



Your dream house directly at the sea front
An investment in your future





There are still some dreamlike places on earth!
We found one for you!



① Common building with fitness centre, sauna, etc.



② 24h Security



③ Swimming pool and bar



④ 30m above sea level, direct access to the beach



⑤ BBQ-Terrace



⑥ Gorgeous view



Quality of life – you really deserve it!

The Idea

A 30m high cliff rises directly from the fine sandy beach of Byala. From there you have a wonderful view over the bay of Byala. Exactly on this spot the property is located.

Enjoy a magnificent sea view and experience breathtaking sunrises.

Come and see this unique place yourself – you will be fascinated. And if you choose to buy we'll pay for your trip.

A lot of time and energy was invested to develop a project that highlights the beauty of the spot. Our goal is to develop a place of tranquillity and relaxation in a brilliant location and with outstanding architecture fitting in smoothly with nature. This place contains many attractions for its residents (small garden of your own, swimming pool, BBQ-Terrace at the most beautiful spot of the premises, fitness centre, sauna, direct access to the beach, etc.). A very special place for very special people!





LUXURY AROUND YOUR HOUSE:

- ☺ Fitness centre with sea view
- ☺ Sauna
- ☺ Steam bath
- ☺ Swimming pool with bar
- ☺ 24h security
- ☺ BBQ terrace with breathtaking view
- ☺ Sandy beach directly accessible within 2 minutes
- ☺ Each house accessible directly by car
- ☺ Sea view & sunshine the whole day
- ☺ large cellar and underground parking
- ☺ all year round fit to live in
- ☺ big private terrace
- ☺ big private roof deck with brilliant view
- ☺ small private garden
- ☺ private winter garden

YOUR CHOICE:

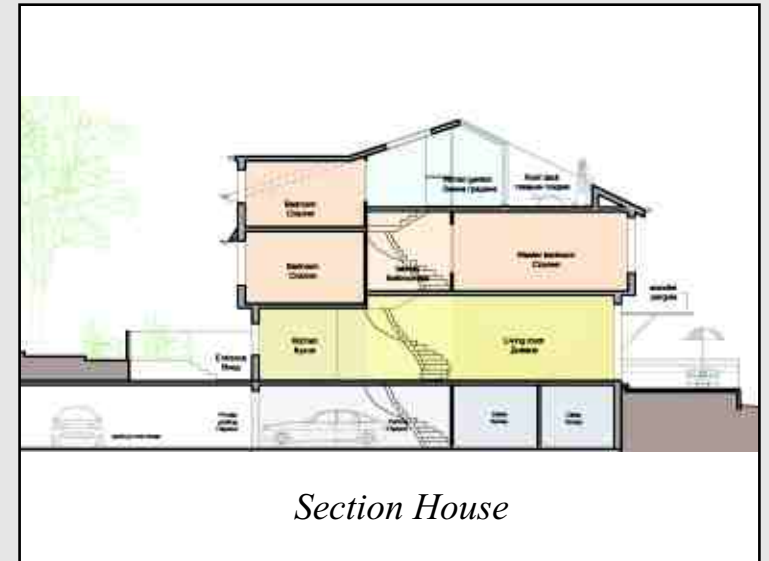
- ☺ House with atrium and daylight in every room
- ☺ House without atrium
- ☺ Two separate Maisonette-Apartments in one house

ADDITIONAL SERVICES:

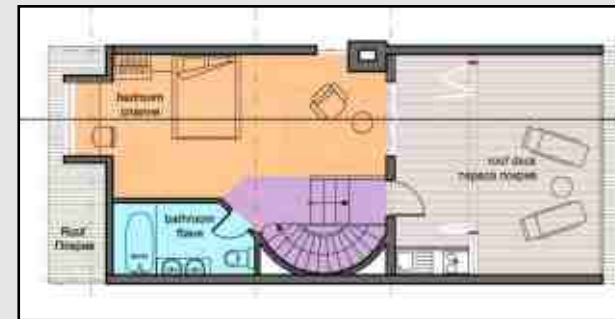
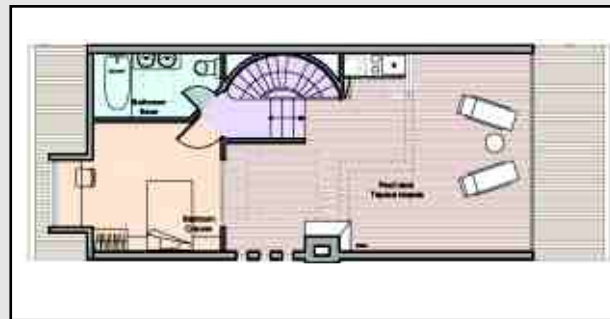
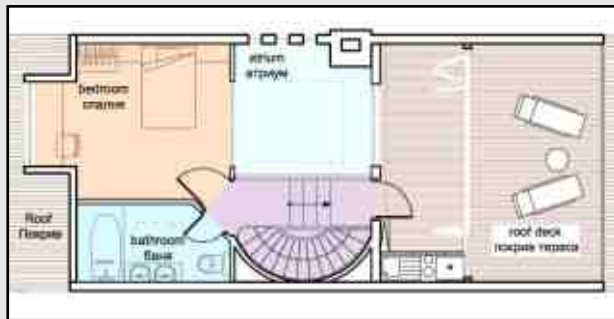
- ☺ Gardening and Pool-Service
- ☺ Cleaning-Service
- ☺ Airport-Pickup-Service
- ☺ Catering-Service
- ☺ Maintenance-Service (incl. paying the bills)
- ☺ Etc.

Tell us your special requests – we will try to meet them!

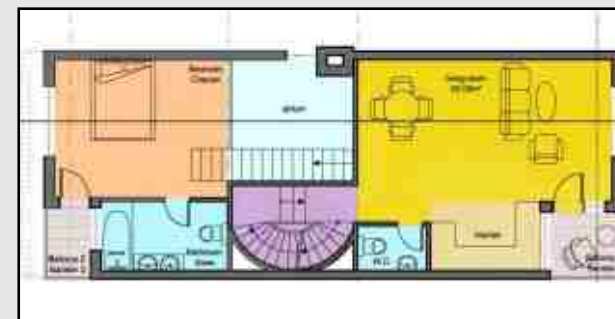
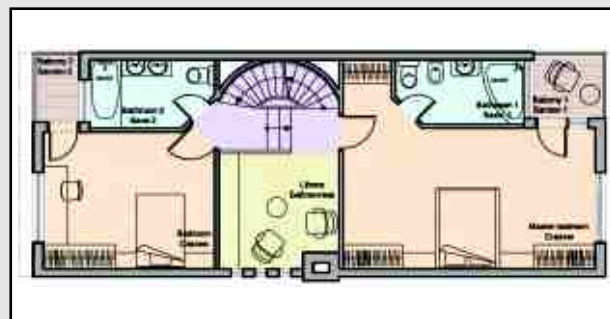
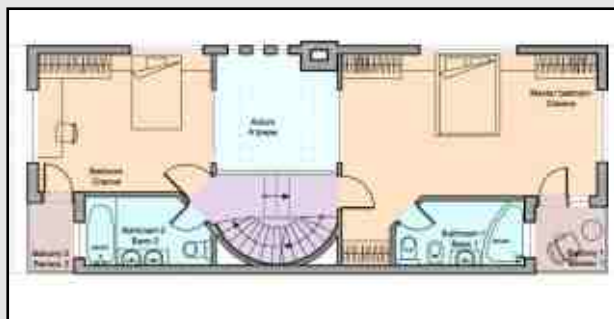
Real estate property
a safe investment



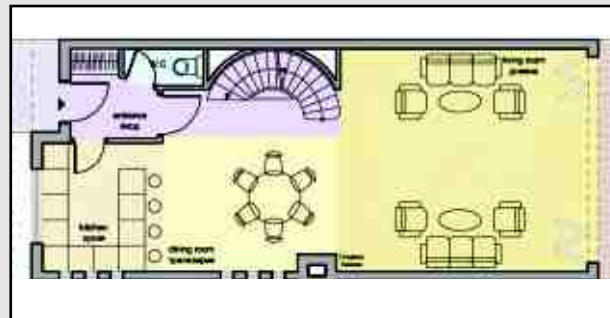
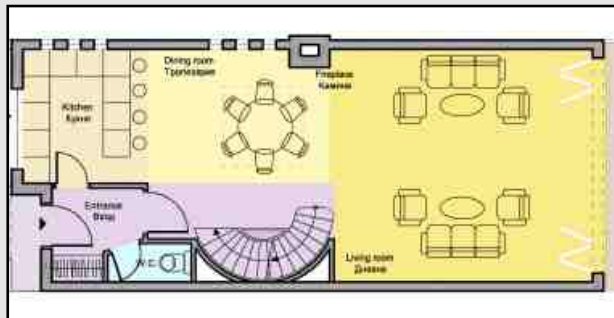
Variants to choose from



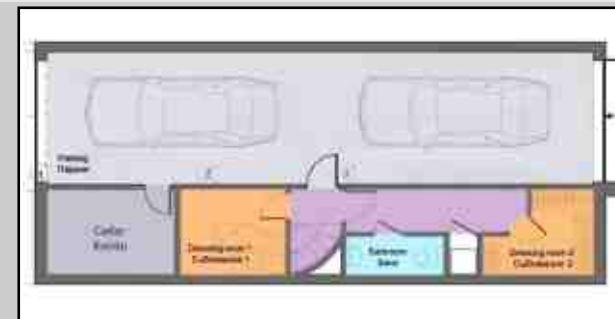
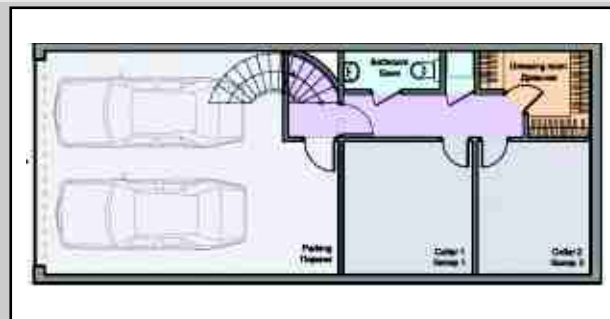
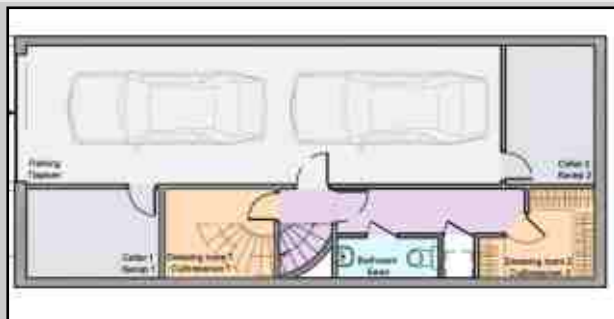
*Roof Deck
(Panorama Deck)*



First Floor



Ground Floor



*Cellar and
underground
parking*

House with Atrium (Nr. 1, 2, 3, 4, 5, 7, 12, 13, 15, 16, 18, 19)

House without Atrium (Nr. 6, 8, 11, 14, 17)

Apartment-House (Nr. 9, 10)

Your house in detail – exclusive and luxurious - a real retreat

- Access your house directly by car
- Underground parking for 2 cars in the cellar
- High rooms
- Open stairway
- Large cellar
- Big terrace
- Small garden of your own
- Chimney in the living room
- Each bedroom en suite (including Jacuzzi)
- Each bedroom with a small balcony
- Daylight in every room
- Big roof deck with brilliant sea view
- Winter garden with chimney and sea view
- All year round fit to live in
- 2 water circuits
- Emergency power
- Central heating
- Central air condition

These rooms you can find on 4 floors:

- Entrance and wardrobe
- 5 Toilets
- 3 Bedrooms
- 3 Bathrooms
- Dining room
- Living room/ Lounge
- Main-kitchen with bar
- Small kitchen for the roof-deck
- Merge the living room and the terrace by folding the front-windows
- Roof-Deck with winter garden
- 2 rooms in the cellar
- Underground parking for 2 cars in the cellar



Your advantages at a glance:

- ☺ Byala – a village with tradition and future.
- ☺ Fantastic location of the premises directly at the sea front, on a cliff above the fine sandy beach.
- ☺ Sea view – nobody can build in front of you (also in the future!!!).
- ☺ A great project of probably the most famous architect in Bulgaria at the time.
- ☺ A lot of amenities directly on the premises (fitness centre, sauna, etc.).
- ☺ Additional important infrastructure around (in planning): Golf, Tennis, Water Park, etc. Direct access to the beach within 2 minutes.
- ☺ Beautiful cosy house with sea view and sunshine all day long, with a terrace, a small garden of your own and a big roof deck with a winter garden.
- ☺ Last but not least: a good investment in your future!

The next steps to your dream house:

- ☺ Contact us via email or telephone – we would love to take the time to talk about your future dream-house (or your investment) in detail.
- ☺ Come and see the premises – if you choose to buy later we cover your travel expenses.
- ☺ If you like the project we can make a reservation contract. After depositing a small reservation fee your house is reserved for you.
- ☺ Before the start of construction we will sign a preliminary contract and you can bring in the payments as described in the payment plan. You only pay what is already there!
- ☺ You will receive regular information about the progress of construction.
- ☺ After finishing the construction we will sign a notarial deed to confirm your ownership on your house.
- ☺ There will be a special opening ceremony with hand-over of the key.
- ☺ If you want we will take charge of furnishing your house.
- ☺ We will also sign a contract for maintaining your house – you can choose which additional services you want to have.



The spectacular view from YOUR terrace!



How the project started

It all began with a friendship to a Bulgarian, who later became the Bulgarian ambassador in Austria. He gave us understanding for the country, the people and the traditions. At first we were very sceptical towards Bulgaria but thanks to him we discovered our love for this country.

We started to think about creating a home there – away from the bustle of everyday life. We found a beautiful piece of land directly at the sea. At the course of time the project became clearer and clearer – a small but exclusive island of relaxation, a real retreat.

Our main concern is for you to feel at home there. We will care for the ambiance of sun, sand, sea and people – and that you can enjoy all this in your own house. All you need is some openness – and time you can spend there – the more the better!

The beach of Byala



Who are the people behind this project

INVESTOR		WIE - Vision Ltd	www.wie-vision.com	
		MSc Thomas Wiedenig	General manager and shareholder of WIE-Vision	
		Dir. Roland Wiedenig	Shareholder of WIE-Vision Sales director of AHT Cooling Systems GmbH in Rottenmann, Austria	
		Renate Wiedenig	Shareholder of WIE-Vision Entrepreneur in Rottenmann, Austria	
		Andreas Wiedenig	Shareholder of WIE-Vision Project manager in Windischgarsten, Austria	
Cooperation		MSc Iskra Stancheva	Office Management WIE-Vision	
			Todor Atanassov	Administration Byala
			Dr. Kiril Kalev	Dr. Kalev has already been an entrepreneur in Bulgaria for many years. He is Co-Founder of Radio FM+ and he was the Bulgarian Ambassador in Vienna for 4 years.
Architecture		Arch. Stefan Dobrev + Team	Has worked in France for many years. Since being back in Bulgaria he has won many architecture competitions, at the moment he is one of the most famous architects in Bulgaria. International TV-stations produced and broadcasted a 30minute-documentary about him and his work. www.stefandobrev.com	
Project management			Trifon Trifonov + Team	Responsible for the professional realisation of the project. Has a lot of experience with projects of foreign investors. In the past he worked in the management for Lindner Bulgaria. Among other projects he was jointly responsible for the Business Park Sofia. www.sofiaestates.com

We already have the structure in Bulgaria - welcome future projects investors!



Byala and region

Ethnographic museum



Harbour



The White Rock



Centre



Municipality



Church

Byala

The holiday destination Byala at the Black Sea is easily reachable from the airport in Varna or Burgas. The well known and popular bays with their gorgeous sandy beaches are situated between these two cities.

There, approx. 48 km south of Varna, lies Byala with its 2000 inhabitants and its fantastic panorama. Rivers, lakes, fine sandy beaches, wide lowlands and big mountains create a very unique diversity. That is the spot of our housing estate.

Byala is an absolutely upcoming small village and offers the perfect mixture of tradition and modern requirements. Peace and tranquillity invite you to stay and relax. The infrastructure of Byala is developing rapidly – a lot of new attractions are already being planned.

www.byala.org



Varna

Museum



Summer theatre



Cathedral



Congress centre



Arena



Harbour

Varna

The port city of Varna is seen in Bulgaria as the secret capital. With almost 400.000 inhabitants, Varna is among the largest Bulgarian cities after Sofia, and the largest city on the coast. Varna has many specific features. Everyone walking along the coast passes through the extended "Sea Garden" Park, the green lung of the city. The university in Varna, the regional government and historical sites create the character of a capital city.

Whether you want casual beach life or fascinating cultural activities, historic Varna draws visitors from East and West. An absolute must for visitors to Varna is a trip to the "Stone Forest". It is a strange accumulation of stones, unique blocks with a height of up to 7 meters. At first sight they seem to be a temple ruin, but scientists found out that they are 5 million-years-old stalagmites. Further a fantastic Botanic garden invites you to stay.

Varna just has everything that makes a city attractive and is situated directly at the sea.

www.varna.bg

Bulgaria



In the sunny South-East, just two hours by plane from central Europe and within visibility of Asia, lies Bulgaria, the promising holiday destination at the Black Sea – at the same latitude as Rome and Barcelona. The coastline is almost 350 km long.

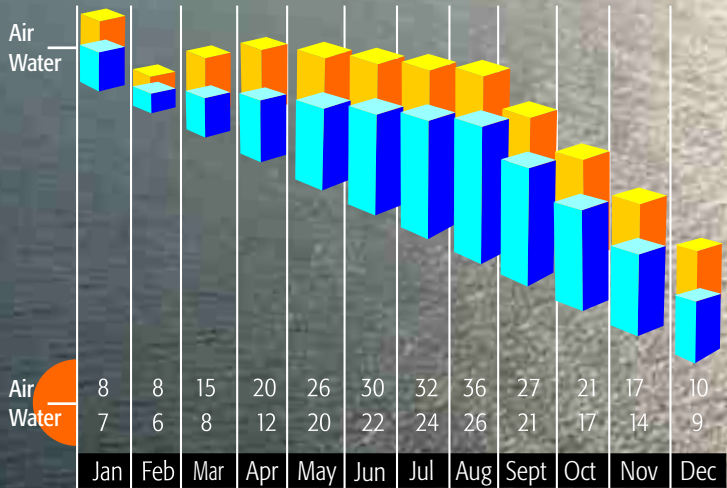
Bulgaria is also known as “Front garden of God”. At the coast you can find more than 10 nature reserves and there are more than 600 spas spread across the whole country. The Balkan with its high mountains, dense woods, icy lakes, plenty of rivers and of course the Black Sea make Bulgaria to a very diverse country.

Bulgaria is one of the most popular holiday destinations for summer holidays in Europe. Modern hotels, cosy restaurants and excellent service will generate a beautiful memory for all the guests. Not to forget about the balanced cost-performance ratio. Country and people create a unique unity of tradition and hospitality. This you can experience at many occasions – last but not least through the wonderful Bulgarian cuisine.





Bulgaria



Flight time to Varna

LONDON	app. 2h 50 min
PARIS	app. 2h 30 min
MOSCOW	app. 2h
MILANO	app. 2h
VIEN	app. 1h 30 min
BERLIN	app. 2h 10 min
AMSTERDAM	app. 2h 30 min
HELSINKI	app. 2h 10 min



Bulgaria in numbers

Inhabitants:	7.5 million
Area:	110.000 km ²
Capital:	Sofia (approx. 1.2 mill)
Coastline:	354 km
Climate:	temperate; mild
Winters:	winters; hot summers
Landscape:	mountainous with extensive lowlands in the north and the southeast
Time Zone:	GMT+2:00
Language:	Bulgarian
Currency:	Leva (100 Stotinki)
Religion:	82,6% Bulgarians orthodox (autonomous), 12% muslim



www.byaladiamond.com

See you in Byala!



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