



Construction Details

Start of construction: Spring 2007

Completion: June 30th 2008

Version: August 31st 2006

All accomplished construction works within this project are done with state-of-the-art technology, following western European standards and of course are in accordance with the laws and standards in Bulgaria. We reserve the right of making any insignificant modifications. The quality of the building materials and mounting parts (windows, doors, electric system, sanitary, etc.) as well as their instalments are done following western European standards.

Infrastructure

The project will be connected to the following public networks: street network, electricity network, water network, and sewage network.

A telephone-, internet- and cable-TV infrastructure will be planned and prepared.

The internet-connection will be done in compliance with a local internet provider via broadband-cable.

General

The **pool** and the area around it lie in the heart of the resort. The pool-system is installed by a specialized company meeting all specifications and requirements. There will also be some attractions like massage-nozzle, etc. The pool is tiled and has different depths. Around the pool there are some canvas chairs and sunshades – everything included.

The **BBQ-Area** is located in the front part of the premises with a wonderful view. A big BBQ and seating facilities surrounded by a lot of green lets you enjoy this view even more.

Rough construction

The construction technology is a monolithic concrete, massive exterior and interior wall form the structure of the site. The exterior coat shall be improved with 50mm of heat insulation. The interior walls are made with resistant hollow bricks or supporting stand walls.

The chimney shall be constructed out of concrete structures or bricks. In all rooms there shall be thick cement coating or liquid emulsion, securing heat and sound insulation.

The balconies and all roof sections are made of solid coniferous wood. The roof could resist snow mass weighing up to 0,75 KN/m². The roofing structures shall be made out of wood profiles (processed) in a highly professional



manner. The roofing structure consists of concrete or clay slates. The chimney shall be coated with lead. The roof shall be equipped with semi-round gutters and grooves, assembled in advance.

Interior / Equipment

All interior walls will be covered with plasterboards, will be puttied and painted. The ceilings will be coated and painted. The interior concrete staircases shall be covered with stone or tiles. All sanitary facilities (bathrooms, WC, etc.) shall have cement coating. The usual practice is to make the frames and the cornices of the windows out of aluminium profiles.

Windows and doors of the terraces are made from high quality plastic profiles with aluminium encasement, frames-leaves and input concrete foundations. Double glazing. All elements are supplied with protective devices in case of turning round or falling down. All interior and exterior millworks are coated as per the western European standards. For the sun-protection there will be fixed rolling shutter on the outside of the windows/doors (operated manually). Each windows / door will have a protection against insects. The interior doors on the separate floors shall be veneered, as envisaged in the site's plan.

The heating is done in two ways: first with the air condition and second with electronic radiators with thermostats in each room. If you wish you can also have an electric under floor heating in the ground floor. If you make fire in the open fireplace in the living room it will automatically heat the bedrooms in the first floor (own heating-circuit). Bathrooms have an independent electric under floor heating.

The preparation of the hot water will be done by in-wall boiler located in every bathroom. The hot water for the kitchen will also come from these boilers.

Here you can find a detailed summary of all rooms and what is in them:

Ground Floor

Entrance:	canopy for rain-protection, robust entrance door with master key system, floor with stone or tiles, space for a wardrobe with bus bar
WC:	tiled and equipped with a toilet and a washbowl
Kitchen:	floor with stone or tiles, connection for water, extractor hood and sewage, many power outlets, connection for the cooker, furniture not included
Dining/Living room:	floor with stone or tiles, open fireplace (also heats bedrooms in first floor), connections for TV and Internet, light to dim
Terrace:	floor with stone or tiles, wooden pergola, guardrail for the sides, light to dim, power outlets and water-connection
Garden:	with grass, hedge will be planted, 40cm of humus
Stairway:	made from concrete, tiled with stone or tiles, fitting guardrail from wood or metal



1. Floor

Stairway, corridor:	floor with stone or tiles, fitting guardrail from wood or metal
Bedrooms:	parquet floor, connection for TV and Internet, direct access to the balcony, light to dim, electronic device to disconnect from mains
Bathrooms:	tiled, high quality equipment (Toilet, two washbowls with clipboard, Jacuzzi (use as shower and bathtub), further equipment upon request.
Balconies:	floor with stone or tiles, guardrail made from wood, fitting to the wooden facade

Options

Prices are in € and include 20% VAT

Tiled stove instead of open fireplace in the living room	3.000 €
Underfloor heating in the Ground floor	4.000 €
Solar-System for warm water	5.000 €
Internet-Service (Establishing an Internet Connection)	500 €
TV-Service (Connecting to the Cable-TV or installation of an SAT-Dish)	1.000 €
Water-Filter for drinking water (per Unit)	800 €
Steam Bath – Shower combination instead of Jacuzzi in the bathroom (per Unit)	2.500 €
Project for interior design of the house (from architect)	5 €/m ²
Automatic rolling shutter for the windows (in living room, bedroom)	1.500 €
Furnishing your house upon your demands (exkl. furnitures)	25€/ m ²

Further options (e.g. tiling, mountings, etc.) upon request.

Subject to modifications and amendments.



Price list

Prices are in € and include 20% VAT, Prices valid until December 1st 2006

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Price includes all services as described in the construction details, price does not include additional costs (about 3,5%) e.g. for notary

	Gross living area	Area of loggias and balconies	Garage	Gross area, m ²	Area of private garden	Total price of unit
Villa 1	121,29	28,39	16,20	165,88	71,70	207 920,00
Villa 2	116,52	26,89	16,20	159,61	73,30	200 403,00
Villa 3	120,43	28,09	16,20	164,72	143,30	213 625,00



Payment options

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Variant 1

- 5% signing of reservation contract
- 5% signing of preliminary contract
- 15% completion bottom slab
- 45% completion rough construction
- 20% completion of the interior
- 10% hand-over of keys

Variant 2

- 3% Discount**
- 10% signing of reservation contract
- 30% signing of preliminary contract
- 20% completion bottom slab
- 20% completion rough construction
- 12% completion of the interior
- 5% hand-over of keys

Variant 3

- 6% Discount**
- 10% signing of reservation contract
- 80% signing of preliminary contract
- 0% completion bottom slab
- 0% completion rough construction
- 0% completion of the interior
- 4% hand-over of keys

Terms of payment: The reservation fee is due when signing the reservation contract, all other payments are due within 5 days after the respective milestone