

FAQ's - Frequently Asked Questions

Q1. Which are the dates of start/finish of the complex?

A. STAGE ONE - start September 2005, completion - October 2007; Block 55 - start September 2005 / completion November/December 2006; Block 54 - start October 2005 / completion November/December 2006; Block 53 - start May 2006 / completion November/December 2006; Block 49 - start April 2006 / completion November/December 2006; Block 76 - start May 2006 / completion March 2007; Block 1 - start September 2006 / completion July/August 2007; Block 2 - start September 2006 / completion July 2007; Block 3 - start May 2006 / completion March 2007; Block 4 - start June 2006 / completion May 2007; Block 5 - start October 2006 / completion October 2007; Block 6 - start June 2006 / completion March 2007; Block 7 - start September 2006 / completion July 2007; B. STAGE 3 - Block 1 - start March 2007 / completion 2008; Block 2 - start March 2007 / completion 2008; Block 3 - start April 2007 / completion 2008; Block 8 - start May 2007 / completion 2008; C. PRACTICE FACILITY - Start - May 2006/ playable - Autumn 2007; 18 holes Nicklaus design golf course - start September 2006/ completion 2008; D. Road / Infrastructure - Part of the infrastructure is available, as a rule it is built prior to or simultaneously with the construction of villas

Q2. Is there a car driveway and a car parking place in the villas without a garage?

A. Yes

Q4. Which color will be the kitchen?

A. Milky colors.

Q5. Will there be a central heating?

A. No. The calculations of the experts have shown that heating with electrical radiators is more cost / efficient.

Q6. Is the hot water boiler included in the price of the villa?

A. Initially all properties we sold came without a boiler included in the price. Later on when the prices of all properties were raised, the boiler became part of the standard outfit and was included as such in the Stage of Completeness (Annex 1) of the contract.

Q7. Do you think there will be void period between the properties being built and the complex being used (no rental income)?

A. Yes. The so called "void" period is actually a "half void" period and will be about 6 -12 months for the villas and apartments in STAGE 1. During this period no membership fee is due, only cost of security. However rental incomes could be expected, since there will be

strong demand for the properties during the 2007/2008 winter season.

Q8. Is it possible to have a separate shower cubicle as well as a bath instead of a bidet?

A. Yes. The separate shower cubicle should be bought by the owner and installed after receiving the Notary deed.

Q9. Will there be a point for telephone/internet connection?

A. Yes.

Q10. Will there be satellite/cable TV?

A. Yes.

Q11. Is there some sort of buildings insurance arranged with the property?

A. Yes, during the construction it is our expense. After the transfer of the property - buyer's expense.

Q12. What would be the other costs relating to the purchase (ie. legal fees / taxes etc) ?

A. Municipality tax (2% on the price) and the notary fee.

Q13. Is it right that I would have to set up a Bulgarian limited company prior to purchasing a property?

A. No. That is necessary only when you acquire land. In the case you do not acquire the land, but the building rights and what is built accordingly.

Q14. Are you providing a shuttle service to guests staying at the complex from Sofia airport? Will there be costs involved ?

A. Yes, from the end 2006 this service will be available for the owners and their guests (tenants). There will be also a shuttle to Borovets. It will be at reasonable price.

Q15. Is the 1600 euro fee per annum for country club membership covering charges per villa/apartment - i.e. this is not 1600 euro per member of one family?

A. It is per villa/apartment.

Q16. One of the areas highlighted as part of the benefits of this fee is access to cable tv /broadband. Does this mean that I would have access to broadband at my villa or does it mean at a central point on the complex for everyone ?

A. You will have access to cable TV/broadband in your villa/apartment.

Q17. Does the golf club membership of 2000 Euros cover all of my family?

A. Yes. Family = owner + spouse/husband + children up to the age of 18.

Q18. Does it mean that we then do not have to pay for a round of golf?

A. You do not have to pay for a round of golf.

Q19. It is mentioned that prior to the Golf and Country club membership being available there will be a uniform membership fee of 600 euro. When will this start and what will we get from this ?

A. The uniform EUR 600 starts from the moment you get your property by a notary deed. The respective portion (proportional to the time from this moment to the end of the respective calendar year) is paid as part of the finalizing procedure. The reason for the decreased amount is that not all the facilities will be immediately available, which does not mean there will be no security, roads, territory maintenance, etc.

Q20. Part of the Country club membership is to provide external security. If we require internal security shall we have to pay for this ourselves?

A. Yes. The external security means the gated area will be covered as a whole (by people and technical means). The internal security is a matter of personal choice and perception. The option will be offered at a reasonable price.

Q21. Is professional garden maintenance & cleaning services charged separately, or does it form part of the 2000 euro membership fees? If it is charged separately, what does it cost ?

A. It is not a part of the membership fee. It will be offered at a reasonable cost within the property management services (most likely - 3 standardized packages, covering the most often requirements of the clients).

Q22. If I were to arrange my own lettings, would there be a charge made by your property management company?

A. No. However you will be responsible for your tenants.

Q23. If your property management company were to arrange the lettings, what commission would I be charged?

A. Not finally decided.

Q24. Some of the optional extras highlighted i.e. jacuzzi, swimming pool - could they be ordered or purchased later in the process, after signing the sales contract?

A. Yes, but not later than: For Stage 1 - June 30 , 2006 For Stage 3 - March 30 , 2007
Otherwise for late orders (after level zero completion) the price is + 50%.

Q25. Why do you sell only the building without the land?

A. Our development is a private golf club. This means very restricted access (only members and their guests) and Internal rules and regulations valid for all members. In order to secure from legal point of view the rights of all members we offer freehold only for the villa as well as the right of construction on the plot. This means that owners of villas have the exclusive right to use their plot but are not allowed to perform any kind of additional construction works (even planting a tree) without the permission of the developer. This is to guarantee the rights of all the other members and especially of the neighbours.

Q26. How are we expected to calculate the expected rental income at this early stage?

A. Average occupancy p.a. - 40%. Expected price per night 3 bedroom villa - 100 EUR. This is a safe side calculation.

Q27. How many months of the year are you expecting your properties to be rented?

A. 12 months - 8-9 Golf based, 3-4 Skiing (Borovetz) based.

Q28. Do you know what the capital growth and rental yield is likely to be?

A. Capital growth - min 50 % after the complex is operational. Rental - 7-8% p.a.

Q29. Which color will be the titles and baths/sinks? Will clients have a choice of color?

A. The titles will be light beige and light grey. The baths/sinks will be white. If a client wants another color he should express this at stage "roof". Every other color is paid additionally. For the purpose an annex to the contract will be signed.

Q30. What is the climate like in Dolna Banya?

A. Dolna Banya is situated at 634 m. above sea level, Samokov is situated at 925 m. above sea level, Borovets is situated at 1264 m. above sea level. Therefore the climatic conditions for Borovets and Dolna Banya are not comparable. Average monthly temperature for the period December - May is (+) 5 degrees Celsius / Average monthly temperature for the period June - November is (+)21 degrees Celsius / Average minimum daily temperature is (-)8 degrees Celsius / Average maximum daily temperature is (+)29 degrees Celsius

Q31. What does full furniture package mean?

A. Bedroom: Bedding ensemble, Dressers and mirror, Armories/chests, Bedside tables; 2nd bedroom: Twin beds, Dressers and mirrors, Armories/chests, Desk, Bedside table; sheets, quilts and towels for all the bedrooms; Living Room area: Sofa, Recliners/armchairs, Ottomans, Occasional table, TV bench; Dining Area: Table, Dining chairs, kitchen cupboards as part of the standard Stage of Completeness, table cloths, cutlery and plates for 8

Q32. Why should I pay 50% extra cost if I decide to build a pool on my property at a later stage?

A. This price is meant to be restrictive because in 3 years time you will be an owner of property on a fully finished and operational Nicklaus Design, 18 holes, PGA, Private Golf Club. It will be highly unpleasant if your neighbour decides to dig out 250 cubic meters of earth with excavators, to use heavy loaders to remove it and find a place for stock piling. There will be an extra cost to keep the premises clean. On top of that you have to suffer the noise from all the construction work. This type of inconvenience has its extra cost.

Q33. Which are the 2007 public holidays and the corresponding non-working days in Bulgaria?

With resolution of the Government of the Republic of Bulgaria, the following 2007 public holidays were announced: January 1- New Year's Day, January 2- EU Membership celebration, March 3- National Day, April 8- Orthodox Easter, April 9- Orthodox Monday, April 30- Official Non-Working Day, May 1- May Day, May 6- St. George's Day/Army Day, May 24- St. Cyril and Methodius' Day, May 25- Official Non-working day, May 26- Official Non-working day, May 27- Official Non-working day, Sept. 6- Unification Day, Sept. 7- Official Non-working day, Sept. 8- Official Non-working day, Sept. 9- Official Non-working day, Sept. 22- Independence Day, Dec. 24- Christmas Eve, Dec. 25- Christmas Day, Dec. 26- Second Day of Christmas,

Q34. What is the procedure and the schedule to have the Property Rights on my property transferred from the developer to me (Notary Deed)?

A. After we obtain Protocol No. 15 for the construction and finishing work the buyers will be invited to come and see their property. They have the right to make any legitimate remarks. The developer is obliged to remove the faults within a month. During this period the developer starts the procedure to obtain a Permission of Usage for each property. After a buyer is informed that the developer has obtained the Permission of Usage and makes the final payment according to the contract he/she will be invited to proceed with the Notary Deed. The procedure is described in Art. 5 of each contract.

Q35. Is it possible to change the time of transfer of the property right?

A. Yes, it is possible. It could be done only with a written mutual agreement signed by the parties (Art. 1.3). In case the buyer pays the property 100% in advance he/she can obtain the Notary Deed immediately. He/she can use the property after obtaining the Permission of Usage by the developer.

Q36. Can you tell me if the 1600/2000 euros Fees will be fixed for a period of time and if not how much do you expect them to go up each year?

A. The membership fees were approved in December 2005 and are fixed till the end of 2008. Afterwards they will increase once every three years. The increase will not be higher than the inflation rate for the 3-year period.