure facilities of the highest standard.
- Mortgage finance covering a significant portion of the finance required could be available locally if required.
- A professional management company, who will also oversea property letting, will supervise the apartments.

- In the area immediately next to Veda Lodge, there are a number of new four and five star hotels all with excellent restaurants and other facilities up to the highest international standards.
- The apartments are 500 m from the new Gondola station and a ten-minute walk from the center of the village.
- Bansko is less than 2 hours transfer time from Sofia and Plovdiv and a couple of hours drive from Greece's Aegean Sea coast, Macedonia and Yugoslavia.

APARTMENT DESCRIPTION

The flats in this styled residential building will be finished in August 2008. They will be delivered in a fully completed condition, without furniture. The general description is as follows:

- The 36 apartments being offered for sale will range in size from between 30 and 100 sq m.
- In all of the rooms the walls will be smoothly coated and painted with a colour latex, whereas the floors will be laid with parquet /with an option of: terracotta, or granite-gneiss/
- The flooring in the hallways, bathrooms and toilets will be terracotta.
- The walls in the bathrooms and toilets will be in faience, the premises will fully be equipped and will have shower cabins.
- The front doors of the flats will be solid and the inside doors will be wooden casing and sealed glass packaging.
- Commonly useable and accessible areas: floor – granite-gneiss; walls – latex paint.
- The Internet, cable TV and telephone wiring will all be installed and ready to use.
- There will be a water-supply and sewerage networks, made of high quality materials.
- Where a customer wishes: a fireplace will be mounted.
- There will be a local heating with panel radiators in each flat with electric power supply with an option for individual regulation.
- The common parts will be finished to the same high standard as the individual apartments, with smooth latex painted walls and granite-gneiss flooring.
- The common parts will include a Courtyard, Laundry, Fitness, Sauna, Reception and Secure Car Parking, all under the supervision of the Management Company.