



PROJECT MANAGEMENT OFFER

Golden Valley Village Region

Specialized in residential mixed-used complexes in Varna's region since 2004, Eurosilex proposes now to individuals a Project Management Offer for regulated plots situated in the Golden Valley Region.

This document will present the services of Eurosilex as well as make the first analysis towards the development of 500 square meters of land. Eurosilex has got a wide experience of project management for different investors and has put into place a system of investment control which will secure the interest of both the investor and the end users. Eurosilex will propose its primary idea of project which could be built on this land.

All information and figures contained in the present document are currently approximate and cannot be considered as fully correct or contractual.

PROJECT MANAGEMENT SOLUTION

The project management department of Eurosilex has successfully led to projecting, preparing or constructing over 1400 units of apartments and villas in Bulgaria's most famous areas. We provide professional attitude, intelligent and flexible management, quality and guarantee of:

- Day-to-day management
- Administrative attendance
- Land regulation
- Architectural projects consultancy
- Media and advertising solutions
- Business and investment surveys
- Daily follow up of construction process
- After sales services
- Legal advice
- Finishing and furnishing services
- Furniture design solutions
- Property and rental management
- Real estate services
- "Eco" services

The Eurosilex network of planners, architects, constructors, lawyers, taxation consultants, designers, and estate agents, represent some of the best talent available in the Bulgarian market.

The signature of Eurosilex is leveraging the combined talent of this team to deliver the highest quality properties for the price category. In recognition of this, in 2006, Eurosilex was a recipient of the International Homes "Best Apartment" award and for "Interior design" in 2008. The competition, considered the Oscars of the property industry, is run in association with Bentley and the Daily Mail.

The Company's strategy will be to design partnerships based on an Investor's needs and yield requirements by integrating Eurosilex's "stand alone" expertise within the Bulgarian property market.

From project inception through the entire span of the client's investment with Eurosilex, the Company offers an all-encompassing spectrum of services to investors. By serving every aspect of the investor's needs directly through Eurosilex and its sister companies; the Company believes it will stand above other property developers looking to capitalize on the emerging Bulgarian real estate market.

Obligations of Eurosilex

Liaison with Public Authorities

- To liaise with local authorities to obtain all relevant authorities to build;
- To ensure all the necessary documents are in place prior to the start of construction;
- To follow up on any relevant issues with local authorities during construction until the completion of the project;

Architect Design

- To choose the architect;
- To negotiate and sign the contract with the architect;
- To work alongside the architect to prepare design of apartment complex;

Construction

- To offer at least 2 different choice of building company;
- To negotiate contracts with the building company;
- To supervise all construction works and make any necessary adjustments/corrections if appropriate;

Sale to End-Users (is this is requested from the investor)

- To offer on its website and to its agent' network
- To offer all Eurosilex' services:
 - Inspection trip in Bulgaria
 - Use of the show room (Varna city centre and/or projects already built)
 - Financial advice
 - Mortgage solution
 - After sales department
 - Resale service
 - Furniture design
 - Maintenance/management advisors
 - Rental division

Terms and prices

According to the size of the plot of land and the preferences of the client, the Development Department of Eurosilex will prepare and execute the projecting and constructing of the agreed building.
The prices given below are for the project management of a villa with up to 250 square meters of build up area.

Land acquisition*

- Purchasing the land: 50 EUR / sq.m;
- Transferring the title deed of the land;
- Notary fee and state tax: around 3.5 % of the purchasing price.

Project management options*

- Option 1 : project management up to obtaining all permits in order to built

Organizing and preparing architectural plans	5 000 EUR – Eurosilex fee
Price of the architectural plans (approximate)	5 000 EUR – Architect fee
Obtaining all permits in order to build (approximate)	2 500 EUR – Municipality fee

- Option 2: project management up to delivery of the real estate

Organizing and preparing architectural plans	5 000 EUR – Eurosilex fee
Price of the architectural plans (approximate)	5 000 EUR – Architect fee
Obtaining all permits in order to build (approximate)	2 500 EUR – Municipality fee
Investor survey	10 000 EUR – Eurosilex fee

Prices mentioned above are VAT Excluded

The taxes for obtaining all permits in order to build are paid in the local municipality and there is no VAT payable for them.

Approximate costing price per sq.m*:

- Construction (Bulgarian National Standard): 435 EUR VAT incl. / sq.m;
- Finishing: 80 EUR VAT incl. / sq.m;
- Vertical layout and landscaping: 25 EUR VAT incl. / sq.m;
- Swimming pool: from 250-300 EUR VAT incl. / sq.m. depending on the nature of the plot.

Delivery time to the completion of the project: 1 year and a half

* All prices, fees and terms here mentioned are non contractual and according to rates for 2008.

GOLDEN VALLEY VILLAGE REGION

Golden Valley Village is overlooking Albena Bay and is situated 17km north of Varna city and Varna International Airport.

Only 4 km away from one of the best beaches of Bulgaria, this 12 month resort is secluded between the famous Bulgarian sea resort *Albena* and the popular summer destination *Kranevo*. *Golden Sands* resort with its Aqua Park and hundreds of restaurants and bars is just 8 km away.

Benefiting from the proximity with the developments Golden Valley and Crystal Spa which are offering attractive amenities like - Golf Driving Range, large SPA Centre with mineral springs - you have now the opportunity to invest in a large range of regulated lands.

Eurosilex will also commit to the delivery of the infrastructure in the area.



GALLERY



Golden Valley Region



Kranevo



Albena's Beach



Crystal Spa – The Spa Centre



The Driving Range

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