











# Crystal Vale Govedartsi





- Designed as an exclusive retreat destination
- Eco-friendly technologies and cutting edge design minimise carbon footprint
- Resort is aimed at international and domestic leisure market
- Located in Govedartsi a picturesque mountain village
- Overlapping the new €500 million Super Borovets resort
- On the edge of Rila National Park
- Full Ministry approval for residential use
- Construction has started the roof is on the clubhouse
- Build area 17,589 m<sup>2</sup>
- 139 Units Unit types 1 or 2 bed apartments; 2 or 3 bed penthouses
- Estimated total costs €9.53 million
- Estimated net revenue €14.41 million
- Estimated peak capital requirement €5 million

#### Developer: Anglo-Bulgarian Real Estate Ltd www.a-bre.com

#### Crystal Vale Govedartsi







# Crystal Glade Govedartsi

- Build area 19,786 m<sup>2</sup>
- Located 500 metres from Crystal Vale
- Suitable for additional leisure development
- Re-zoned for residential use (one of the last ones in the area)
- Own spring water supply
- Both Crystal Glade and Crystal Vale fall within the Nadar 2006 ski expansion plans for the area.
- Super Borovets, relaunched in October 2007 is a JV between Omani State General Reserve Fund, Samakov Municipality and others

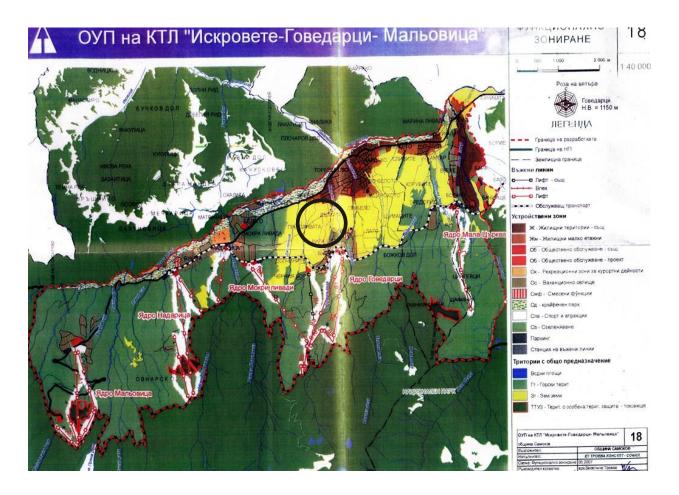
#### Crystal Glade Govedartsi



### Govedartsi

#### Nadar 2006 - Samakov approved plan with ski lifts

(Crystal Vale and Crystal Glade in circle below)



#### **Borovets** (Crystal Heights in circle below) SUPER BOROVETS MASTERPLAN LAYOUT M 1:20000 CATEGORISATION OF DEVELOPMENT ZONES SAMOKOV TOURIST & RECREATION AREAS ----- Borders - Rila National Park Valleys & Grasslands ---- Borders - Central Rila Reserve Rocks, moraines & scree Large hotels Small & family hotels Borders - Tourist Nature Sites Terrain not suitable for woods Gated villa communities ---- Borders - land plots Lakes, rivers & gullies Apartment Buildings Existing Borders -towns/villages & tourist centres High mountain pastures Agricultural - (corn)-fields 📰 Ski - tracks & ski fields Future Borders -towns/villages & tourists centres Meadows skiing & walking routes Perennial Plants Woods in National Park Residential terrain/plots 🛏 Cabin/gondola lift Woods - seed bases 📕 Plots - municipality parks/gardens - Chair lift - Rope lines Protected forest areas Plots - manufacturing/warehouse GOLF COURSE Forest Areas - rest & recreation Special / military plots Forest Parks & River Parks Historic Monuments - National road network - II class LOWER Plots - green areas & parks — Municipality - roads/streets Terrains - sports & recreation facilities — Forest routes & paths Woods - woodprocessing BOROVETS **Dwarf Pine areas** BIALATA POLIANA 1310 GOLF COURSE SKI **Chamkoria Chalets BELI ISKAR** BOROVETS