



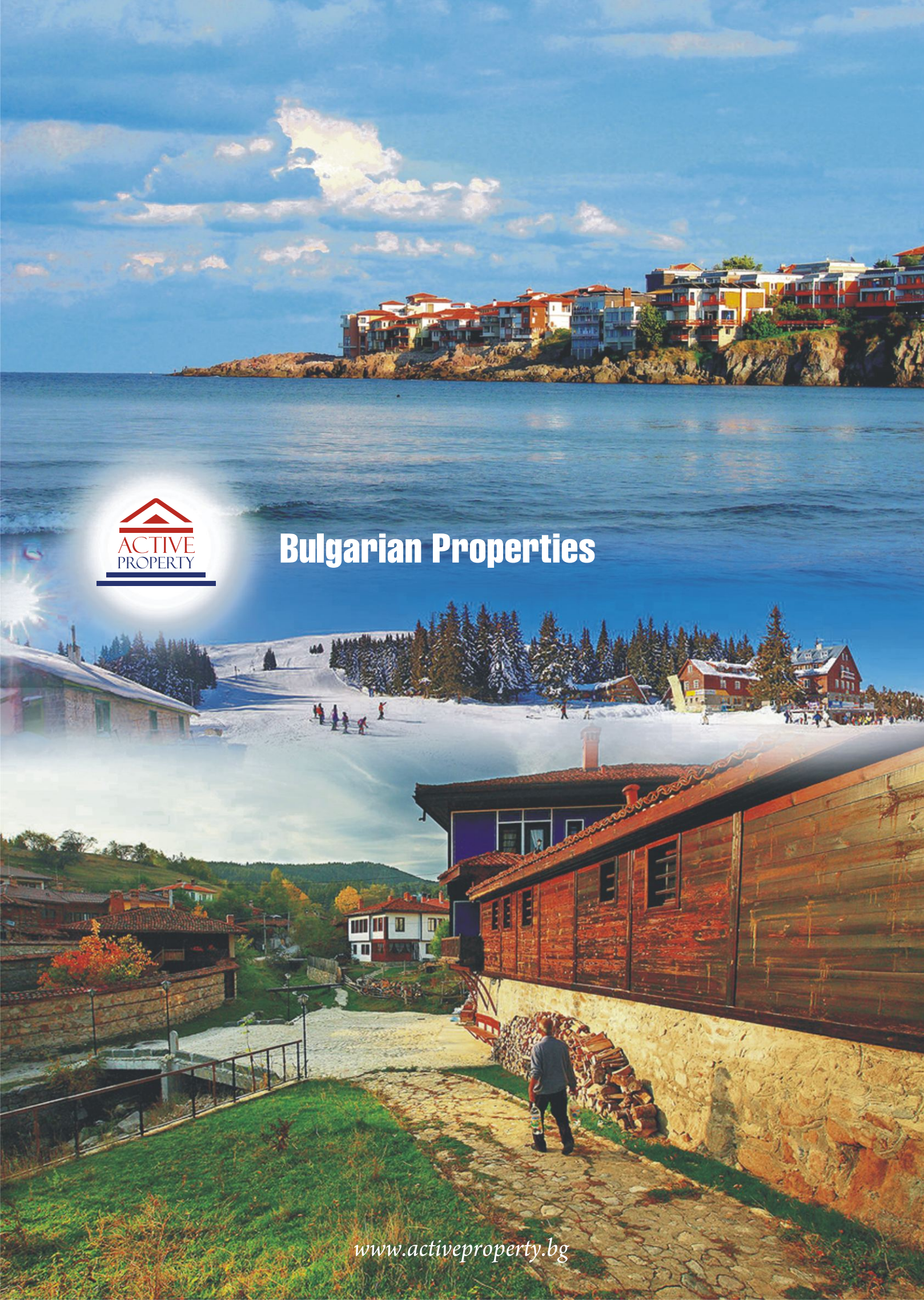
Bulgarian Properties

www.activeproperty.bg





Bulgarian Properties



Dear client,

First of all we would like to thank you for your interest!

We have prepared a few pages that will give you the opportunity to get familiar with the real estate market in Bulgaria and the country itself. Our company has significant experience in the real estate business in Bulgaria and we are proud to share our knowledge with you. While on our pages, please bare in mind that the information offered here is just a tiny bit of what the market offers, as it undergoes changes all the time.

Our group of companies specializes in investment and sale-purchase of real estate in Bulgaria.

Our services:

- Selection of properties at developer's price
- Legal advice on investment matters
- Organization of viewing trips
- Legal advice on sale-purchase of real estate
- Legal assistance
- Registration of the real estate at the taxation authorities
- Company registration at purchase of land
- Legal and business advice for corporate clients
- Assistance with financial reports for corporate customers
- Realization of construction and development investment projects

Bulgaria offers the best value for your money!

Bulgaria is located in South Eastern Europe, bordered by Greece and Turkey to the South, Romania to the North and Macedonia and Serbia to the West. The beautiful Black Sea Coast represents our Eastern border. A relatively small country of outstanding natural beauty, where most of the nature remains virgin and varied. A few hours drive will take you from the snow covered mountain ranges to the long sandy beaches. Bulgaria offers all types of recreation, one might look for: from summer vacation on the coast to



skiing in the mountains or rural experience in the countryside. Bulgaria boasts with 380 kilometres of beaches that are amongst some of Europe's cleanest and safest. Many beaches have been awarded the prestigious eco-label "Blue Flag". Summer temperatures vary between 25-35 degrees. The season extends sometimes as early as from April to late October. In combination with the low cost of living it is very easy to see why Bulgaria is a perfect holiday destination. Even though the Black Sea coast is a well-known tourist area, it also became a very popular second home destination. The Bulgarian property market has been developing at a fast pace over the past couple of years. The market reached incredible heights between 2005 and 2007, boosted by foreign interest. Despite the huge increase over the past couple of years the prices are still relatively low by EU standards. The main boom areas are the Black Sea regions of Varna and Bourgas and of course the ski resorts of Bansko, Borovets and Pamporovo.

Reasons to invest in real estate in Bulgaria

- Bulgaria boasts with beautiful beaches, stunning mountains and forests, crystal clear air, many rivers and lakes, numerous thermal springs that explain the number of balneological sanatoriums, SPA, ski and sea resorts;
- In Bulgaria one can enjoy summer holidays on the beach, winter holidays in the mountain or take advantage of the healing thermal springs all year round;
- Bulgaria's membership in The European Union and the incoming revenues from Europe contribute to the overall economical growth of the country; Bulgaria is to join The Schengen Area;
- Any foreign juridical or physical person can invest in Bulgaria;
- Simple real estate purchase procedure for foreigners;
- Real estate prices are lower compared to the average prices in Europe and at the same time tourism industry, infrastructure and economics are developing rapidly;



- Taxes in Bulgaria are also amongst the lowest in Europe. Permit and license procedures for the business are simple;
- EU citizens do not need visa to enter the country;
- Bulgarian law is unified with the European Union law;
- Religious freedom;
- Rich cuisine, ecological, clean fresh fruits and vegetables in abundance;
- Fine and rich-flavoured Bulgarian wines;
- Low cost of communal services. Estate taxes are amongst the lowest in Europe.

STEP - BY - STEP GUIDE TO THE PURCHASE PROCEDURE

Get familiar with the market

Nowadays everything and everybody's on internet so it is a simple and yet smart idea to start researching the market from there before flying to the country. That way you save valuable time and shape your ideas so that you know what you are looking for. By surfing the internet and comparing different offers you can define the "must haves" of your future home. Just be careful because not all the information in the web is reliable and up to date but it is still a good starting point. Apart from internet, of course, there are real estate fairs and expos where you can also get sufficient information that will help you along the way. So in case there are such exhibitions in your area, pay a visit.

Find a reliable real estate agent

As you are in a foreign country, it is always better that you rely on somebody's help. There are plenty of people in that business and for that reason, make sure you do not choose the first one you meet. A reliable professional is easy to distinguish. The best agent doesn't necessarily work at the largest brokerage, closed the most transactions or made the most money. The best agent for you is an experienced professional who will listen attentively, conduct in an ethical manner and shows knowledge of the market.

Planning your viewing trip

As you have chosen a real estate agent, you can start planning your trip to Bulgaria. You can use professional help to come to the country or you can also book your tickets online. Bear in mind that low cost air companies have already discovered Bulgaria as a destination so you can even budget your flight expenses.

The viewing trip

Provide your real estate agent in advance with all the details about the property you want to purchase. Everything matters and gives a clue to finding the perfect match. If you provide this information in advance, your real estate agent will have the time to prepare all the "must see" properties (within the short period of time that you happen to have during your stay) and not waste time in viewing properties you do not like at all.

There are some basics you must know regarding the construction and buildings in Bulgaria in order to prevent future misunderstandings.

When buying in newly built residences, you should know that you pay for the total area of the apartment and not only for the living area. The living area represents the actual space for living, including inner walls, balconies), while there is an additional, the so called common area, that also counts to your apartment. The common area represents from 12% to 25 % of the area of the apartment buildings staircase, facade, and entrances of the building. To sum it up, the actual area of the apartment is the total of living and common area.

You are also sure to encounter with an important building terminology such as Act 14, Act 15 and Act 16 that usually make no sense to a foreign buyer. Act (Deed, Protocol) 14, 15 and 16 are the main construction stages. The issuing of those separate acts



during the building process is described in the Bulgarian Law on Territory Planning. The aim of Acts 14, 15 and 16 is to control the separate stages of the construction process and check whether the different types of construction and fitting works are made in accordance with the current normative acts. Act 14 is the first step of control of the construction works. This is the document for acceptance of the building's structure. Said in a simple way – Act 14 can be defined as the document issued when the building reaches shell stage (constructed walls and roof with or without finishing works). This act is important because from the moment it is issued the right of ownership over the separate units in the building is already the object of disposition deals. The next stage is Act 15. This is the document which ascertains that the building is fully finished. The document is signed both by the competent officials and by the owners of units in the building. This means that the building is handed over from the developer to the assignor. Usually Act 16 - also known as Certificate of Habitation and is permission for using the building. This Certificate of Habitation is the final act for the construction of a building and it certifies that the building is suitable to be inhabited.

Finalizing a real estate deal

Once you have found your dream piece of real estate and agreed on the selling price, you will need to take the following steps:

If the property has land (i.e. is anything other than an apartment), you will need to form a limited company. Most estate agents can organise company registration for you or you can use the services of independent local lawyer.

If it is only an apartment, all you need is your ID or passport.

Sign a preliminary agreement. A preliminary agreement is necessary for both parties (seller/buyer) where they legally declare their intention for the purchase/sale of the real estate. A preliminary agreement protects the rights of both parties until the moment of the final transfer of the ownership. The preliminary agreement is also the document you need in order to process your payment. To make payment, it's preferable to have a bank account in Bulgaria. That way you can transfer the money from your home country to your Bulgarian account (local currency or euro) and withdraw it when you're in Bulgaria. It isn't advisable to carry large amounts of cash into Bulgaria or anywhere else. The transfer of the ownership in Bulgaria (when the property is fully paid as per the preliminary contract) is through signing of a Notary/Title Deed in the presence of a Notary Public within the district, where the property subject of the deal is located. Power of attorney can be granted to a representative, in case one of the parties (buyer or seller) fails to be present. After signing the Notary/Title Deed on seller's and purchaser's behalf, the Notary Public registers the Notary/Title Deed in the Real Estate Register Agency. Following this procedure the Notary hands out the Title Deed to the parties.

Real estate taxation and expenses

A local tax for the benefit of the municipality is paid when purchasing real estate. The tax depends on the location of the real estate subject of the deal. Local municipal taxes are very low but they vary depending on the location. Municipality tax (equivalent of "stamp duty") is 2-3,5%. Also there are notary taxes and registration taxes. The above mentioned taxes are paid when the Notary/Title Deed is signed, based on the property valuation. In other words the total amount of additional expenses for the buyer is between 4-5% of the real estate price (stated in the Notary/Title Deed).

You are the owner

Everyone who purchases real estate in Bulgaria must be registered with the National Insurance Institute (NOI) within seven days of gaining the ownership. You will receive a BULSTAT registration card. The new owner has to also declare the property in front of the taxation authorities in two months after the acquisition. To simplify the above mentioned procedures, you can trust your real estate agent.

Income tax

For foreign physical persons - the final tax on income from sale of real estate shall be assessed on the positive difference between the selling price and the documented cost of acquisition of the property debited with 10 percent expenses. The final tax rate is 10%. Exemption for foreigner physical persons, EU citizens for tax purpose - taxability shall not apply to any income acquired

during the tax year from the sale or exchange of one residential immovable property, provided that more than three years have elapsed between the date of acquisition and the date of the sale/exchange.

Communal expenses

Real Estate owners are obliged to pay real estate taxes and communal service taxes every year. The total amount is between 0,3-0,4% of the tax property valuation. Water and electricity is paid every month. In addition to the property tax, owners also pay annual waste-collection fees. Newly built residences usually have annual property maintenance tax that is between 7 € and 13 € per sq. m. Electricity price is 0,097€ per kWh, water supply tax is 0,70 € per cubic meter.

RESIDENCY AND VISAS

Citizens of the EU member states, the European Economic Community (EEC) countries, Switzerland, Canada, the US or Israel may stay in the country for up to 90 days. Afterwards those have to apply for long-term or permanent stay permit. A visa is not required for non-EU citizens who have a residency card issued by an EU member state.

Foreigners, who are not citizens of the countries listed, have to obtain visa permits to enter the country.

If you are retiring to your property in Bulgaria, you will probably get residency as long as you can provide the documents to prove that you are retired and that you receive an income from outside of the country.

Residency in Bulgaria for European and Non-European Citizens

Bulgaria is a member of the European Union. All foreign citizens (EU and non-EU) staying in Bulgaria for longer than 90 days must apply for a residency permit at the National Migration Directorate in Sofia or at the immigration department at their local Police Station. The National Migration Directorate and its local immigration departments in the local Police offices is the authority in charge of issuing, cancelling or extending resident permits in Bulgaria.

Types of visa for residence in Bulgaria

Short-Stay Visa, Type C:

This is issued for single or multiple entries into Bulgaria, but not for longer than 90 days within a six-month period, reckoned from the date of the first entry. EU citizens do not need this type of visa to enter Bulgaria.

Long-Stay Visa, Type D: This is the National Visa or the so-called Residence Permit, issued to a foreign national willing to settle in Bulgaria long-term or permanently. There is a difference in the type of permit issued according to the type of settlement:

Long-Term Residence Permit or Permanent Residence permit

Long-Term Residence Permit: Issued for one year to non-EU citizens and for five years to EU citizens.

Permanent Residence Permit: Issued for an indefinite period of time by the National Migration Directorate and its local branches. Applications for Permanent Residence can only be submitted in Bulgaria .

Before applying for a residency permit, it is necessary to open a bank account and get a letter from the bank stating that the applicant has an active bank account. There is a small fee for this letter. Long-Term Resident Permit (long stay visa)

EU citizens and nationals of Iceland, Liechtenstein, Norway and Switzerland:

Applications for a long-term residence permit must be made within 90 days of arrival in Bulgaria at the National Migration Directorate in Sofia or the immigration department of the local Police station of the place of residence.



Documents are required:

Passport (if the passport expires before the end of the five year period, the residence permit will only be valid until that date);

Property title deeds or rental contract as proof of address;

Company registration document or work contract (if applicable);

Proof of health insurance from the former EU country of residence translated into Bulgarian;

Proof of financial means if without employment;

Conditions for residence in Bulgaria (for example, home owner, employment, long-term visa, type D). A residency tax must be paid at the bank in the immigration office. Non-EU family members of EU citizens must apply for a residence permit within 90 days of arrival in Bulgaria. They will also need to provide proof that they are a family member of a European Union citizen. A temporary residence certificate is issued and the long term residence card is issued within three months.

Non-EU citizens:

Applications for a long-stay visa must be submitted to Bulgaria's consular representatives abroad. A visa is not required for citizens of countries that have concluded a treaty on visa-free entry clearance. Within 90 days of arrival, an application for long-term residence must be submitted to the National Migration Directorate or the local Police Department of the place of residence.

A long term residence permit may be issued to non-EU citizens for one of the following reasons:

After five years uninterrupted residency in Bulgaria, an application can be made for permanent residence. This entitles the person with the same rights as a Bulgarian citizen, except for the right to vote.

For more information on the law for foreigners in the Republic of Bulgaria, visit the official website of **The Ministry of Foreign Affairs**: <http://www.mfa.bg/en/>

Important data about Bulgaria:

Area: 110,993.6 sq. km.

Larger Cities: Varna, Plovdiv, Bourgas, Rousse

Population: 7,973, 673 (2001)

Official language: Bulgarian

Capital city: Sofia

Alphabet: Cyrillic

Religion: There is freedom of religious confessions. Traditional religion in the Republic of Bulgaria is Eastern Orthodox Christianity

Monetary unit: the Bulgarian Lev (BGN)

State system: A Parliamentary democracy

Landscape: Extremely varied: A unique combination of high mountains and sandy beaches, large plains and lowlands, beautiful valleys and picturesque alpine lakes. Average height above sea level 470 m. Some 31.5% of the country territory is plain (up to 200 m above sea level), 41% are lowlands and hilly regions (from 200 to 600 m above sea level), and 27.5% are mountains (from 600 to more than 1,600 m above sea level).

Climate: moderate continental with Black Sea influence in the east and Mediterranean in the south.

Waters: main rivers are Danube, Maritsa, Mesta, Strouma, Iskar, Yantra; warm and cold mineral springs (more than 600); lakes coastal (some with curative mineral mud) and of glacial origin (in the Rila and Pirin mountains).

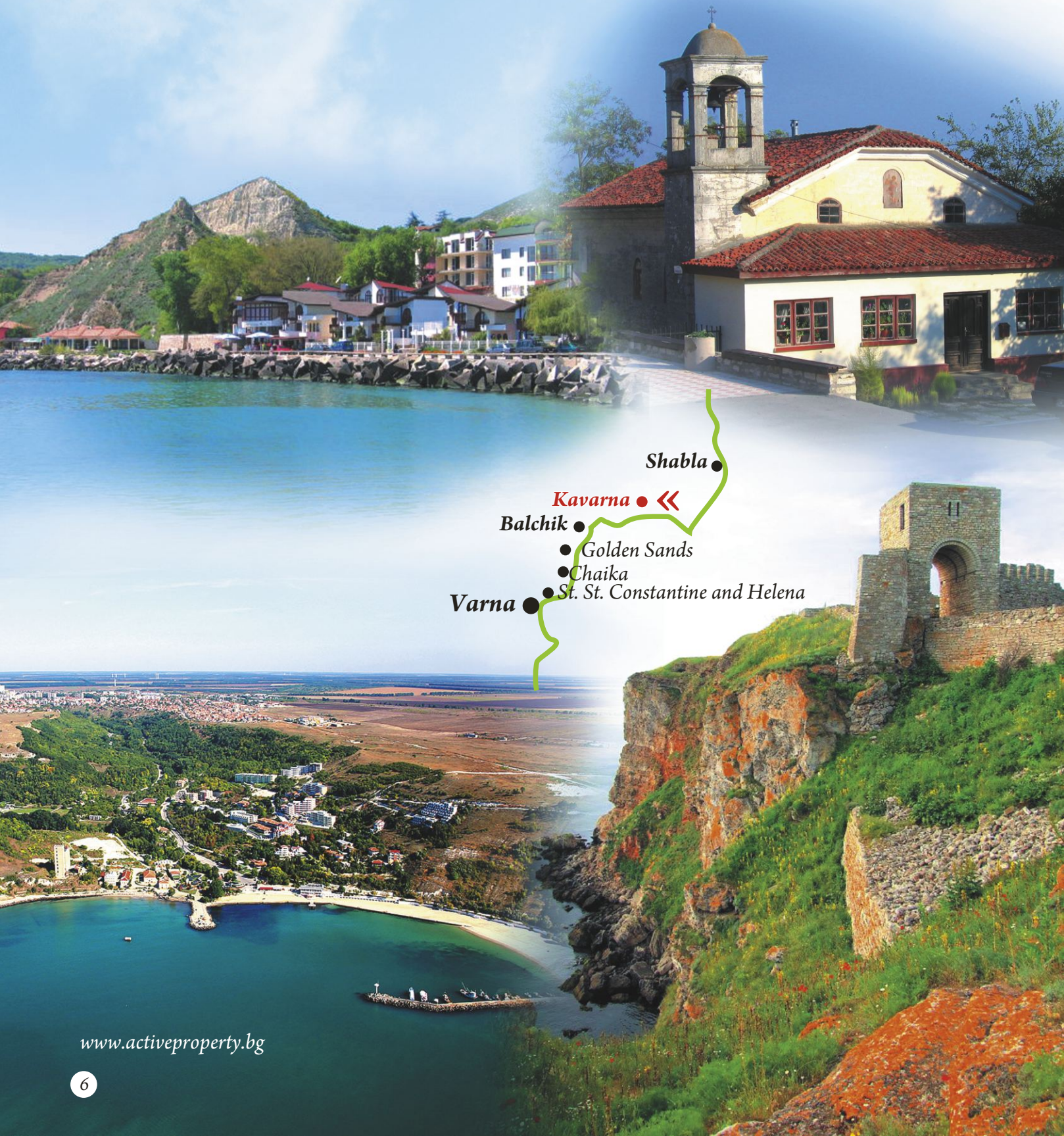
Economy: Already a full member of NATO, Bulgaria joined the European Union in 2007. The country has been an associated member of the European Union (EU) since 1992. In 1997 an agreement was signed with the International Monetary Fund and the World Bank for economic stabilization and for the carrying through of economic reforms in the country. A currency board was introduced. The national monetary unit has been referred to the EURO. A structural reform is underway aimed at an economic growth, a functioning market economy and at paving the way for foreign investments in the country.

Food and Drink: Bulgarian food is close to traditional European cuisine. Bulgaria is a renowned producer and exporter of wine.



Kavarna

The beautiful town of Kavarna is a small coastal town, situated on the Northern Black Sea Coast of Bulgaria, only 10 km from the town of Balchik and 64 km north of Varna. It has a unique natural potential which is crucial for its social and economic development. Its population is approximately 12 000 people. Kavarna has a very picturesque rocky shore. The cliffs and the caves are a favourite place for those who love climbing and adventure. Twelve km east of Kavarna is one of the most breathtaking places on the northern coast - Cape Kaliakra. A narrow rocky peninsula that cuts 2 km through the sea and impresses with its 70 km long rocks, embracing it alongside. The red colour of the rocks beautifully contrasts with the green-blue water of the sea. For its natural beauty this place was called Kaliakra, meaning "beautiful cape". It is a natural reserve where dolphins and cormorants can be observed. It also features the remnants of an impressive medieval fortress.





Royal Cove Residential Complex



- Certificate of Habitation obtained (Act 16)
- one min. walk to the beach
- annual property management fee: 9 €/sq.m.
- apartments are sold fully furnished
- one and two bedroom apartments
- sauna, fitness, reception, parking, café
- swimming pool, security
- rental option



Prices: from 62 000 € to 108 754 €

Villa Allegra



- Certificate of Habitation obtained (Act 16)
- 50 m. from the beach
- annual property management fee: 15 €/sq.m.
- apartments are not furnished
- sauna, fitness, restaurant
- parking, security

Prices: from 39 170 € to 111 920 €





Lighthouse Golf Resort & Spa

Apartments: from 51 830 € to 140 000 €
Villas: from 101 000 € to 260 000 €

- luxurious condos and villas
- 18 holes golf course, designed by Ian Woosman
- Certificate of Habitation obtained (Act 16)
- annual property management fee for condos: 9,60 €/sq.m.
- annual property management fee for houses: 12 €/sq.m.
- furniture is not included in the price
- private beach, swimming pools, restaurants, SPA
- rental option

Thracian Cliffs Golf Resort & Spa

- Certificate of Habitation obtained (Act 16)
- 18 holes golf course, designed by Gary Player
- Marina & Hillside village apartments
- annual property management fee: 14 €/sq.m. VAT excl.
- furniture is not included in the price
- covering 164 hectares and stretching 4.5 km along the coast
- private beach, swimming pools, restaurants, SPA
- rental option

Prices: from 105 000 € to 420 000 €



Kaliakria Resort
complex fully finished

- Certificate of Habitation obtained (Act 16)
- designed by the Spanish architect Gustavo Kloster
- annual property management fee: 10 €/sq.m.
- furniture is not included in the price
- Sport & Wellness centre, restaurants, bars
- rental option

Prices: from 63 535 € to 861 000 €




ACTIVE
PROPERTY

Balchik

Balchik is one of the most picturesque Bulgarian towns, built amphitheatrically overlooking the Black Sea. Balchik is located some 47 km north of Varna. A real pleasure is to take a walk in its cobbled narrow streets with old-time houses, steeped in the greenery of vineyards and small gardens, pleasantly contrasting the shining white elevations, encircling the town from all sides. As far back as during the 5th century B.C., an ancient Greek polis was built here and later on in history the town became regional centre of Medieval Bulgaria. It has been known by its recent name Balchik since the 16th century. Here you can visit The Palace of Queen Maria of Romania that is beautifully preserved until nowadays. The century old trees, the wild flowers, the rivulets and birds, even the quiet ancient water mills and dried stone fountain basins cast their spell on the Romanian Queen. Two architects and a florist came all the way from Italy and Switzerland to design the Queen's nest and its park. Both the Palace and the Botanic Garden are overlooking the sea and are a favourite place for relaxation and recreation.





Queen's View Residential Complex

*construction fully finished
sea-view apartments*

- ♦ annual property management fee: 10 €/sq.m.
- ♦ furniture is not included in the price
- ♦ next to The Palace and Botanic Garden
- ♦ swimming pool, restaurants, security

Prices: from 62 200 € to 600 000 €



Balchik Sea View Apartments

construction is fully finished

- ♦ 50 m. from the sea
- ♦ furniture is not included in the price
- ♦ next to The Palace and Botanic Garden

Prices: from 52 810 € to 76 520 €



The Palace Residential Complex

completion of the project: summer 2013

- beachfront development • indoor and outdoor mineral water pools
- two restaurants, SPA, fitness centre • next to The Palace and Botanic Garden
- rental option



Prices: from 112 000 €



Black Sea Princess Residence

construction fully finished

- beachfront development • sea view apartments • turn-key apartments
- swimming pool, restaurant, SPA • security, parking • near The Palace and Botanic Garden

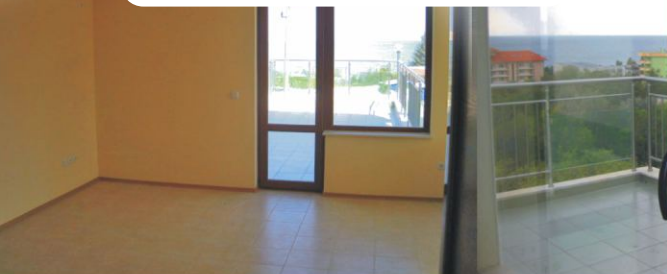
Prices: from 62 763 € to 455 797€



Dolphin Holiday Apartments
sea view apartments

- Certificate of Habitation obtained (Act 16)
- 100 m. from the beach • furniture is not included in the price • 5 km from Balchik

Prices: from 48 824 € to 87 444 €



Glarus Holiday Apartments
complex fully finished

- 150 m. from the beach • furniture is not included in the price • 5 km from Balchik

Prices: from 31 000 € to 83 000 €



Black Sea View Apartments

- Certificate of Habitation obtained (Act 16) • 20 m. from the beach
- furniture is not included in the price • turn-key apartments
- next to The Palace and The Botanic Garden



Prices: from 62 000 € to 180 000 €



Residential building

- Certificate of Habitation obtained (Act 16)
- 15 min. to the beach • furniture is not included in the price • parking, security

Prices: from 61 000 € to 142 260 €



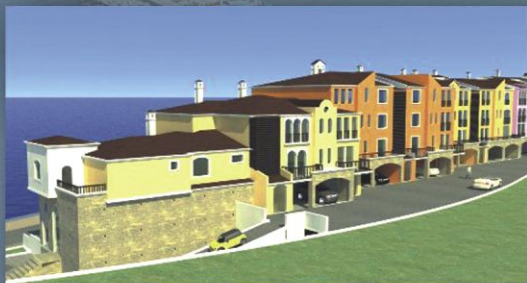
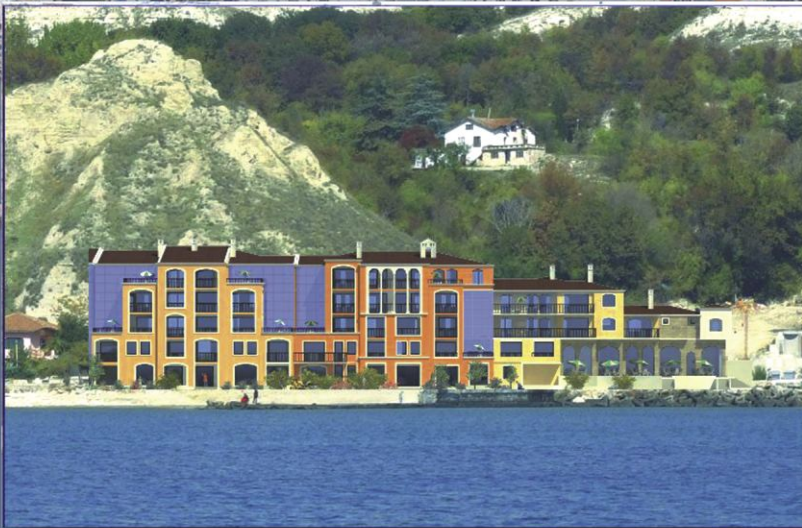
Residential building

completion of the project: summer 2012
sea view apartments



- beachfront development
- turn-key apartments
- swimming pool, restaurant
- next to The Palace and Botanic Garden

Prices: from 112 284 €



Golden Sands Beach Resort



Golden Sands resort covers a territory of 177,13 hectares. It was declared a protected territory in 1943. Thus the larger part of the park is preserved in its natural state. The proximity of the sea, the mild climate and the sea breeze have influenced strongly the flora and fauna in the park which is why it differs greatly from the other national parks.

The thick forest with entwined creeping plants in places gently descends to the seacoast. Among this magnificent greenery nestle 69 hotels, 14 of which 4-star, and most of the rest 3-star hotels. There are many gourmet, sports and entertainment facilities, not only along the beach but also within the complex. The golden beach starts right in the foot of the forest. The resort also boasts a number of healing mineral springs. Golden Sands is the winner of a "Blue Flag" - a prestigious international award for environmentally clean resorts. The major microbiological, physical and chemical readings of the atmosphere, sea and sand are monitored monthly. The beach strip in the resort is 3,5 km long, up to 100 m in places, and is known as one of the best sand beaches in Europe. The sandy sea bottom gently slopes into the sea, there are no rocks or sudden drops. The clean and calm waters of the sea with low salinity lower than that of the Mediterranean for example, and the absence of fish and animals dangerous to human health.



www.activeproperty.bg

Bendita & Bendita Mare Apart -hotel
complex fully finished



- Certificate of Habitation obtained (Act 16) • 100 m. to the beach
- furniture is included in the price • swimming pool, SPA, restaurant
- annual property management fee: 11 €/sq.m. • reception, bar, shops, parking, security • medical office, fitness centre

Prices: from 63 890 € to 211 000 €

www.activeproperty.bg





Sirena Apartments
*sea view apartments
 complex fully finished*

- Certificate of Habitation obtained (Act 16)
- beachfront development • apartments are sold furnished and not furnished • annual property management fee: 9,60 /sq.m. • parking, security

Prices: from 85 860 € to 264 633 €



Berlin Golden Beach Apart-hotel
*sea view apartments
 complex fully finished*



- Certificate of Habitation obtained (Act 16) • beachfront development • apartments are sold fully furnished • mineral water in the rooms and swimming pools • annual property management fee: 9,60 €/sq.m. • shops, restaurant, bar, parking, security • rental option

Prices: from 61 555 € to 167 695 €



Berlin Green Park Apart-hotel
apartments are sold fully furnished

- Certificate of Habitation obtained (Act 16) • 250 m to the beach • shops, restaurant, bar, parking, security
- sauna, fitness, indoor and outdoor swimming pool • annual property management fee: 9,60 €/sq.m.
- rental option

Prices: from 43 707 € to 142 611 €



www.activeproperty.bg


ACTIVE
PROPERTY

Astoria Garden Apart-hotel
sea view apartments
completion of the project: summer 2012

- 80 m from the beach
- restaurants, bar, swimming pool, SPA

Prices: from 74 182 € to 190 000 €



Palma Park Apart-hotel
apartments are sold fully furnished

- Certificate of Habitation obtained (Act 16) • 150 m to the beach
- restaurant, SPA centre, bar, parking, security
- indoor and two outdoor swimming pool • rental option

Prices: from 126 435 € to 175 000 €



Palm Beach Apart-hotel
sea-view apartments
complex fully finished

- Certificate of Habitation obtained (Act 16) • beachfront hotel, 30 m to the beach
- apartments are sold fully furnished • restaurant, SPA centre, bar, parking, security
- indoor and outdoor swimming pool • rental option

Prices: from 70 845 € to 159 540 €



www.activeproperty.bg



Iglika Residential Complex

apartments are sold fully furnished

- Certificate of Habitation obtained (Act 16)
- 50 m. from the beach
- annual property management fee: 9,60 €/sq.m.
- park, underground parking, security

Prices: from 50 830 € to 327 765 €



Zlatna Kotva Apartments

sea-view apartments

- Certificate of Habitation obtained (Act 16)
- beachfront development
- furniture is included in the price
- swimming pool, garden, fountain
- annual property management fee: 9,60 €/sq.m.
- parking, security

Prices: from 82 000 € to 300 000 €



Omega Spa Residence

completion of the project: winter 2011

- 5 min. walk to the beach
- five-star SPA centre, restaurant, bars
- aqua park, reception, night club, parking
- beautician, fitness centre, security

Prices: from 70 000 € to 640 000 €




ACTIVE
PROPERTY

Golden Line Apartments

completion of the project: I stage- 2011

- 150 m to the beach
- SPA centre, fitness centre, restaurant
- bar, shops, underground parking
- property management

Prices: from 57 759 € to 281 156 €



Aquamarine Residential Complex

- Certificate of Habitation obtained (Act 16)
- 150 m to the beach • fitness centre, swimming pool • shops, parking, security • property management and rental option

Prices: from 95 000 € to 130 000 €



Escalera del Sol Residential Complex

completion of the construction: winter 2013

- 120 m to the beach and Riviera Holiday Club
- restaurant, shop, underground parking, security • sauna, Jacuzzi, swimming pool, fitness centre • children's swimming pool and playground

Prices: from 41 200 € to 190 000 €





Perfect Beach Apartments

completion of the development: June 2011

- *beachfront development*
- *10 min walk to the beach*
- *shops, parking, security*
- *furniture is not included in the price*

Prices: from 96 320 € to 178 673 €





Prices: from 39 146 € to 172 830 €

Amphora Palace apartments fully furnished

- Certificate of Habitation obtained (Act 16)
- near the beach • shops, parking, security
- property management and rental option



Yalta Apartments complex fully finished

- 200 m to the beach • restaurant, shops, swimming pool, • underground parking, security • property management

Prices: from 97 292 € to 120 000 €



Chaika Resort

Chaika Resort is situated between the resorts Sunny Day and Golden Sands and some 10 km away from the center of Varna. The place boasts with one of the best beaches in Varna, most commonly referred to as Cabacum beach. This is a peaceful area with many small family hotels and private villas where people reside permanently. One of the Universities of Varna is located here. There is a direct bus connection with Varna (15min to the center) and with Golden Sands - center (5 minutes). Aladzha Monastery - a medieval Christian Orthodox cave-monastery complex is located in Chaika area.



Nikea Park Apart-hotel

complex fully finished

- 250 m to the beach
- fully furnished apartments
- restaurant, SPA, fitness centre
- shops, swimming pool, underground parking
- annual property management fee: 10,50 €/sq.m.

Prices: from 36 831 € to 167 856 €



Chaika Residential Complex

complex fully finished

- Certificate of Habitation obtained (Act 16)
- 5 min walk to the beach
- apartments not furnished
- swimming pool, inner yard
- underground parking, security

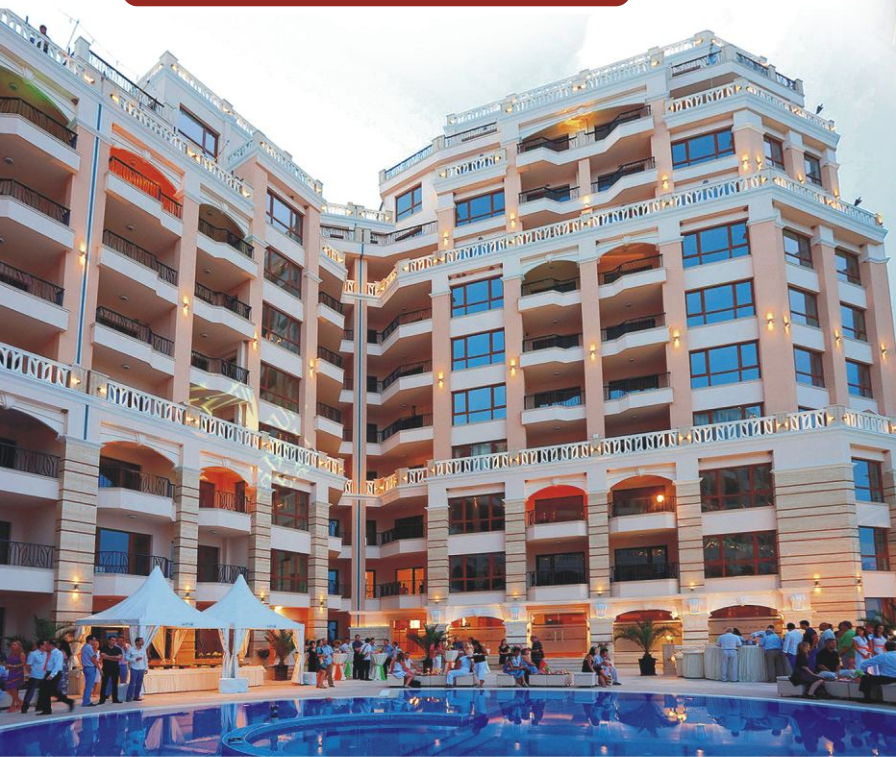
Prices: from 29 699 € to 121 139 €



Cabacum Beach and SPA Residence
complex fully finished

- Certificate of Habitation obtained (Act 16)
- 3 min walk to the beach
- apartments not furnished
- mineral water swimming pool, SPA
- fitness, shops, sauna
- underground parking, security

Prices: from 148 900 € to 495 000 €



Riviera Bay Residential Complex
sea-view apartments
completion of the development: 2011

- beachfront property
- apartments not furnished
- mineral water swimming pool
- fitness, shops, sauna, SPA
- underground parking, security

Prices: from 89 400 € to 368 900 €



Argisht Palace

- completion of the development: June 2011
- near the beach • indoor and outdoor swimming pool • fitness, SPA, parking, security

Prices: from 53 781 € to 320 000 €



Port Palace, Sunny Day Beach Resort

*sea-view apartments
complex fully finished*

- Certificate of Habitation obtained (Act 16) • beachfront residence
- yacht port • luxury sea view apartments • indoor and outdoor swimming pool • reception, bar, restaurant, fitness, SPA
- underground parking, security

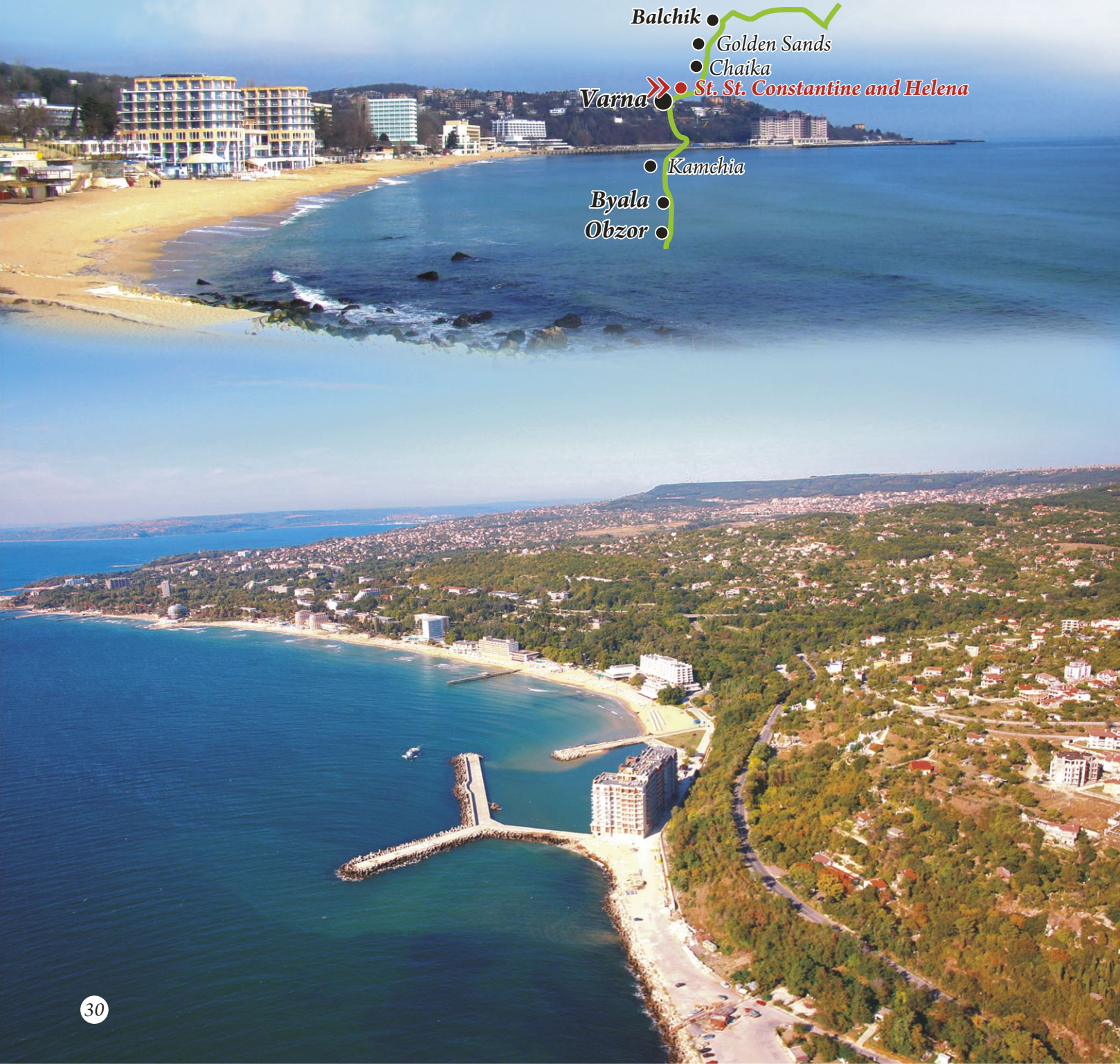
Prices: from 262 680 € to 548 700 €



St. St. Constantine and Helena Resort



Saints Constantine and Helena resort is located within a landscaped park 10 km north of downtown Varna and 7 km south of Golden Sands. This is Bulgaria's oldest Black Sea resort. The first balneology center here had been established in 1908. The resort owes its popularity to the unique combination of numerous green parks, mineral waters, beaches and sun. The resort has its name after the St. St. Constantine and Helena 16th-century Monastery, situated on the territory of the resort. It had been established in the beginning of XVIII century, in the honor of the Roman Emperor Constantine I and his mother Empress Helena. Now, only a small church had left from the monastery, half dug in the ground. There are regular bus lines to and from Varna. Other landmarks of the resort include the Euxinograd Royal Summer Palace. It is currently a governmental and presidential retreat hosting cabinet meetings in the summer and offering access for tourists to several villas and hotels. Since 2007, it is also the venue of the Operosa annual opera festival. The Euxinograd park, the arrangement of which began in 1890 and took several decades, is home to over 310 plant varieties from Asia, South America, North Africa and Southern France, said to be picked out by Ferdinand himself. It occupies an area of over 550 decare. A tiny river flows through the park. The palace's wine cellar was established in 1891 for the needs of the Bulgarian Royal Family and takes up two underground floors. It still produces high-quality white wine (twelve varieties) and brandy (seven varieties). The wine produced in the palace nowadays is thought of as one of the best in Bulgaria. The Euxinograd cellar has been preserving valuable 125-year-old French wines since the Liberation of Bulgaria. In addition, the Euxinograd complex also includes a former royal stable.



St. Helena Apart-hotel

- Certificate of Habitation obtained (Act 16)
- 400 m to the beach • turn key apartments
- studios furnished • three mineral water pools, SPA • three restaurants • fitness, parking, security
- annual property management fee: 7,80 €/sq.m.



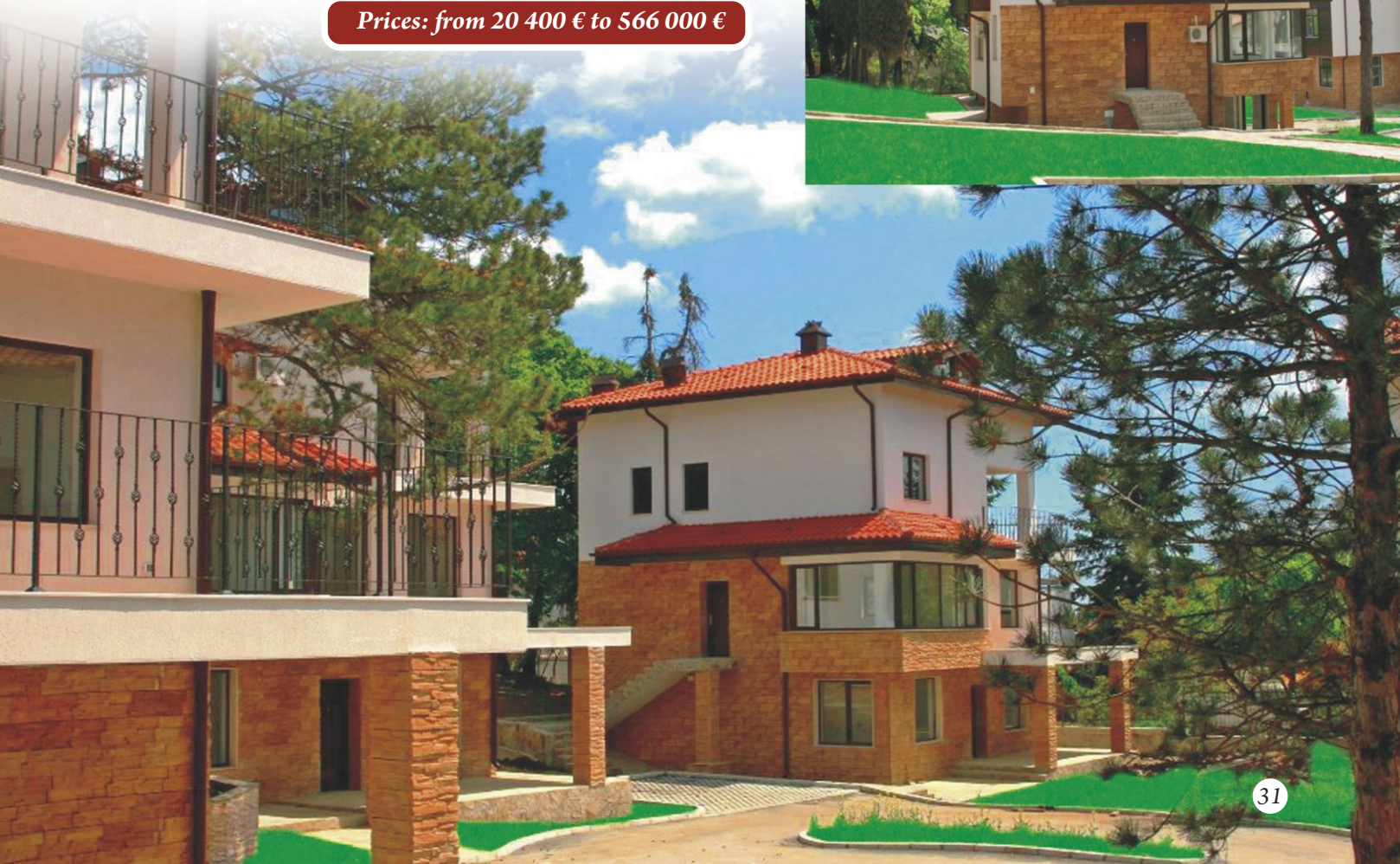
Prices: from 40 000 € to 320 921 €



St. Anna Residential Complex *complex fully finished*

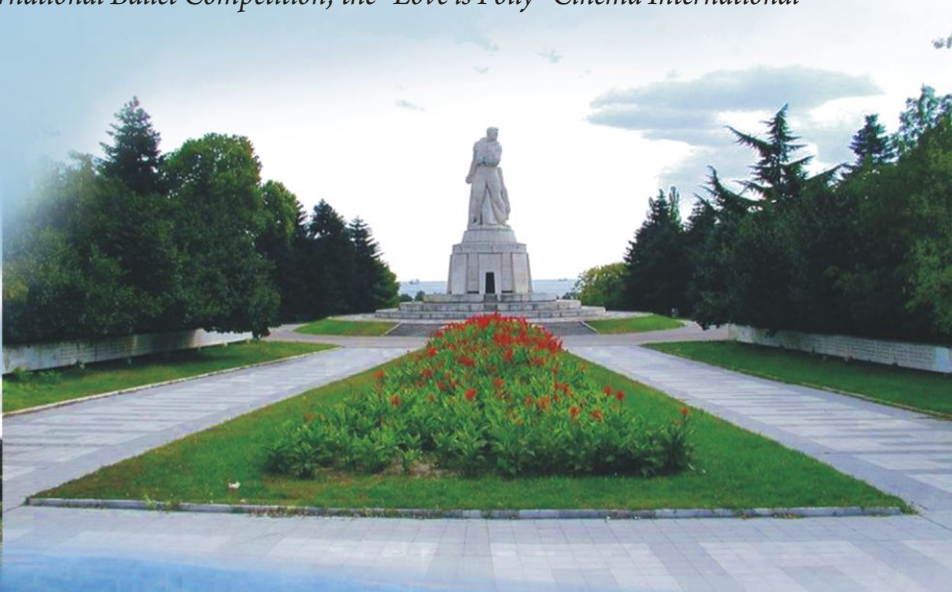
- 1 km from St. Constantine and Helana
- apartments and private houses for sale
- bar, swimming pool, tennis court
- security, parking, fitness, SPA
- annual property management fee: 9 €/sq.m.

Prices: from 20 400 € to 566 000 €



Varna

Varna is the largest city and seaside resort on the Bulgarian Black Sea Coast and in Northern Bulgaria, third-largest in Bulgaria after Sofia and Plovdiv with a population is approximately 500 000. It is the administrative centre of Varna Municipality. Varna is commonly referred to as the marine (or summer) capital of Bulgaria. It is situated at the same latitude with Cannes, Nice, Monaco and Livorno. Varna is a city over 110 km long, its width, including the new residential quarters is nearly 9 km. The city is like an amphitheatre and follows the curves of the Bay of Varna. The town is a major tourist destination, business and university centre, seaport, and here are the headquarters of the Bulgarian Navy and merchant marine. In April 2008, Varna was designated seat of the Black Sea Euro-Region by the Council of Europe. The town has some of the finest and oldest museums, professional arts companies, and arts festivals in the nation. Varna's festivals are large in number, the most popular of them being: the International Choir Gathering, International Theatre Holidays; the International Gathering of Orchestras and Classical Music Ensembles; the Jam Session; the Folk Festival with international participants; the International Ballet Competition; the "Love is Folly" Cinema International Festival etc.



Balchik ●

● Golden Sands

● Chaika

● St. St. Constantine and Helena

Varna ●

● Kamchia

Byala ●

Obzor ●

Varna South Bay Beach Residence and Spa

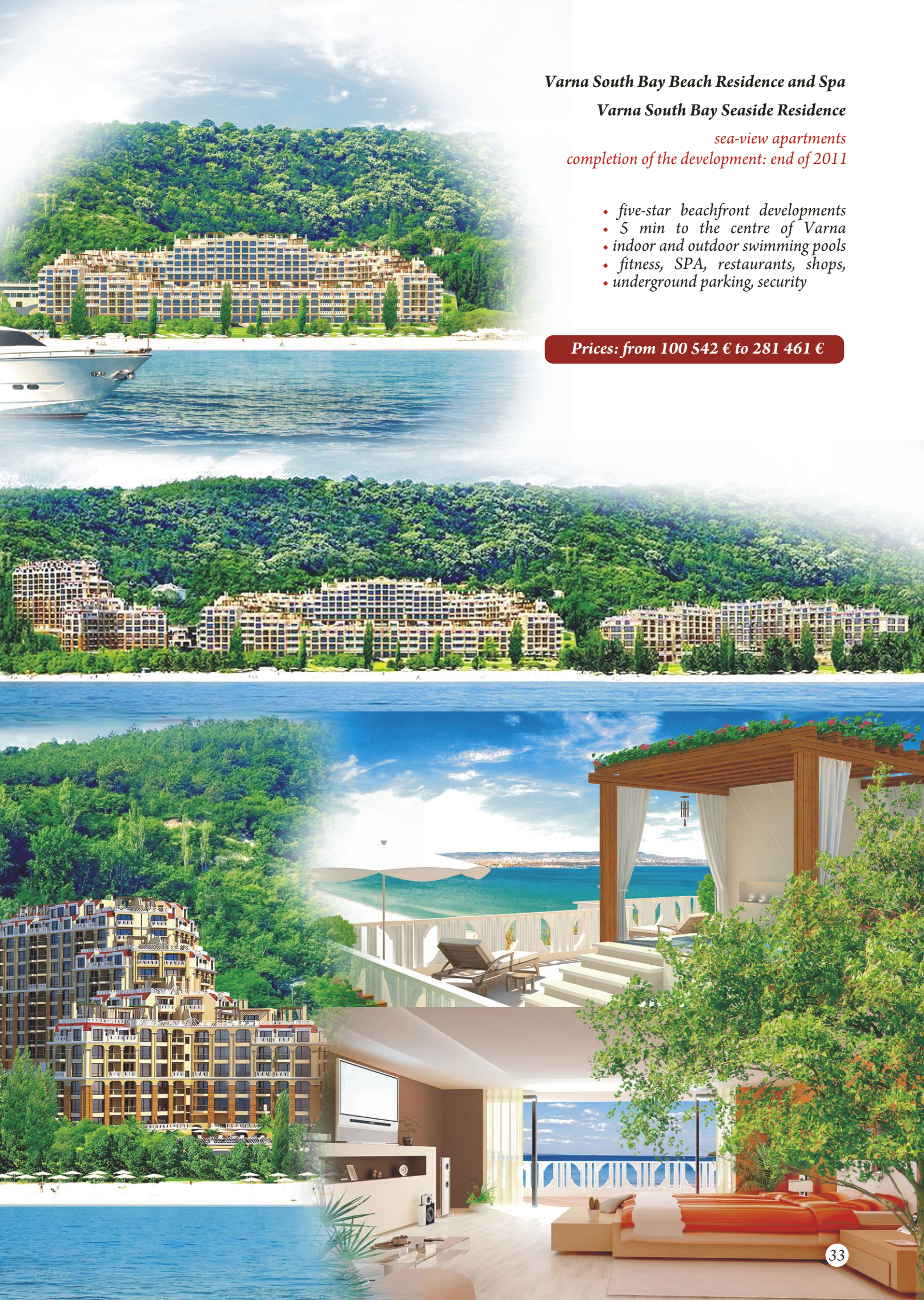
Varna South Bay Seaside Residence

sea-view apartments

completion of the development: end of 2011

- five-star beachfront developments
- 5 min to the centre of Varna
- indoor and outdoor swimming pools
- fitness, SPA, restaurants, shops,
- underground parking security

Prices: from 100 542 € to 281 461 €



St. Nikola Residential Complex

complex fully finished

• 1 km from the beach • not far from the centre of Varna • furniture is not included in the price • security, parking

Prices: from 38 000 € to 130 000 €



www.activeproperty.bg

Green Paradise Residence, Zelenika area

complex fully finished

• 1 km from the beach • 7 km south from the centre of Varna • furniture is not included in the price • swimming pool, sauna, fitness, parking • annual property management fee: 9,60 €/sq.m.

Prices: from 65 510 € to 92 000 €



Kamchia Resort Complex

The valley of Kamchia River is among the most beautiful places along the Bulgarian coast. The distance from Varna to the mouth of the river is about 25 km. Kamchia River is the longest river on the Balkan Peninsula. It is an excellent spot for sports, holiday and recreation. Probably the most outstanding site is the place where the waters of the river flow into the Black Sea. The lure of the resort is due to the quiet river, the thick virgin longoz forest, 450 m wide beaches with up to 19 m-high sand dunes, freshwater marshes and marshy remnants of old riverbeds, cutting deep into the forest. Kamchia is also UNESCO protected biosphere reserve.



Family house fully finished

- Certificate of Habitation obtained (Act 16)
- closed-type complex
- 60 m from Kamchia River
- 80 m from the beach
- small front door patio, veranda
- parking, security

Price: 90 000 €



www.activeproperty.bg

Shkorpilovtsi Resort Complex

Shkorpilovtsi is situated 35-40 km south from the town of Varna and 94 km from the town of Burgas. The resort is situated in the most beautiful part of the east slopes of the Balkans, covered with coniferous and broad-leaved woods and a wide beach strip of fine sand, about 8 km long and up to 100 - 120 m wide, with sand-dunes at places. Close to the beach runs the river Fandakliyska. The region is characterized by its thermal drillings, in the water of which have been detected valuable physical and chemical characteristics: iodine-bromine, sodium-chloride, with slightly alkaline reaction. These mineral waters are particularly effective in the treatment of rheumatic diseases, neurological, gynecological and respiratory problems, as well as simply for prevention.



Shkorpilovtsi Residence Sea & SPA

beginning of construction: September, 2011

completion of the development: summer, 2013

sea-view apartments

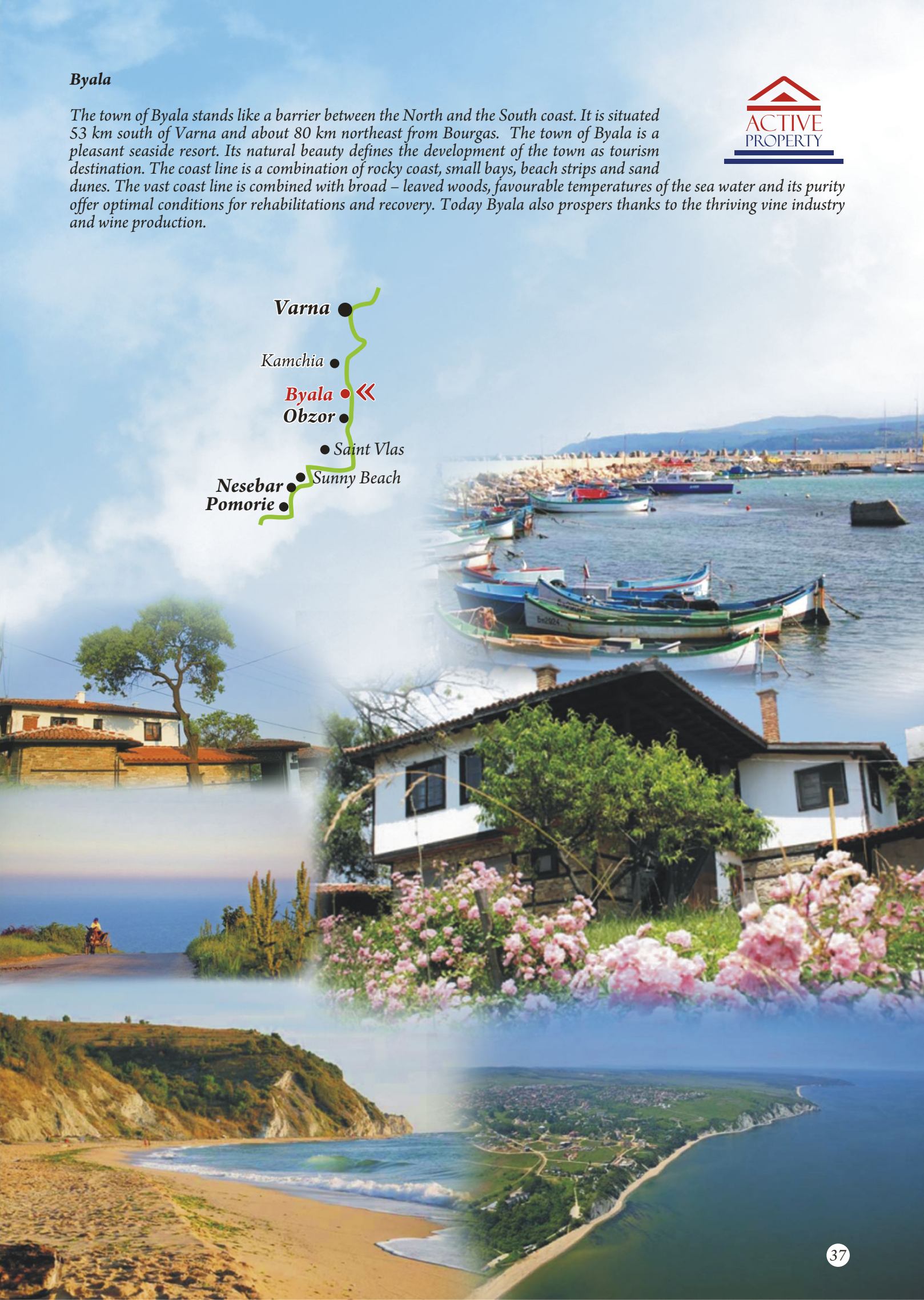
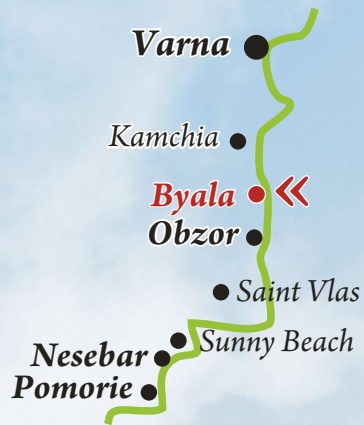
- beachfront development
- SPA, fitness centre, swimming pool
- restaurant, reception, bar
- night-club, children's playground

Prices: from 34 000 €



Byala

The town of Byala stands like a barrier between the North and the South coast. It is situated 53 km south of Varna and about 80 km northeast from Bourgas. The town of Byala is a pleasant seaside resort. Its natural beauty defines the development of the town as tourism destination. The coast line is a combination of rocky coast, small bays, beach strips and sand dunes. The vast coast line is combined with broad – leaved woods, favourable temperatures of the sea water and its purity offer optimal conditions for rehabilitations and recovery. Today Byala also prospers thanks to the thriving vine industry and wine production.





Silver Beach Apart-hotel
*overlooking the beach
 complex fully finished*

- Certificate of Habitation obtained (Act 16)
- beachfront development • furniture is not included in the price • swimming pool, bar, restaurant, sauna, fitness • pharmacy, Jacuzzi, parking, security • annual property management fee: 10€/sq.m.

Prices: from 45 100 € to 177 000 € VAT excluded



www.activeproperty.bg



Byala Beach Resort Apart-hotel
*sea-view apartments
 complex fully finished*

- Certificate of Habitation obtained (Act 16)
- furniture is included in the price • swimming pools, bars, restaurant • Sport and Wellness
- annual property management fee: 10 €/sq.m.

Prices: from 100 000 € to 254 362 €



Sirena Residential Complex

- Certificate of Habitation obtained (Act 16)
- near the beach
- furniture is included in the price
- swimming pools, recreation areas
- underground parking, security
- annual property management fee: 880 €

Prices: from 43 400 € to 80 000 €



www.activeproperty.bg

Lucky Seasons Residential Complex

completion of the development: August, 2011

- 200 m from the beach
- barbeque, swimming pool
- recreation area, children's playground
- night-club

Prices: from 42 864 € to 99 00



Sunrise Residential Complex *complex fully finished*

- turn-key apartments • swimming pool, parking • annual property management fee: 9,60 €/sq.m .



Prices: from 33 900 € to 51 900 €



Milana Residence

completion of the development: summer, 2011

- 150 m from the beach • turn-key apartments • swimming pool, parking
- annual property management fee: 9,60 €/sq.m.

Prices: from 32 700 € to 61 500 €



Fortuna Cape Residence

completion of the development: December, 2011

- 350 m from the beach • turn-key apartments • swimming pool, parking , recreation area
- annual property management fee: 9,60 €/sq.m.

Prices: from 23 700 € to 37 700 €



Obzor

The town of Obzor is relatively small, with population of slightly over 2,000 people. It is situated 65 km south of Balkan Mountains. Obzor is with the longest beach on the seaside of Bulgaria. The 8 km beach strip by the town extends from the St. Atanas cape to the north and to the Mona Petra cape to the south. The St. Nikola cape is several kilometres further to the south where the Balkan Mountains slope ends into the Black Sea. The town is rich in cultural relics from the past; the Thracians were the first people to inhabit the region. Homer writes about the people who used to live near Cape Emine in Iliad. Later in history, the town was conquered by the Roman Empire, I century BC. The Romans renamed the town to Teopolis (city of God) and build a temple of Jupiter, remains of which can still be seen in Obzor. Obzor is surprisingly calm and quiet resort, not intrusively luxurious, it attracts people who are looking for coziness. The resort is fully equipped for recreation, there spa centers offering different relaxation services. For the people who prefer to enjoy an active day out, there are conditions for bicycling, beach volleyball, soccer, mini golf and, of course, the whole range of water sports: water skiing, windsurfing, scuba diving, jet skiing, etc.



www.activeproperty.bg



Obzor Beach Resort Apart-hotel

sea-view apartments

complex fully finished

- Certificate of Habitation obtained (Act 16)
- beachfront property
- furniture is included in the price
- swimming pools, SPA, recreation areas
- underground parking, security
- annual property management fee: 10 €/sq.m.

Prices: from 47 860 € to 238 000 €



Casablanca Apart-hotel

100 m from the beach

complex fully finished

- Certificate of Habitation obtained (Act 16)
- furniture is included in the price
- swimming pool, children's playground, SPA
- fitness, beauty salon, Jacuzzi, parking, security
- annual property management fee: 9,60 €/sq.m.

Prices: from 35 119 € to 109 854 €



Aurora Residential Complex
complex fully finished
beachfront property

- furniture is not included in the price
- SPA, fitness, restaurant • parking, security • annual property management fee: 10 €/sq.m.

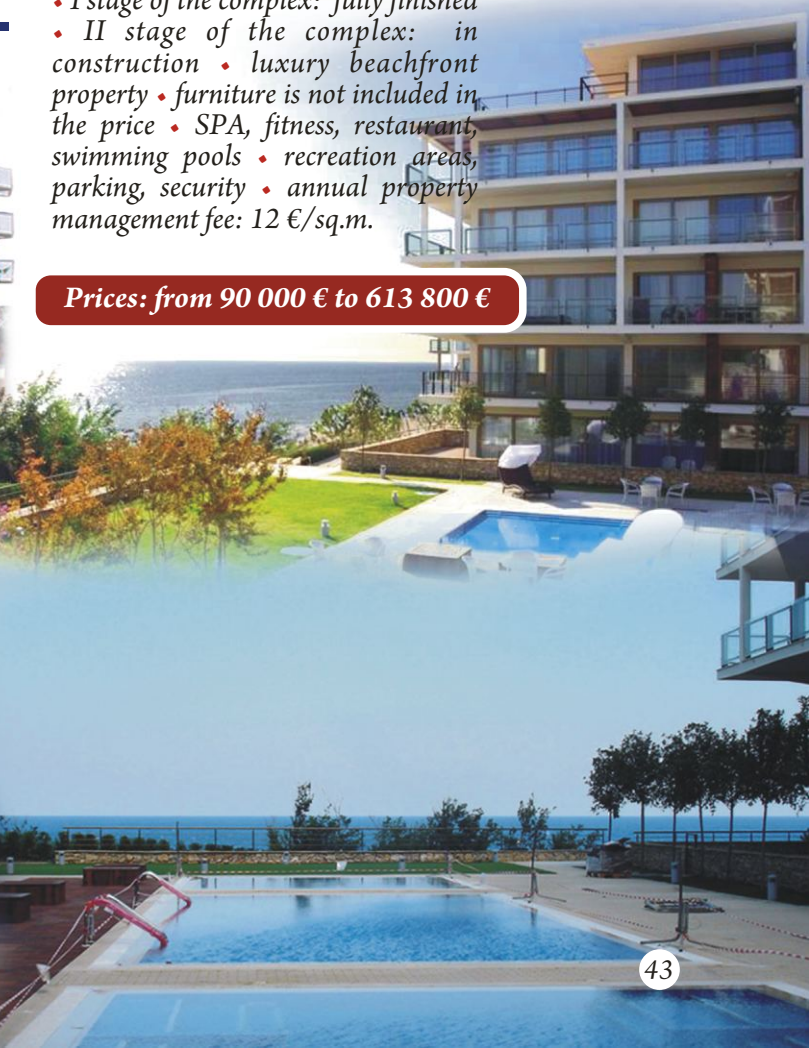
Prices: from 44 350 € to 156 900 €



Yoo Bulgaria Residential Complex
sea-view apartments

- I stage of the complex: fully finished
- II stage of the complex: in construction
- luxury beachfront property
- furniture is not included in the price
- SPA, fitness, restaurant, swimming pools
- recreation areas, parking, security
- annual property management fee: 12 €/sq.m.

Prices: from 90 000 € to 613 800 €



Saint Vlas Resort



Sveti Vlas is situated at the foot of the Balkan mountain surrounded by picturesque nature and beach line of total length of 1,5 kilometers. What makes it a preferred destination for holidaymakers and investors is the winning combination of sea and mountain climate. Four kilometers north of Sunny Beach, Saint Vlas is 25 minutes from Bourgas and around 1 hour from Varna international airports. The place, where Saint Vlas is situated, is the biggest tourist area in Bulgaria. The so called Riviera consists of Aheloi, Ravda, Sunny Beach, Saint Vlas, Elenite. It is the only resort in Bulgaria with completely south facing sandy beach. Saint Vlas is quieter than Sunny Beach, but is close enough to Sunny Beach to benefit from its restaurants, shops and other facilities. Saint Vlas is one of the most fast-developing seaside settlements due to the fact that the necessary social and technical infrastructure is available - kindergarten, elementary school, library club, a health center, cleaning station. The town is also famous for its brand new and beautiful yacht port. Saint Vlas is a modern beach destination, with brand new hotels and tourist infrastructure.



Royal Palm Residential Complex

complex fully finished

- Certificate of Habitation obtained (Act 16) • 100 m from the beach
- furniture is not included in the price • swimming pool, restaurant, bar • parking, security • annual property management fee: 600-800 € VAT excl.

Prices: from 29 000 € to 187 596 €



Panorama Bay Residential Complex

complex fully finished

- Certificate of Habitation obtained (Act 16)
- furniture is included in the price • restaurants, coffee bars, swimming pools • tennis court, parking, security • annual property management fee: 600-800 € VAT excl.

Prices: from 24 336 € to 75 976 €



Etara Residential Complex
sea-view apartments
complex fully finished

- Certificate of Habitation obtained (Act 16)
- traditional style Bulgarian architecture
- two restaurants, bars, two swimming pools
- fitness, shops, parking, security

Prices: from 46 292 € to 296 000 €



NEW DEVELOPMENTS



Amphora – completion June, 2011

Prices: from 980 €/sq.m.



Caprice – completion May, 2012



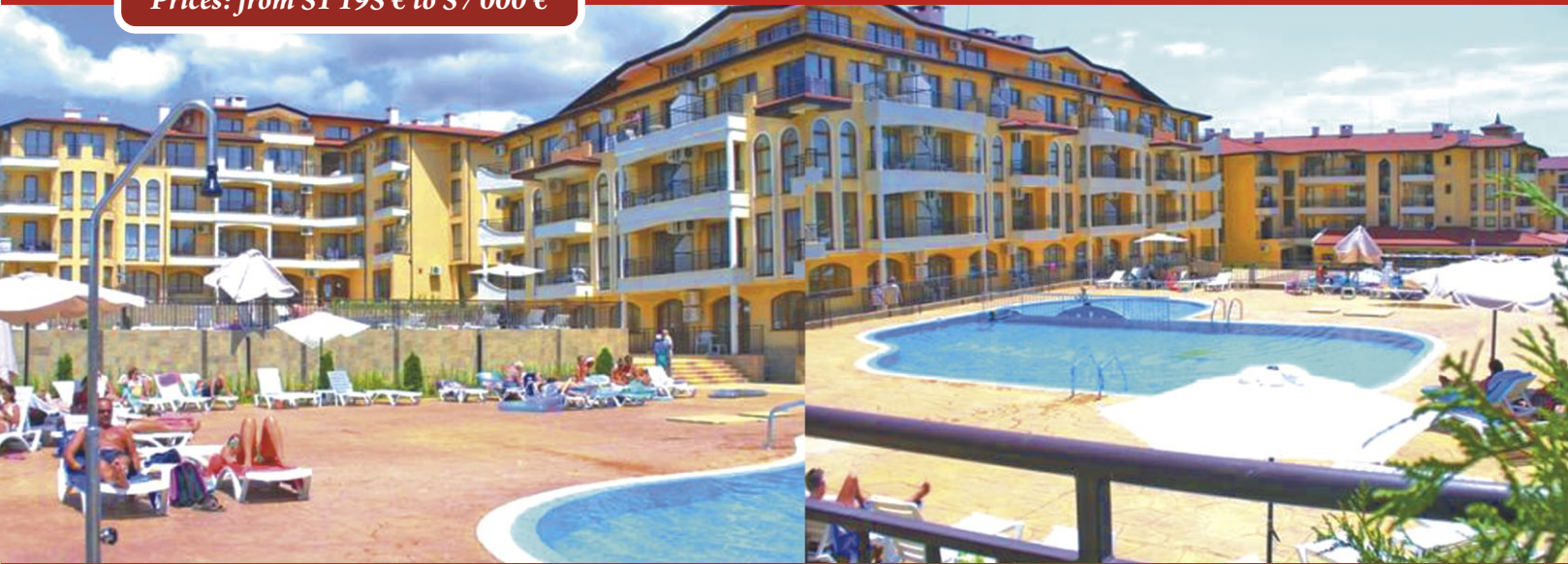
Prices: from 980 €/sq.m.

Dolce Vita – completion June, 2012

Aqua Dreams Residential Complex
complex fully finished

- Certificate of Habitation obtained (Act 16) • 100 m from the beach
- furniture is not included in the price • restaurant, bars, three swimming pools
- reception, shops, parking, security • annual property management fee: 5-9 €/sq.m.

Prices: from 51 195 € to 57 000 €



Sky Dreams Residential Complex
complex fully finished

- Certificate of Habitation obtained (Act 16)
- 80 m from the beach • furniture is not included in the price • restaurant, bars, two swimming pools
- reception, parking, security
- annual property management fee: 5-9 €/sq.m.

Prices: from 31 464 € to 142 420 €





St. George Apart-hotel
complex fully finished

- Certificate of Habitation obtained (Act 16)
- 150 m from the beach
- furniture is not included in the price
- restaurant, bars, swimming pools
- SPA, reception, parking, security
- annual property management fee: 12 €/sq.m.

Helios Residential Complex
complex fully finished

- Certificate of Habitation obtained (Act 16)
- 150 m from the beach
- furniture is not included in the price
- restaurant, bars, swimming pools
- fitness, parking, security
- annual property management fee: 5-9 €/sq.m.

www.activeproperty.bg

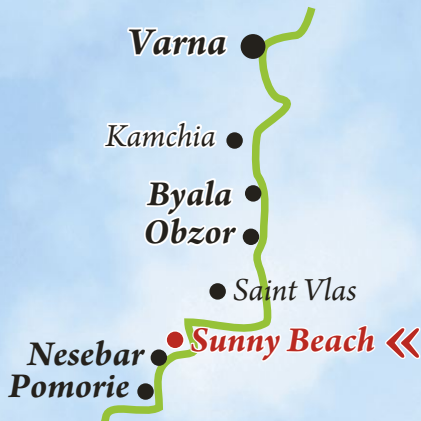
Prices: from 30 325 € to 145 276 €

Prices: from 30 000 € to 179 900 €



Sunny Beach Resort

Sunny Beach is among the oldest and most prestigious Bulgarian Black Sea resorts. Scenically located along the coast, it is 6 km north of Nessebar. The beach is more than 6 km long and up to 150 m wide. The fine sand, the picturesque dunes, the decline of the sea bottom and the mild climate makes the resort a suitable holiday destination. A great number of hotels, villas, holiday houses and bungalows have been built amidst parks and gardens. The resort has tennis courts, swimming pools, water slides, bowling, mini-golf field, stable with horses etc. several big commercial centers have been built recently. With time the prestigious resort has almost fused with the town of Nessebar to the south and St. Vlas to the east.



www.activeproperty.bg



Rose Residence

complex fully finished

- Certificate of Habitation obtained (Act 16) • located in the western part of Sunny beach
- bar, swimming pool, parking, security • annual property management fee: 10 €/sq.m.



Prices: from 28 900 € to 42 000 €

Barco del Sol Residence

complex fully finished

- Certificate of Habitation obtained (Act 16) • located in the western part of Sunny beach
- parking, security • annual property management fee: 9 €/sq.m.



Prices: from 36 515 € to 67 695 €



Jasmine Club Residence

- Certificate of Habitation obtained (Act 16) • 500 m from the beach
- reception, bar, swimming pool, security • annual property management fee: 10 €/sq.m.



Prices: from 25 000 € to 29 000 €



Royal Beach Barceló
complex fully finished

- ♦ Certificate of Habitation obtained (Act 16)
- ♦ five-star complex ♦ 50 m from the beach
- ♦ furniture not included in the price ♦ SPA, reception, bar, swimming pools ♦ recreation areas, security, parking ♦ annual property management fee: 12 €/sq.m.

Prices: from 93 854 € to 190 869 €



Complex Royal Sun
complex fully finished

- ♦ Certificate of Habitation obtained (Act 16)
- ♦ in the centre of Sunny Beach ♦ furniture not included in the price ♦ SPA, reception, bar, three swimming pools ♦ recreation areas, shops, security, parking ♦ annual property management fee: 12 €/sq.m.

Prices: from 42 951 € to 132 832 €



Sunny Day VI Residential Complex

completion of the development 2011

- overlooking Sunny Beach resort • furniture not included in the price • restaurant, bar, two tennis courts, playgrounds
- SPA, reception, bar, five swimming pools • recreation areas, shops, security, parking

Prices: from 9 750 € to 35 000 €



Gerber Residence I & II

completion of the development 2011

- 400 m from the beach • swimming pool, recreation area, parking • annual property management fee: 10 €/sq.m.

Prices: from 26 900 € to 45 900 €

Golden Rainbow VIP Residence
completion of the development: May, 2011

- ♦ beachfront property ♦ restaurant, bars, swimming pools ♦ recreation areas, underground parking, security

Prices: from 102 405 € to 301 334 €



Golden Beach Residential Complex
beachfront property

- ♦ Certificate of Habitation obtained (Act 16) ♦ swimming pool, recreation area, parking ♦ shops, bar, reception, parking ♦ annual property management fee: 9 €/sq.m.

Prices: from 26 900 € to 45 900 €



Residential complex Afrodita I & II

- Certificate of Habitation obtained (Act 16)
- 400 m from the beach • furniture is included in the price
- swimming pools, fitness, bar
- parking, security • annual property management fee: 10 €/sq.m. VAT excl.

Prices: from 27 000 € to 77 197 €



Residential complex Afrodita Palace completion of the development: May, 2011

- 350 m from the beach • furniture is not included in the price
- recreation areas, swimming pool
- parking, security • annual property management fee: 10 €/sq.m. VAT excl.

Prices: from 33 291 € to 80 605 €



Rainbow Residential Complex

- Certificate of Habitation obtained (Act 16)
- close to the beach
- swimming pool, recreation area, parking

Prices: from 30 000 € to 67 300 €



Residential Complex Cascada II

complex fully finished

- Certificate of Habitation obtained (Act 16)

Residential Complex Cascada III

completion of the development: December, 2011

- furniture not included in the price
- 10 min walk to the beach
- swimming pool, recreation areas, parking, security

Prices: from 25 000 € to 78 000 €



www.activeproperty.bg

Nessebar

The ancient town of Nessebar is situated on a rocky peninsula connected to the mainland by a narrow causeway. The peninsula is 850 metres long and 300 metres wide. The town has a century-old history and it has preserved architectural monuments from all periods in its thousand year old existence. There are the remains of Roman and Medieval walls, Byzantine and Bulgarian churches and old houses from 18th and 19th cc. Nessebar churches represent the “ornamental” style of architecture which flourished in 13th and 14th cc. In 1956 the town was declared “a museum-town, an archaeological and architectural reserve”. Because of its unique historic colour it was listed as a World Cultural Heritage Monument in 1983. The new part of Nessebar is the centre of the administrative life. It has a modern style of architecture. The hotels, holiday houses and private rooms meet the last tendencies in tourism. The numerous restaurants scattered along the narrow winding streets or near the sea shore are wonderful places for recreation and gourmet experience.



Mirage of Nessebar Luxury Sea Residence

*beachfront property
complex fully finished*

- Certificate of Habitation obtained (Act 16) • furniture is included in the price • reception, bar, swimming pool, fitness
- SPA, restaurant, parking, security • annual property management fee: 9,60 €/sq.m.

Prices: from 127 500 € to 307 800 €



Belvedere Holiday Apartments

*beachfront property
complex fully finished*

- Certificate of Habitation obtained (Act 16)
- 50 m from the beach • located at the beginning of the old town

Prices: from 190 000 € to 255 000 €





Vigo Apartments
complex fully finished

- Certificate of Habitation obtained (Act 16)
- beachfront property
- bar, swimming pool, SPA

Prices: from 118 378 € to 455 000 €



Vigo Apartments II

- beginning of the development: October, 2010
- completion of the development: by the end of 2011
- beachfront property, 30 m from the beach
- bar, swimming pool, SPA, shops, reception

Prices: from 45 460 € to 443 000 €



Stanny Court Residential Complex
complex fully finished

• 150 m from the beach • furniture is included in the price • swimming pool, parking, security • annual property management fee: 6 € /sq.m.

Prices: from 24 600 € to 64 200 €



Chateau Del Marina
complex fully finished
beachfront property

• Chateau Del Marina • swimming pool, restaurant, bar, security • annual property management fee: 9,60 € /sq.m.

Prices: from 45 000 € to 63 000 €



Ravda

Ravda is a small seaside village on the Bulgarian coast, located only 30 km from Bourgas International Airport, 5 km to Sunny Beach resort and only 1, 5 km to the town of Nessebar. The village has been a popular climatic treatment beach resort characterized by a fine beach, a clement climate and numerous holiday houses. The shipyard of the ancient Nessebar used to be located here in the past. Ravda is a sea resort with private hotels and apartments and has at its disposal several spacious, beautiful bays, spreading out up to the neighboring Nessebar. The settlement offers various sports entertainments and beaches with fine sand, lifeguards, beach umbrellas and lounges. Ravda is known as a preferred place for children, youth and student recreation.





Palm Marina Residential Complex
complex fully finished

- ♦ Certificate of Habitation obtained (Act 16)
- ♦ 100 m from the beach ♦ swimming pool, reception, shop, security ♦ annual property management fee: 9 €/sq.m.

Prices: from 37 000 € to 130 000 €



Lesso Residential Complex
complex fully finished

- ♦ Certificate of Habitation obtained (Act 16)
- ♦ 3 min walk to the beach ♦ Furniture is included in the price ♦ swimming pool, fitness, security ♦ annual property management fee: 390 €

Prices: from 55 000 € to 180 000 €



Aheloy

A small town located on the coast far from the urban crowd, noise and any sources of industrial pollution. Aheloy is a place for people who seek a quiet holiday at the seaside. The village falls within an environmentally clean area. The river is a favorite place for the fans of fishing. There are at about 2100 people living in the village of Aheloy. The sea-shore is less than one kilometer away from the village. There is a mixture of sandy and stony beach and a pier for boats. The beach between Pomorie and Aheloy is a desert strip of land, about 10 km long bordering to the sea on the one side and to the Pomorie Lake on the other. The village is 34 km away from the district center, the city of Burgas. The village of Ravda is 3 km away and Sunny Beach resort is 7 km away.



Marina Cape

*complex fully finished
beachfront property*

- Certificate of Habitation obtained (Act 16)
- furniture is not included in the price
- 4 restaurants, bars, two swimming pools, fitness
- shops, bank office, security
- annual property management fee: 12 €/sq.m.

Prices: from 39 050 € to 600 000 €



Pomorie

The town of Pomorie is 18 km from Nessebar and about 20 km from Bourgas. This seaside resort is also a famous mud treatment centre, located by the side of a scenic rocky peninsula, enveloped by the sea and the Pomorie Lake. The beach is covered by black sand, which is due to the magnetite compounds in it. The Pomorie Lagoon Lake (Anhialo Lake) is 2 km northwest of Pomorie. An up to date mud treatment sanatorium has been built next to the lake. The curative properties of the Pomorie mud had been known far back in Antiquity, and Byzantine writer Anna Komnenus called the lagoon "The Holy Lake". The water of the lagoon is mostly used for the extraction of salt. Annually about 30,000 tons of sea salt is obtained by evaporation from the salterns of the Pomorie Lake. An interesting tourist site is the Museum of Salt. Some of the highest quality grape varieties are cultivated in the fertile vineyards by the side of the town, lending the incredible bouquet to the wines of the famous brands of Pamid, Dimiat, Alkanboushe, Grand Noire, Merlot, Cabernet Sauvignon.





Helios Beach Apartments
*beachfront property
 complex fully finished*

- ♦ Certificate of Habitation obtained (Act 16)
- ♦ furniture is included in the price ♦ restaurant, bar, swimming pool, shops ♦ security, underground parking ♦ annual property management fee: 10,80 €/sq.m.

Prices: from 100 000 € to 218 000 €



Marina Holiday Club

- ♦ Certificate of Habitation obtained (Act 16) ♦ 250 m from the beach
- ♦ furniture is not included in the price ♦ restaurant, barbeque, swimming pool ♦ fitness, massage room, security, parking ♦ annual property management fee: 7,20 €/sq.m.

Prices: from 51 240 € to 118 735 €





Sunset Resort Pomorie
beachfront property

- ♦ Certificate of Habitation obtained (Act 16)
- ♦ furniture is included in the price ♦ restaurant, bar, SPA and Wellness centre, swimming pool
- ♦ fitness, massage room, Jacuzzi, security, parking ♦ annual property management fee: 15 €/sq.m.

Prices: from 77 000 € to 380 000 €

Success Residential Building

- ♦ Certificate of Habitation obtained (Act 16)
- ♦ 250 m from the beach ♦ furniture is included in the price ♦ reception, parking, security

Prices: from 19 649 € to 50 484 €



Sozopol

Sozopol is among the most beautiful Bulgarian resorts. It is located 32 km south of Bourgas, on a peninsula, connected to the mainland, where the new part of the town has been built. Sozopol is one of the oldest Black Sea settlements in Bulgaria. It came into being during the 7th century B.C. under the name of Apollonia. In Antiquity the town was famous for the fact that as far back as in the year 520 B.C. it minted its own silver coins. Later on in history Apollonia began to be called Sozopolis (Town of Salvation). The intensive Black Sea trade turned the town into a busy centre. The buildings of that time were solid, which is evident to this day from the partially preserved walls along the southern coast of the peninsula. The old part of the town has been declared an architectural and historical reserve. Unrivalled is the atmosphere of the narrow streets of Sozopol, with the fragrance of ripe dates and sea breeze. Among the landmarks of the town are the preserved or restored old time houses of typical Black Sea coast architecture of the 18th-19th century, the churches of the Holy Virgin (15th century), of St Zosim, of St St Cyril and Methodius (19th century), the archaeological museum, the art gallery, the museum exhibitions next to the restored portion of the southern fortress wall. South of Sozopol there are impressive sights, resembling fiords. The high coast here is literally cut by the rising waves.





Costa Bulgara Mediterranean Club *complex fully finished*

- Certificate of Habitation obtained (Act 16) • 150 m to the beach, sea view • 5 km to Sozopol • furniture is not included in the price • restaurant, bar, SPA and Wellness centre, swimming pools • Aqua park, security, parking • rental option

Prices: from 42 170 € to 109 000 €

www.activeproperty.bg



Beachfront Villa

- beachfront sea view villa • in construction, ready design • water, sewage, electricity, road access available • three storey villa plus basement level • parking, store room • total built up area of the villa: 386, 28 sq.m. • plot of land: 609 sq.m.

Price: 350 000 €





Royal Beach Residence

beachfront residence

- Certificate of Habitation obtained (Act 16) • near camping Garden, not far from Sozopol
- furniture is included in the price • restaurant, bar, swimming pool • annual property management fee: 9 €/sq.m.

Prices: from 27 800 € to 68 200 €



Santa Marina Holiday Village

beachfront residence

- Certificate of Habitation obtained (Act 16) • furniture is not included in the price
- reception, restaurants, bars, swimming pools, SPA • kindergarten, shops, security, rental option • annual property management fee: 11 €/sq.m.

Prices: from 53 600 € to 250 000 €





Horizont Residential Complex
complex fully finished

- Certificate of Habitation obtained (Act 16) • 30m from the beach • furniture is not included in the price
- restaurant, swimming pool, kid's corner • underground parking, security • annual property management fee: 7 €/sq.m.

Prices: from 50 125 € to 114 540 €

Sozopoli Style Residential Complex
complex fully finished
beachfront property

- furniture is included in the price • shops, swimming pools, SPA • cafeteria, parking, security • annual property management fee: 7 €/sq.m.

Prices: from 46 000 € to 205 400 €





Jasmine Garden Residential Complex

- Certificate of Habitation obtained (Act 16) • 120 m from the beach
- 300 m from the centre of Sozopol • parking, security • annual property management fee: 10 €/sq.m.

Prices: from 29 536 € to 67 777 €



**ACTIVE
PROPERTY**

Sozopol Bay View

- Certificate of Habitation obtained (Act 16) • 150 m from the beach
- 10 m walk to the centre of Sozopol • furniture is included in the price
- swimming pool, Jacuzzi, barbeque • parking, security • annual property management fee: 8 €/sq.m.

Prices: from 60 000 € to 115 000 €



PRIMORSKO



The town of Primorsko is located on a small peninsula, some 22 km south of Sozopol and at about 50 km from Bourgas. Primorsko is attractive with its favorable climate, beautiful nature, historic and cultural monuments, and hospitable local people. The most interesting part of the history and the culture of Primorsko is connected with the ancient Thracians who once lived in this region. There are 4 sanctuaries, 12 dolmens and 10 hill necropolises. The most interesting of them is "The Beglik Tash" sanctuary, which reveals the cult to the sun. The landscape is varied and picturesque, a combination of thick forests, wide beaches and thick vegetation. Half of the beaches in Primorsko consist of preserved dunes. From the representatives of the fauna you can see here dolphins, monk - wheals and a great variety of fish. The Ropotamo river and the Diavolska River cross the town and some 6 kilometres away is the remarkable Maslen cape. The sightseers can visit the nature reserves Water Lillies and Ropotamo.





Sun Sands City Complex

- Certificate of Habitation obtained (Act 16) • 150 m from the beach • 10 m walk to the centre of Sozopol
- furniture is not included in the price • indoor and outdoor swimming pools, SPA • fitness, parking, security, rental option • annual property management fee: 9 €/sq.m.

Prices: from 35 508 € to 400 000 €

Prista Residential Complex

- Certificate of Habitation obtained (Act 16) • 50 m from the beach
- furniture is not included in the price • located in the centre of the town

Prices: from 28 604 € to 127 200 €





Kiten

The town of Kiten is situated on a small peninsula, 5 km south of Primorsko, 20 km from Sozopol and at about 60 km from Bourgas. Two scenic and calm bays surround

it from the north and from the south, making up the spacious beaches of the resort. The combination of sea and mountain contributes to the beauty of this place. The local beaches offer fine golden sand, warm sun and calm sea. The northern beach is very attractive for its beautiful sand dunes.





Princess Residence Complex
beachfront property

- Certificate of Habitation obtained (Act 16)
- swimming pool, sauna, SPA
- parking, security, rental option

Prices: from 53 175 € to 114 000 €



www.activeproperty.bg

Harmani Apart-hotel
beachfront property

- Certificate of Habitation obtained (Act 16)
- furniture is included in the price
- located near the centre of the town
- one- bedroom apartments 74 to 77 sq.m.

Price: 66 000 €



Lozents

The village of Lozenetz is about 60 km south of Bourgas with the village of Kiten neighbouring to the north and the town of Tzarevo - to the south. The village has a long and beautiful beach, while two nearby campsites and small inlets around Lozenets offer their own beaches as well. Outside the village, one can take a boat trip down the Ropotamo river, famous for the thick 'longoz' forest along its banks.



Oasis Beach Club

completion of the project: 2011
beachfront property

- reception, restaurant, swimming pools, SPA
- shops, parking, security, rental option

Prices: from 60 640 € to 225 000 €



Oasis Resort and SPA

beachfront property

- Certificate of Habitation obtained (Act 16)
- 2 km from Lozenets
- restaurants, swimming pools, SPA
- 70% of the area is green

Prices: from 100 000 € to 830 000 €



www.activeproperty.bg



Tzarevo

lies on a cove some 70 km southeast of Bourgas, close to the Turkish border. The resort offers hospitality, entertainment and rich market of locally grown fresh fruit and vegetables. It is particularly pleasant at night by the port: a walk along the key over the breakwater, in the town's coastal park or to the peninsula, where high above the sea rises the Church of the Assumption of the Holy Virgin (1825), restored and acting since 1999. The surroundings of Tsarevo are rife with coastal nooks overgrown with vegetation, having preserved their natural beauty.



● Saint Vlas

● Sunny Beach

● Nesebar

● Ravda

● Pomorie

● Aheloy

● Burgas

● Sozopol

● Arkutino

● Primorsko

● Kiten

● Lozenets

● Tsarevo ● <<

● Ahtopol

Regina Mare Complex

beachfront property

• Certificate of Habitation obtained (Act 16) • reception, bar, restaurant, shop, swimming pools • SPA, rental option, parking, security • annual property management fee: 9,60 €/sq.m

Prices: from 39 500 € to 105 191 €

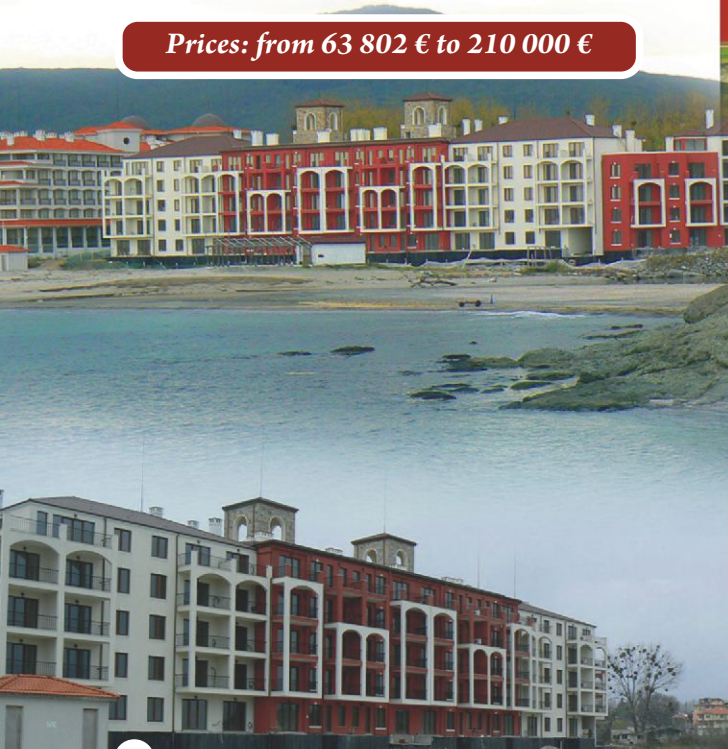


Primea Residence

beachfront property

• Certificate of Habitation obtained (Act 16) • reception, bar, restaurant, shops, swimming pool • SPA, rental option, parking, security

Prices: from 63 802 € to 210 000 €



SKI RESORTS IN BULGARIA



Bulgaria is known for its various and scenic relief where 30% of its territory is taken by high mountains. Most of the mountain massifs in the country are situated in the southern part, except for the Balkan mountain range that is situated in the hearth of the country, dividing it in two almost equal parts – Northern Bulgaria and Southern Bulgaria. It is a natural barrier protected the southern territories from the cold air currents coming from the north. The Rodopi, Rila and Pirin mountains are located in southern Bulgaria. There are three major, modern ski resorts: Bansko in Pirin, Pamporovo in the Rodope and Borovets in Rila Mountain.

Bansko

Bansko is Bulgaria's most modern ski resort, having the best and most modern ski centre in the country. It is located in the Pirin mountains, only 160 kilometers away from the capital – Sofia. The Pirin mountain has a predominantly Alpine character and the highest peak is Vihren 2914 m. Bansko has the best snow record and the longest ski season extending from 15, December to 15, May. During the last couple of years the resort is under a massive investment process with new hotels and resort facilities being under construction.

- 935 m above the sea level
- 1100-2500 m – height of ski runs
- ski runs: blue- 4, red - 9, black – 2; the longest run- 2600 m
- Lifts: one gondola lift, chair lifts, drag lifts, children's lift





www.activeproperty.bg

St. Ivan Rilski

- Certificate of Habitation obtained (Act 16)
- 5 min by car to the lift • 15 min to the centre of Bansko • 50 km to Greece • SPA, restaurant, bar, swimming pool • rental option, parking, security • annual property management fee: 9,60 €/sq.m

Prices: from 43 500 € to 70 000 €

Maria-Antoaneta Residence

- Certificate of Habitation obtained (Act 16)
- 100 m to the lift • near Kempinski Hotel Grand Arena • SPA, restaurant, swimming pool • rental option, parking, security • annual property management fee: 10 €/sq.m

Prices: from 20 000 € to 50 000 €





Casa Karina
complex fully finished

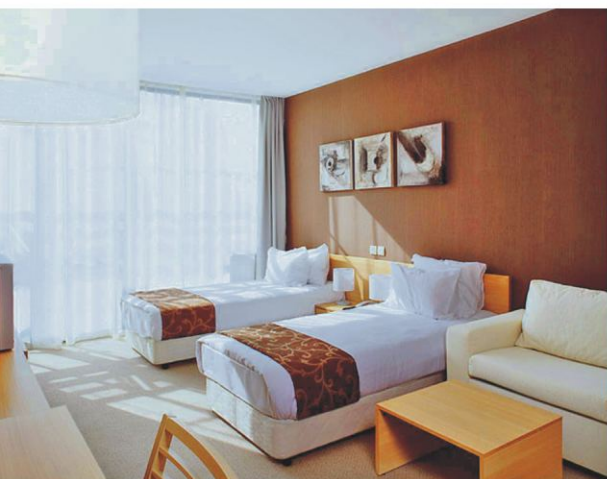
- 100 m to the lift • near Kempinski Hotel Grand Arena • SPA, restaurant, swimming pool • rental option, parking, security • annual property management fee: 12 €/sq.m

Prices: from 29 115 € to 100 000 €

Lucky Residence

- Certificate of Habitation obtained (Act 16) • five-star luxurious apart-hotel • 1600 m to the lift • 450 m from the centre of Bansko • near Kempinski Hotel Grand Arena • SPA, restaurant, swimming pool • rental option, parking, security • annual property management fee: 10 €/sq.m

Prices: from 28 000 € to 290 588 €



Pamporovo

Pamporovo nests in the heart of the Rhodopes, 240 km from the capital Sofia, and 85 km south of the city of Plovdiv. Since ancient times the Rodope mountain was known as the cradle of the mythical singer Orpheus. Magnificent pine forests, green meadows and mountain peaks bathed in sunlight – these are the incredible Rodope Mountains you will never forget. The altitude of the resort is 1650 m. with its highest point Snezhanka 1926m. The average annual temperature is 8.5 C and it snows 150-200 days per year. The climate is mild, mountain with strong Mediterranean influence. Pamporovo has the reputation of the sunniest mountain resort in Bulgaria. Pamporovo boasts with 17.5 km alpine tracks with various grades of difficulty. There are 34 km. long-distance running tracks, 5 chair-lifts and 13 tow-lifts with total capacity 8500.





www.activeproperty.bg

Grand Monastery Residence

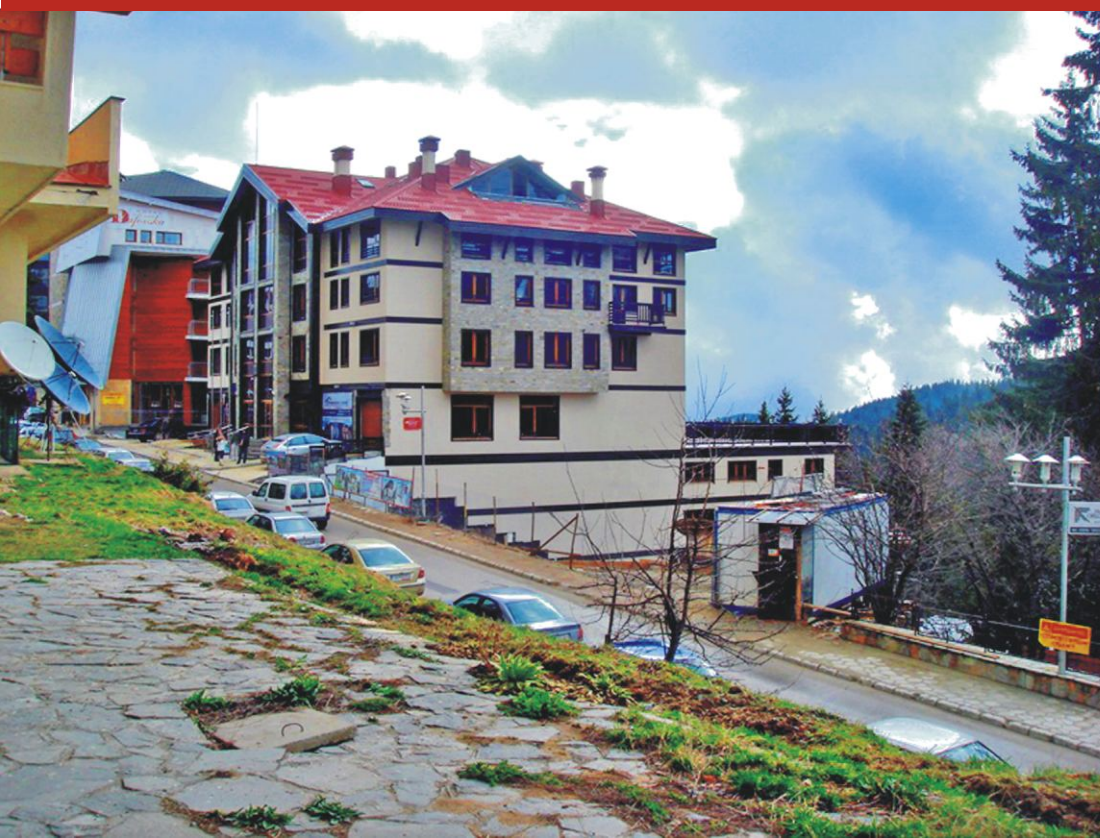
- Certificate of Habitation obtained (Act 16)
- 50 m to the lift • SPA, restaurant, swimming pool, night club • rental option, parking, security
- annual property management fee: 500 €

Prices: from 30 000 € to 155 000 €

Pamporovo Central VIP Residence

- Certificate of Habitation obtained (Act 16)
- in the centre of the resort • SPA, restaurant, bar, shop • rental option, parking, security

Prices: from 38 843 € to 113 000 €





Castle I Residence

- Certificate of Habitation obtained (Act 16)
- near the lift, near ski run • fitness, bar, sauna, solarium, super market • fully furnished apartments

Prices: from 39 326 € to 174 000 €



Castle III Residence

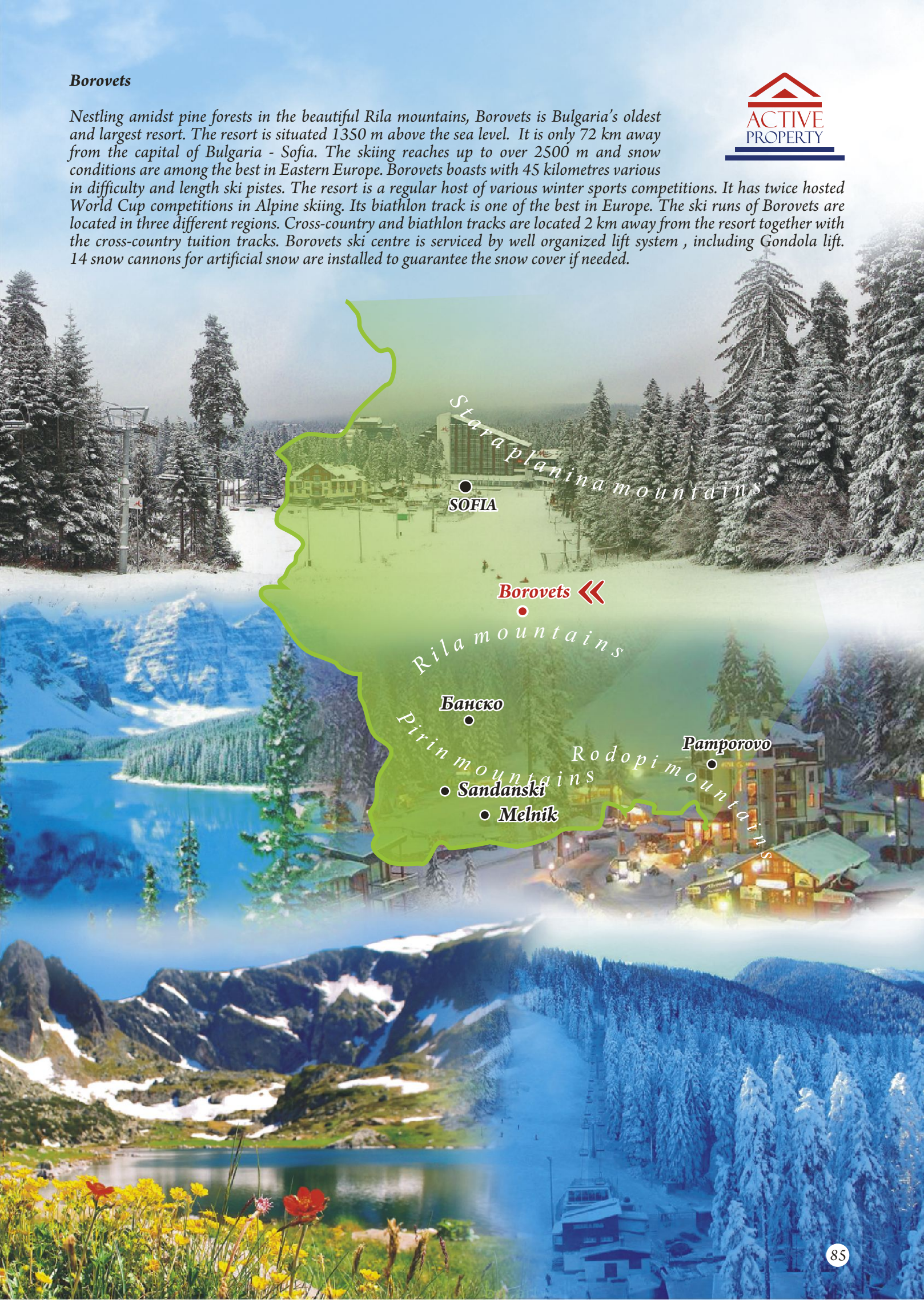
- Certificate of Habitation obtained (Act 16) • near the lift, near ski run • fitness, lobby bar, sauna, solarium, shop
- reception, restaurant, SPA centre • parking, security

Prices: from 17 000 € to 90 000 €



Borovets

Nestling amidst pine forests in the beautiful Rila mountains, Borovets is Bulgaria's oldest and largest resort. The resort is situated 1350 m above the sea level. It is only 72 km away from the capital of Bulgaria - Sofia. The skiing reaches up to over 2500 m and snow conditions are among the best in Eastern Europe. Borovets boasts with 45 kilometres various in difficulty and length ski pistes. The resort is a regular host of various winter sports competitions. It has twice hosted World Cup competitions in Alpine skiing. Its biathlon track is one of the best in Europe. The ski runs of Borovets are located in three different regions. Cross-country and biathlon tracks are located 2 km away from the resort together with the cross-country tuition tracks. Borovets ski centre is serviced by well organized lift system, including Gondola lift. 14 snow cannons for artificial snow are installed to guarantee the snow cover if needed.





Iceberg Apart-hotel
complex fully finished

- Certificate of Habitation obtained (Act 16)
- near the lift, near ski run
- fitness, lobby bar, shops, bowling
- reception, restaurant, night club, swimming pool
- SPA, parking, security

Prices: from 1100 €/sq.m.

Semiramida Garden Holiday Complex
complex fully finished

- near the lift, near ski run
- fitness, lobby bar, shops, bowling
- SPA, restaurant, shop, parking, security

Prices: from 600 €/sq.m.





Apart-hotel Rila Park
complex fully finished

- two separate buildings with 78 apartments
- near the lift, near ski run • SPA, fitness, sauna, Jacuzzi • restaurant, parking, security

Prices: from 1 056 €/sq.m.

Apart-hotel Sequoia
complex fully finished

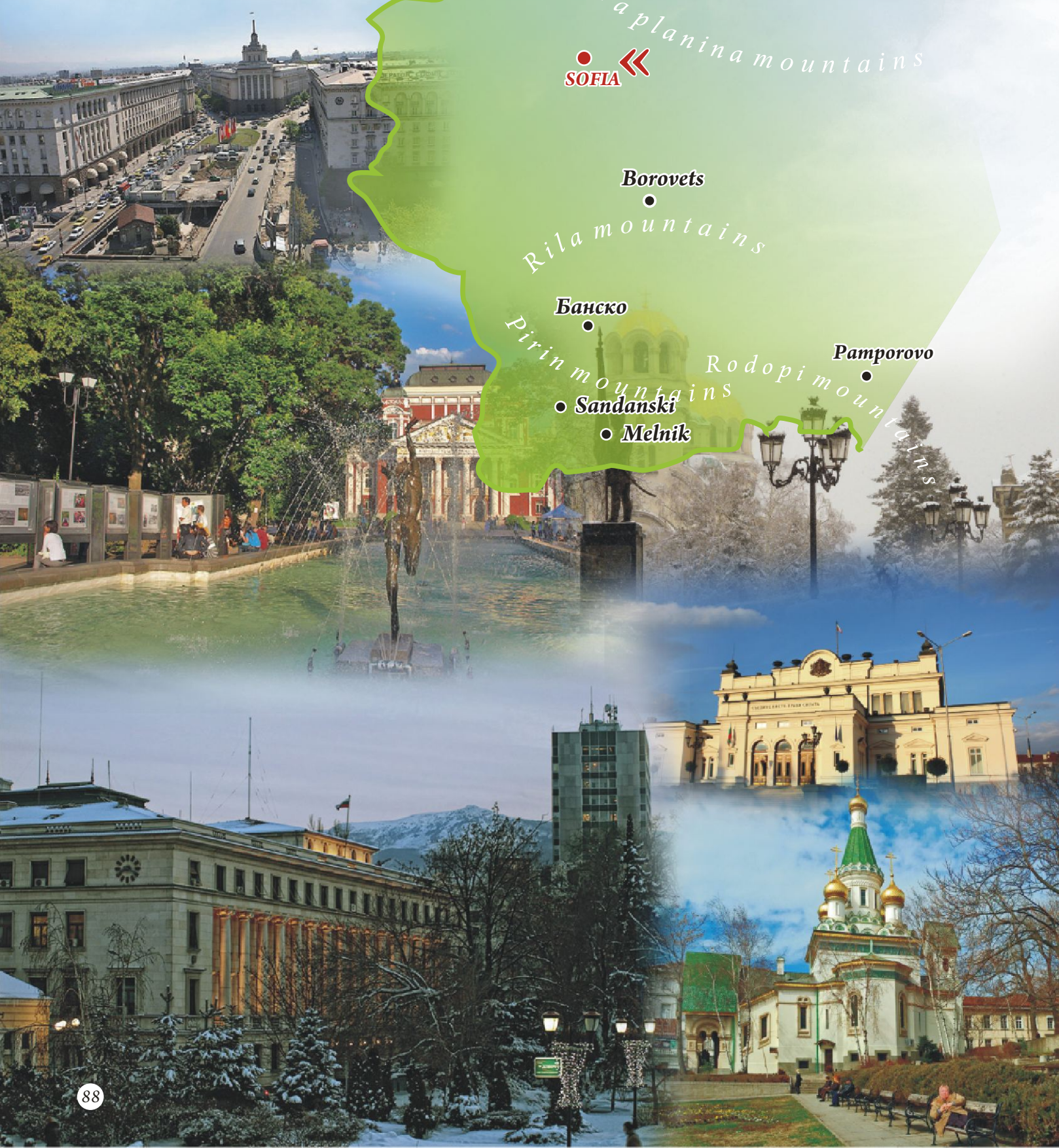
- near the centre of Borovets • 50 m from the lift • complex of a closed type • parking, security

Prices: from 600 €/sq.m.



Sofia

Sofia is the administrative capital and the cultural centre of Bulgaria and the biggest town in the country. The foundations of the city have been laid about 7,000 years ago in the foot of the Vitosha Mountain. Nowadays Sofia is a cosmopolitan city with a population of more than 1 mln. people. The capital is a centre of the political life of Bulgaria, it has a well-developed cultural life and favourable business climate. It offers conditions for holding international conferences, symposia, seminars or fairs. There exist a lot of museums and art galleries, theatres, concert halls oand cinemas ,theatres.





Loven Park Residential Complex
complex fully finished

- located in Dianabad • near the centre of Sofia
- central heating
- parking, security

Prices: from 760 €/sq.m.



Delta Hill Residential Complex

- near the south slope of Vitosha mountain
- mountain view • 306 family homes
- fitness, restaurant, shop • parking, security

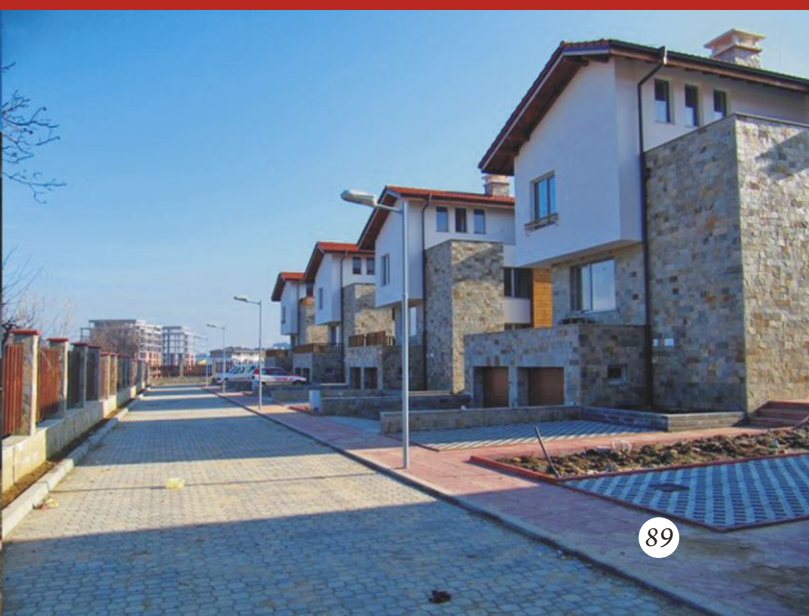
Prices: from 760 €/sq.m.



Raspberry Valley Homes

- new-build development • 12 km to the centre of Sofia
- at the foot of Vitosha mountain • mountain view
- parking, security

Цены: от 760 евро/кв.м.



Townhouse and rural homes in Bulgaria
Prices: from 33 400 € to 500 000 €





Townhouse and rural homes in Bulgaria
Prices: from 33 400 € to 500 000 €





Чёрное море

Турция

- | | |
|--------------------------------------|-------------------------------------|
| 1. Пещеры Магура | 12. Долина Роз |
| 2. Пещеры Леденика | 13. Шумен крепость |
| 3. Съева отверстия пещеры | 14. Римская крепость Хисар |
| 4. Пещеры Бачо Киро | 15. Асенова Крепость |
| 5. Снежную пещеру | 16. Побитые камнями |
| 6. Пещеры Ухловице | 17. Свештари гробница ЮНЕСКО |
| 7. Пещеры Дьявольское горло | 18. Резерват Серебро ЮНЕСКО |
| 8. Ягодинская пещера | 19. Калиakra |
| 9. Национальный парк "Рила" ЮНЕСКО | 20. Панорама "Плевен эпоса" |
| 10. Национальный парк "Пирин" ЮНЕСКО | 21. Храм Рождества Христова - Шипка |
| 11. Фракийские гробницы ЮНЕСКО | 22. Несебр - Старый город ЮНЕСКО |



Office Varna

Varna City 9002

27 G. S. Rakovski str.

floor 3, office 3

phone: 00359 52 699 809

fax: 00359 52 699 808

mobile: 00359 885 444 220

e-mail: info@activeproperty.bg

office Golden Sands

Golden Sands Resort,

Apart Complex "Sirena"

Entr. F, Floor 1, office 601

phone: 00359 52 355 722;

fax: 00359 52 355 744;

mobile: 00359 889 444 150;

e-mail: info@activeproperty.bg

www.activeproperty.bg