



Alpine Villas

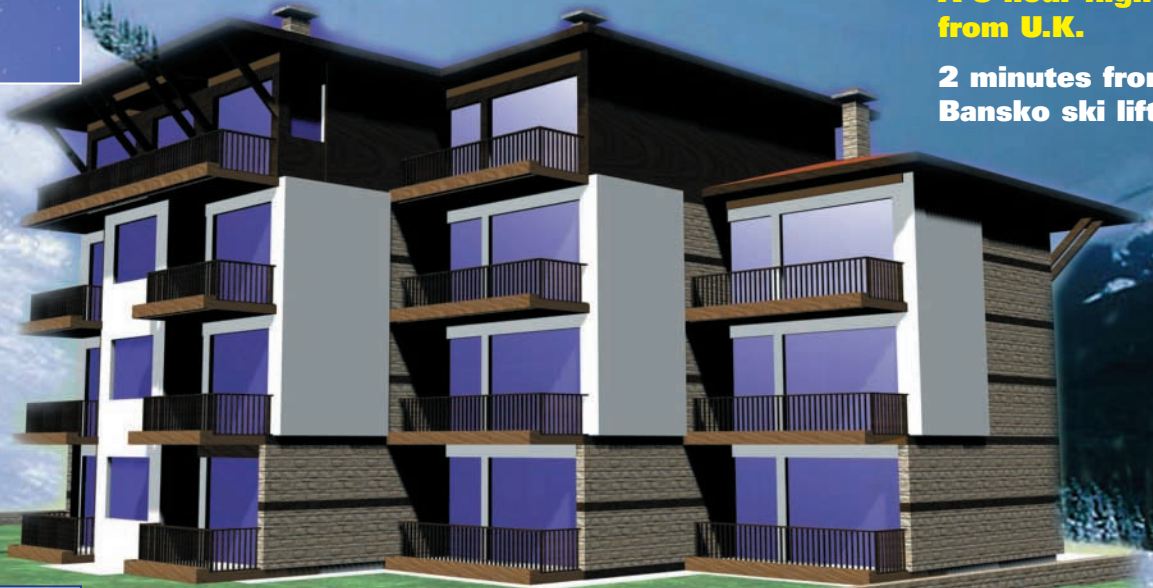
APARTMENT COMPLEX

Just 2 hours from border of Greece.

Only 2 hours Sofia Airport.

A 3 hour flight from U.K.

2 minutes from Bansko ski lift.



The Alpine Villa Apartment Complex located in the mountain resort of Bansko offer a unique opportunity to buy within this private development, offering a total of 18 1 and 2 bedroom apartments from sizes 81 to 116 sq mtr (871 - 1248 sq ft).

With prices from £54k to £83k Alpine apartments offer unrivalled value for money for an unusually high specification combination of building quality and fixtures/fitings including fitted kitchen, fitted bathrooms, private balconies-terraces, stylish floor finishes etc. Covered parking and storage is included, Also a ground and communal area maintenance, security and lighting package for your peace of mind. Also cleaner service, car rental and furnishing options are all available. The four storey complex (+underground parking level) is built of steel reinforced concrete, with cavity brick incorporating 50mm insulation. Luxury finish PVC coated glazing framing.

Alpine Apartments are within easy reach of Ski Lifts, Supermarkets, Restaurants, Spa Centre, 5 Star Hotels, Bars, Taverns, Casino etc. Progressive payment schedule gives you the time to buy in easy stages with the full completion balance payable in December 2006.

Situated in Bansko, just 2 hours drive from bordering Greece.

Bansko the winter resort set in the foothills of the Pirin mountain range, a National park and listed by World Natural Heritage.

Bansko, all year round detination from it's coldest month of January providing snow falls up to 2 metres, The ski season starting mid December through to mid April and offering a balanced temperature and climate throughout the rest of the calender offering a truly

ALL-YEAR ROUND SEASON.

The region is famous for it's cuisine, colourful folklore, old style pubs, restaurants, club scene and coffe shops etc. in this beautiful old town.

Summer activities locally include walking, climbing, hiking, mountain biking and pastimes inc. fishing, museums art galleries etc.

Two new golf courses are under development

easy payment plan

- 10% low initial deposit.
- 20% on signing of contract.
- 20% on setting of 1st slab.
- 30% on topping out.
- 20% final balance.

guaranteed income

Minimum 5 months letting income per year



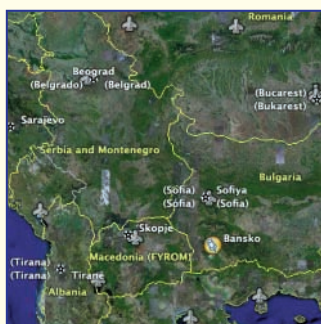
Ground Level



Bulgaria, South Eastern Europe, situated in the heart of the Balkan Peninsula and boasting an old and rich history. Many of the world's greatest cultures have inhabited this beautiful country, leaving behind a veritable treasure trove of untold historical riches.

Its picturesque scenery is breathtaking all year round. From the stunning beaches and waters of the world famous Black Sea to the rolling mountains that are home to world class skiing resorts.

The Black Sea Coast is a major tourist destination and property prices are increasing rapidly with many overseas investors entering the market because of its high growth potential.



Bulgaria - currently the top country for property investment!

Bulgaria is a country that not only has weather comparable to Spain and other top holiday destinations, but also property prices that are less than 25% of their Spanish counterparts!

Over 150 days of sunshine a year, with average summer temperatures of 26°C (79°F) and occasionally climbing to a sizzling 35°C (95°F).

Beautiful Blue flag beaches for the summer holidaymakers and top ski resorts for winter holidaymakers only a few hours away.

Flights are only two and a half to three hours from the UK or Ireland.

Low cost airlines are entering the market and the number of direct flights is increasing.

Bulgaria is fastest growing holiday destination in the world. Major tour operators such as Thompson and first choice have recently added Bulgaria to their brochures and site it as one of their top sellers.

The cost of living is significantly lower than other European countries, with a dinner for two costing about 7 Euros (5 pounds sterling) and a pint for 0.70 Euros (50p).

Bulgaria is a full member of NATO and is due to join the EU in 2007.

The currency (Lev) is pegged to the Euro, making it stable.

Most property can be bought and sold in Euros.

Bulgaria is politically stable, with government bonds being of investment grade.

In the last two years property prices have risen by over 50% in some regions and is expected to grow in line with the recent boom in the Spanish market.

Highly profitable rental returns are achieved through holiday rentals.



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APARTMENT COMPLEX



Size	sq.m.		sq.m.	common area/sq.m.	Total/sq.m.	Euros	Sterling
Basement 01	5.18	Apartment 01	66.4	15.15	81.55	97,860	67,489
Basement 02	5.18	Apartment 02	66.08	15.09	81.17	97,404	67,175
Basement 03	5.29	Apartment 03	92.5	21.12	113.62	136,344	94,030
Basement 04	5.29	Apartment 04	66.08	15.09	81.17	97,404	67,175
Basement 05	5.29	Apartment 05	66.4	15.15	81.55	97,860	67,489
Basement 06	5.29	Apartment 06	66.8	15.24	82.04	98,448	67,895
Basement 07	5.29	Apartment 07	67.11	15.34	82.45	98,940	68,234
Basement 08	8.43	Apartment 08	94.58	21.61	116.19	139,428	96,157
Basement 09	6.14	Apartment 09	67.11	15.34	82.45	98,940	68,234
Basement 10	5.48	Apartment 10	67.84	15.49	83.33	99,996	68,962
Basement 11	5.48	Apartment 11	66.8	15.24	82.04	94,448	67,895
Basement 12	5.48	Apartment 12	67.11	15.34	82.45	98,940	68,234
Basement 13	5.48	Apartment 13	94.58	21.61	116.19	139,428	96,157
Basement 14	5.48	Apartment 14	67.11	15.34	82.45	98,940	68,234
Basement 15	4.77	Apartment 15	67.84	15.49	83.33	99,996	68,962
Basement 16	4.77	Apartment 16	74.6	17.04	91.64	109,968	75,840
Basement 17	4.92	Apartment 17	92.18	21.07	113.25	135,900	93,724
Basement 18	7.68	Apartment 18	74.6	17.04	91.64	109,968	75,840

Garage storage area and Parking lot are include and of course the use of the common areas. An annual fee is payable for maintenance of common area, land, year round security, common areas lighting.

Optional Services include: Apartment cleaning, Car rental, Furnishing etc.

All prices, dimensions are based upon information provided by the developers and in the interests of continued improvement may therefore may be subject to variations



Build Stage June 2006

