



Chamkoria Chalets I | Borovets | Bulgaria



## Development Summary

- **Luxury 4 bedroom alpine styled chalets**
- **Located in the exclusive Super Borovets zone**
- **Just meters from new ski lift & golf course**
- **Facilities include indoor pool, sauna, jacuzzi, bar, bistro & mini market**
- **Full property & rental management**

## Chamkoria Chalets - Overview

Chamkoria Chalets I is a luxury development of 10 ski chalets and 40 apartments located in the mountain resort of Borovets. It is set in the exclusive Super Borovets area and just 250m from the new mountain golf course and ski lift. The complex has a spectacular location set in a secluded meadow and surrounded by age old pine trees. All the properties have magical views of pine forests and mountain peaks.

Borovets is the oldest and most famous mountain resort in Bulgaria. Situated on the northern slopes of the Rila Mountain at an altitude of 1350 meters, the resort enjoys a breathtaking location huddled amongst age-old pine forests right at the foot of Mount Musala (2925 m), the highest peak on the Balkans.

Borovets is about to explode with investment potential. The launch of the Super Borovets project will transform the area and result in large property price increases. The existing facilities will be improved and vastly expanded. Currently Borovets has around 55 km of pistes. This will be extended by 100km creating a huge ski domain. Over 500 million Euros is being invested and the Bulgarian government is supporting the project.

Chamkoria Chalets is set to become the premier development in Borovets. Here are the key features of this development:

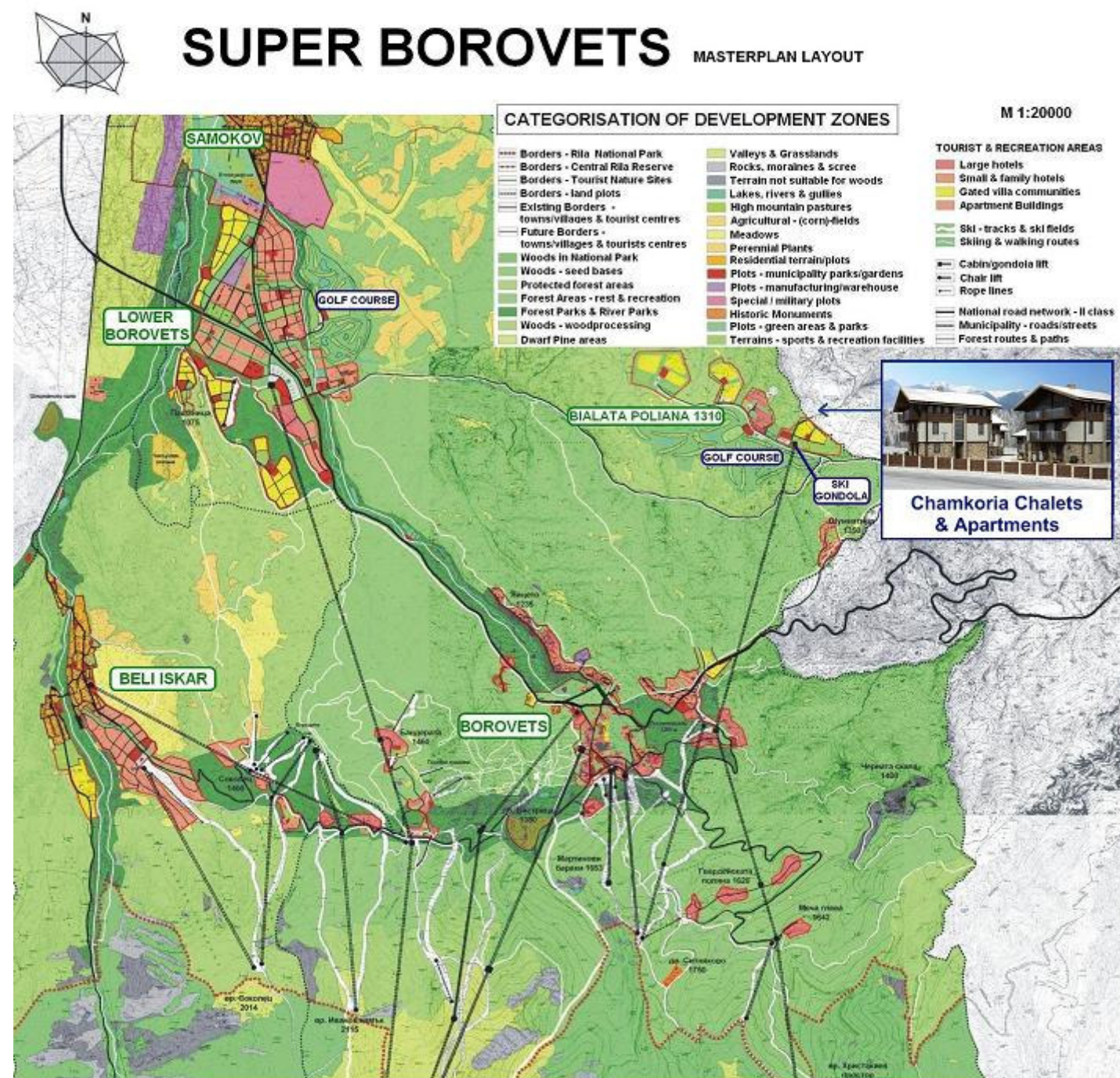
- The location and views are truly spectacular
- Located just meters from the Super Borovets luxury hotel zone and new ski lift
- 2 new golf courses are included in the Super Borovets project. One of these is located right beside our development
- The chalets use the very best of European design and are finished to a luxury standard
- Prices include fully fitted bathrooms, flooring and heating
- Leisure facilities include swimming pool, sauna and jacuzzi
- 24hr reception, ski wardrobe, mini-market, bar and bistro
- On site parking .
- Full rental management and property maintenance services
- Up to 70% bank financing as available and is payable in stages
- Estimated rental returns of 8% per annum



## Chamkoria Chalets - Location

Chamkoria Chalets is located in the exclusive Bulgarian mountain resort of Borovets. Being so close to Sofia makes Borovets the most assessable resort in Bulgaria. At just 67 km from Sofia airport, Borovets can be reached in less than 1 hour by car. In winter Borovets is very popular with European skiers due to its excellent pistes and easy access. Its location close to Sofia also makes it popular in summer when the wealthy Sofianites like to escape the heat of the city and head for a cooling break in the mountains.

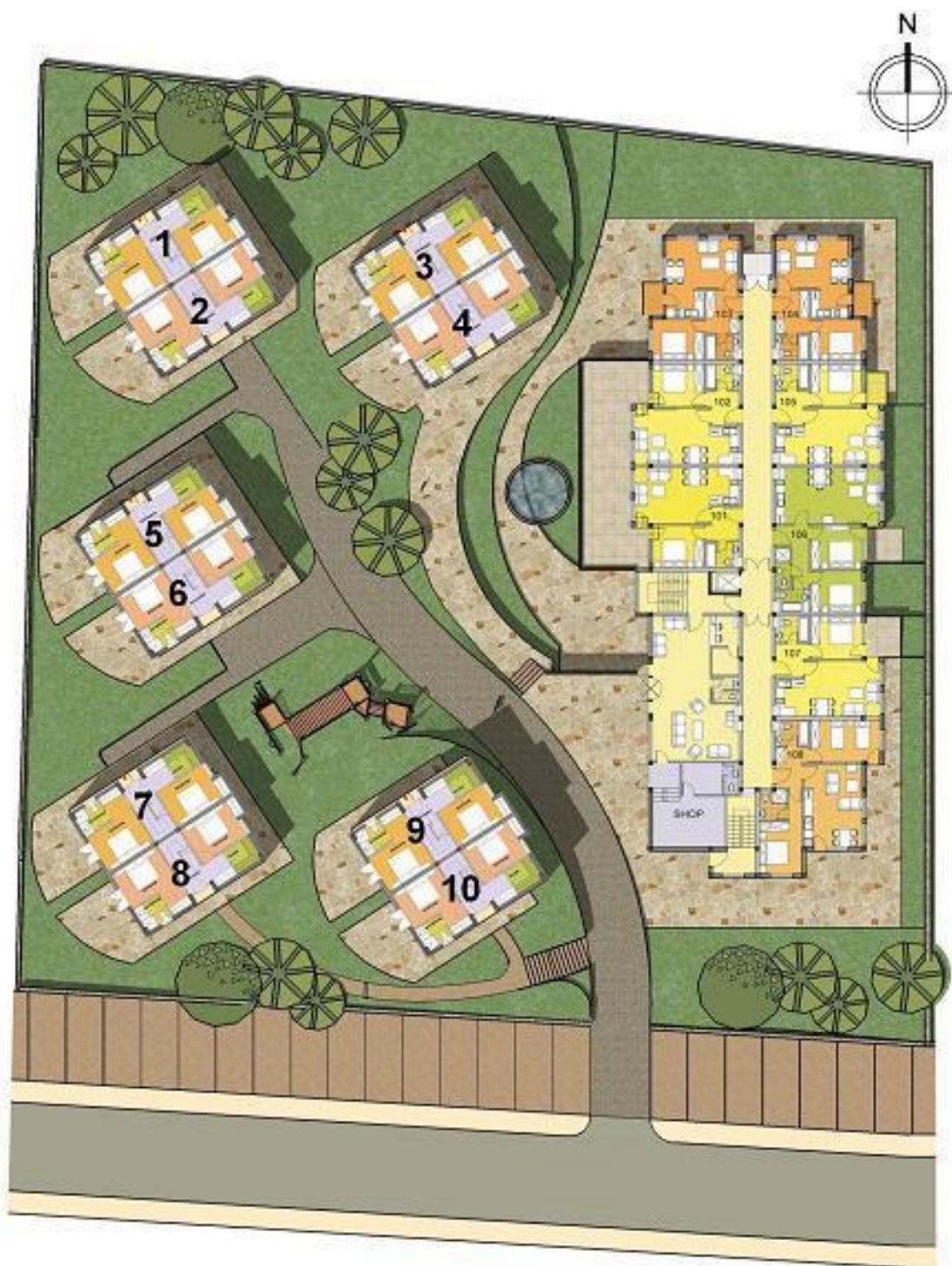
When you arrive in Borovets you will find Chamkoria Chalets located in the beautiful forested area known as Bialata Poliana. This area is earmarked for luxury chalets and hotels as part of the Super Borovets development plans. The Chamkoria Chalets development is located just meters from the new Super Borovets ski lift and 18-hole mountain golf course. The combination of skiing and golf right on your doorstep, make this a true all season resort and a superb investment location.



## Chamkoria Chalets - Site Plan

The Chamkoria Chalets complex is designed as a small mountain village. The location of Chamkoria Chalets has 360 degree views of the surrounding countryside and mountains. The site layout has been carefully designed to ensure that all properties have amazing views. From this magical location you can see the beautiful Rila peaks, the Borovets ski runs, Vitosha mountain, the Iskar reservoir and the Balkan mountains. The views from Chamkoria Chalets are amongst the best in Borovets.

The complex consists of 5 semi-detached chalets and an apartment building. The swimming pool, sauna and jacuzzi are located in the ground floor of the apartment building as are the reception, shop and cafe-bar. Parking is located away from the common areas to ensure safety for young children.



## Chamkoria Chalets - Design

The chalets have 4 bedrooms and 3 bathrooms spread over three floors. The layout is designed to maximize the amazing mountain views. To help this, the main living areas are located on the top floor which has floor to ceiling windows.

### Front Elevation



- Terrace and garden at ground level
- Balconies on first and second floors
- Extra height ceiling and picture windows on top floor
- External finishing in Alpine style using white render, stone and wood Entrance hall area

### Rear Elevation



- The alpine finish is continued at the rear to the chalet
- The first floor bedroom has bay windows
- The kitchen area also has large floor to ceiling windows

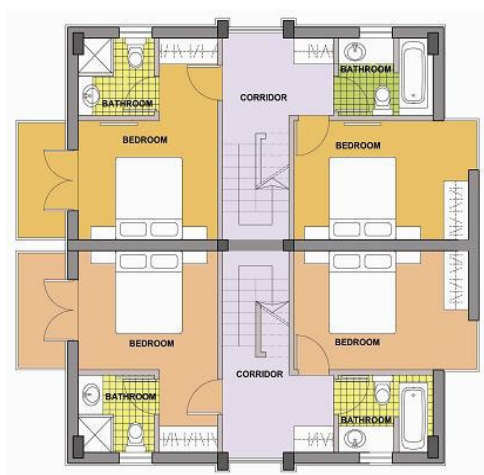
# Chamkoria Chalets - Floorplans

## Ground Floor Layout



- Entrance hall area
- Sauna
- Double bedroom with en-suite and doors to garden
- Second double bedroom
- Storage for skis and equipment under stairs
- Stairs to first floor
- Garden with terrace

## First Floor Layout



- Double bedroom to rear
- Double bedroom to front with en-suite and balcony overlooking the garden
- Main bathroom
- Picture window in the hall area
- Stairs to top floor

## Second Floor Layout



- Fitted kitchen with picture windows
- Dining area
- Lounge with real fireplace
- Floor to ceiling windows with views to mountains
- Balcony overlooking the garden and mountains.

# Chamkoria Chalets - Specification

## General Construction Works

- a monolithic reinforced concrete construction with brick walls
- floor slabs – reinforced concrete
- roof slab with hydro isolation
- roof – roof tiles, water gutters and other tin works
- external heat isolation
- interior walls - as per approved architectural project
- plastering – outer and inner
- joinery - polyvinyl chloride (PVC)
- exterior access way, facades and roof – as per approved architectural project
- open-air parking lot, greenery
- double glazing

## Internal Finishing

### ***Entrance Hall***

- Floor – cement finish with ceramic floor tiles
- Walls – gypsum plastering and latex painting

### ***Kitchen***

- Floor – cement finish, ceramic floor tiles
- Walls – gypsum plastering and latex painting

### ***Living room***

- Floor – cement finish, laminated floor
- Walls – gypsum plastering and latex paint finish
- Fireplace as per architectural plan

### ***Bedrooms***

- Floor – cement finish, laminated floor
- Walls – gypsum plastering and latex paint finish

### ***Bathrooms***

- Floor – ceramic floor tiles
- Walls – ceramic tiles
- Sanitary ware – toilet, washbasin, washbasin tap
- Bath-tub or shower – as per approved architectural design

A choice of 3 ceramic styles will be available

## ***Optional Items (these will incur an additional fee)***

- several furnishing packs will be provided later to cater for various tastes and budgets
- jacuzzi on terrace

## ***Complex Facilities:***

- Lobby & 24 hour reception
- Indoor swimming pool
- Sauna
- Jacuzzi
- Shop
- Café/bistro
- Ski store
- 24 hour security
- Secure Entrance/Exit
- On site parking
- Private shuttle bus
- Landscaped gardens
- Property and rental management on-site

## ***Payment Plan:***

- 3,000 euro payment as a reservation deposit
- 30% payment at signing the Preliminary Contract (less the reservation amount)
- 30% payment at the completion of the first floor level
- 30% payment at the completion of the roof level
- 10% payment on completion of the chalet

## ***Mortgage Finance:***

- Up to 70% mortgage finance is available on these properties
- We are happy to recommend a Bulgarian mortgage broker who can arrange mortgages with a number of Bulgarian banks.
- We will help with the arrangements for your mortgage at all stages of the process.

For more details and the latest availability please contact us on  
**[info@conceptbulgaria.com](mailto:info@conceptbulgaria.com)**