



Chamkoria Chalets II | 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 II - Overview

Following the huge success of Chamkoria Chalets I we are now happy to announce the release of Chamkoria Chalets II is a luxury development of 10 ski chalets 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:

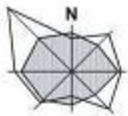
- The location and views are truly spectacular
- Located just meters from the Super Borovets luxury hotel zone and new ski lift
- 2 new golf courses are included in the Super Borovets project. One of these is located right beside our development
- The chalets use the very best of European design and 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



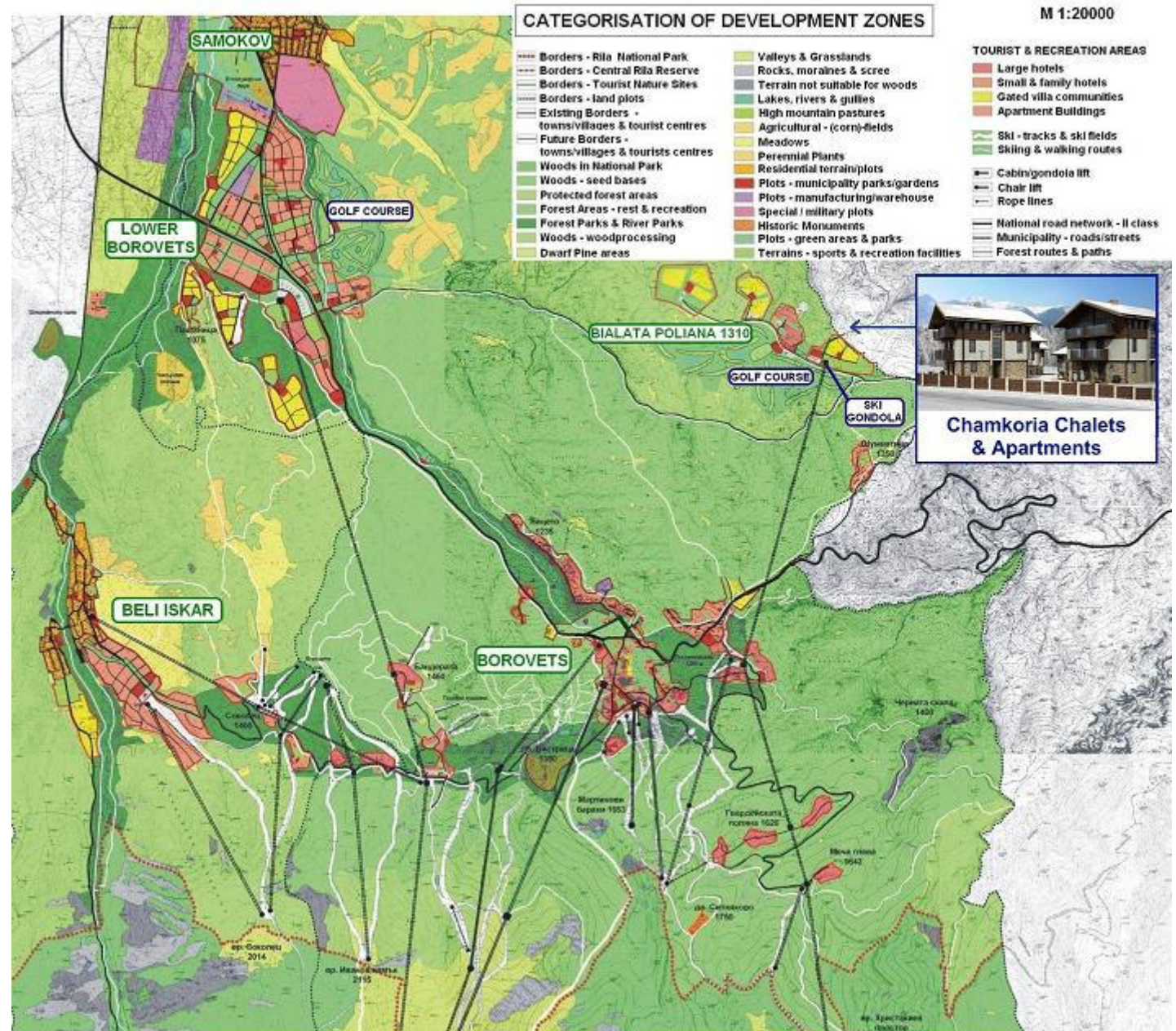
Chamkoria Chalets II - Location

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.

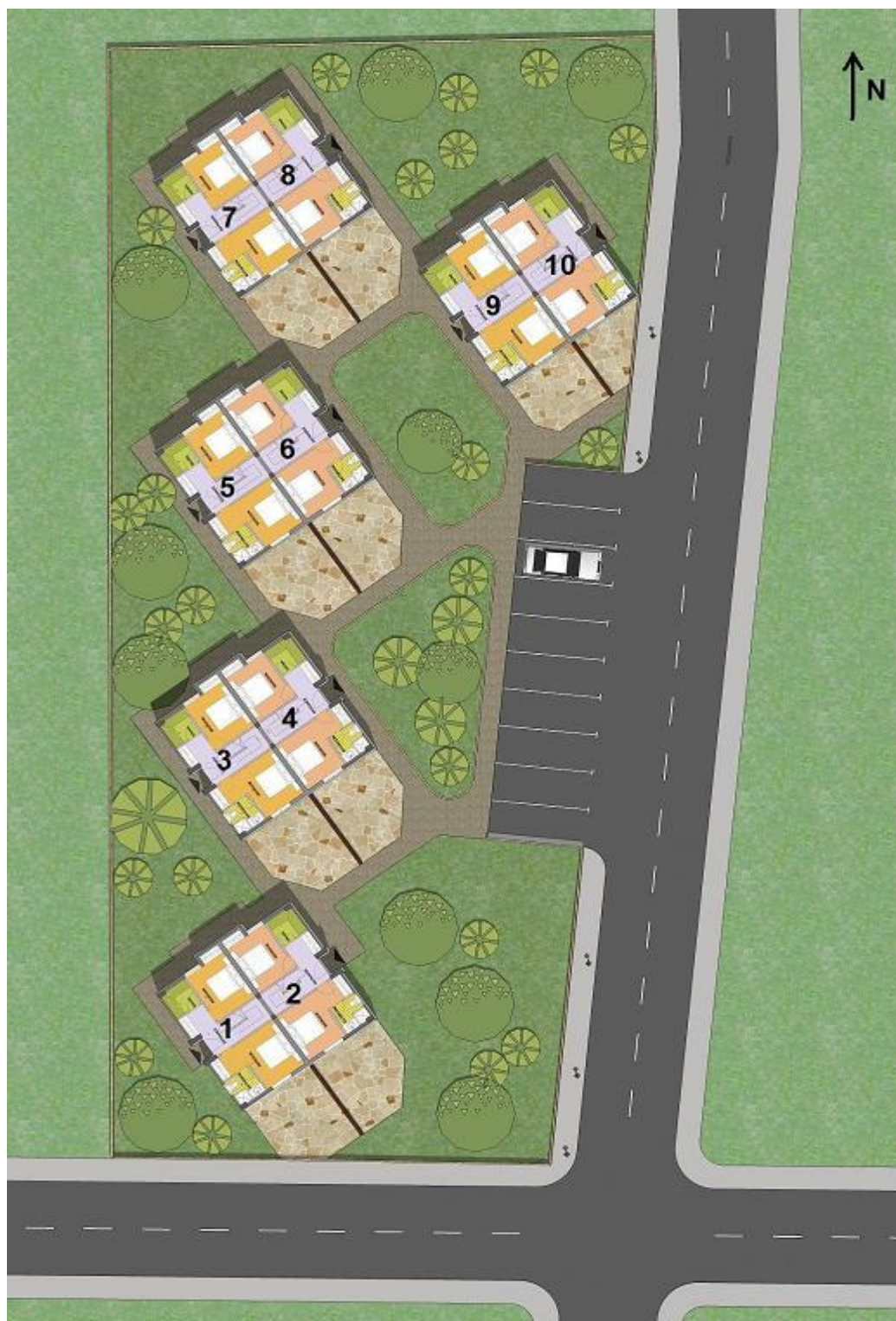


SUPER BOROVETS MASTERPLAN LAYOUT



Chamkoria Chalets II - Site Plan

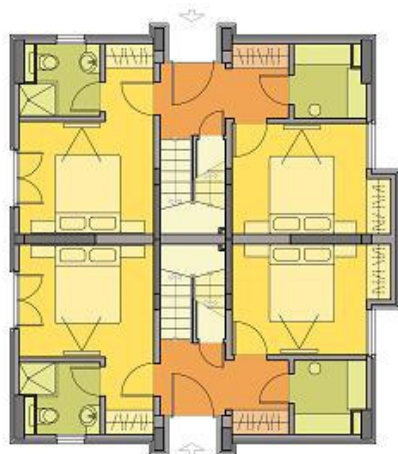
Chamkoria Chalets II is located in the beautiful Bialata Poliana area of Borovets. The layout of the chalets has been carefully designed to ensure that each chalet has beautiful views of the surrounding forest and mountains. The east and south sides of the plot face the small road which gives access to the complex. The north side of the plot is beside some small pine trees and the west side faces open fields. There are beautiful views in all directions. Parking has been located away from the chalets to ensure safety for children. The common gardens will be landscaped with lawns and trees to create a pleasant location for you to relax in summer and winter.



Chamkoria Chalets II - Floorplans

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.

Ground Floor Layout



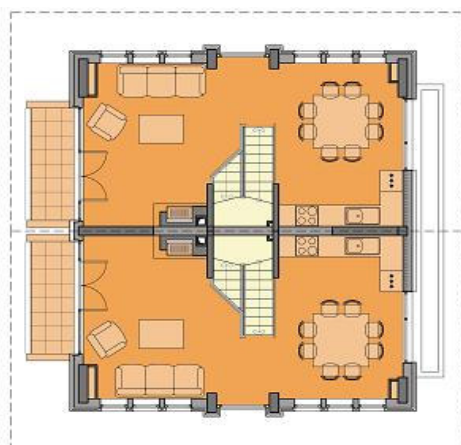
- Entrance hall area
- Sauna
- Double bedroom with en-suite and doors to garden
- Second double bedroom
- Storage for skis and equipment under stairs
- Stairs to first floor
- Garden with terrace

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
- Extra height ceilings with exposed beams and timber paneling
- Floor to ceiling windows with views to mountains
- Balcony overlooking the garden and mountains.

Chamkoria Chalets II - Design Drawings



Chamkoria Chalets II - Design Drawings



Chamkoria Chalets **II** - 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