

Your seaview forever...



*Eternity*



## Bulgaria

Foreigners seek out Bulgaria for a variety of reasons. Some are attracted by the unspoiled nature and tranquillity of the country, suitable for peaceful living and holidays. Others come because of the endless sandy beaches, the warm seas, long and hot summer days and lively nights.

To the investor, Bulgaria has become known for its low prices and high capital growth – making it the darling of the overseas property market. The Bulgarian economy is stable and continues to develop steadily. Real estate prices remain competitive and the economy is supported by affordable goods and services to rival the rest of Europe.

After entering the European Union and now being a full member of the European community, Bulgaria is about to receive 11 billion € for regional development for the period 2007 – 2013.

## Kavarna

Enjoy the peaceful area of Kavarna Yacht Port and the surroundings of the small coastal town. The seaside road follows the natural curves and little bays of the coastal line, passing by several of the area's golf courses.

The climate of the region combined with the perfect location of the three planned PGA golf courses are attracting more and more investors and golfers from all over the world. The ancient town of Balchik and the two luxury beach resorts: Albena and Golden Sands are within a few minutes drive from Kavarna. Varna, the biggest city on the Black Sea coast, is located 35 minutes away from Kavarna and hosts the international airport which is connected to the largest European international airports.

At Kavarna Port, green hills surround the bay stretching down to the fine sandy beaches. Due to the commitment of the municipality to preserve the site, Kavarna Yacht Club currently under construction, will be charming and welcoming and will not become overbuilt. This will allow the area and views to remain preserved.

## Golf area

Golfing is a major attraction for tourists and investors all over the world. Many experts predict Bulgaria will overtake the likes of Spain and Portugal as Europe's premier golf destination.

With three PGA golf courses currently under construction and a further 20 courses planned within the next 10 years, it is not difficult to understand why golfers are heading in numbers to Bulgaria.

Benefiting from a lovely climate and a wonderful landscape, golfing in Kavarna could be the most pleasurable experience for professionals as well as beginners.

The three PGA courses in the Kavarna area are designed by Gary Player and Ian Woosnam. Two of them are currently under construction. The first golf course designed by Gary Player will be finished in 2009 and will comprise a five star leisure complex. The Ian Woosnam designed course is expected to be completed in 2008.

## Eternity

Eternity is an exclusive development of 104 apartments, based in 12 luxury buildings with unrestricted sea views.

The peaceful and calm surroundings provide panoramic views of dancing dolphins and romantic sunsets over the Black Sea. It is this tranquillity that unwinds mind and soul.

This private and secluded residence overlooks the port of Kavarna which features traditional restaurants open year around in the marina. The beach is easily accessible, and within walking distance from the development. The town of Kavarna with its social enterprises is very close to Eternity, too.

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## Residence

'Eternity' is a private complex of apartments, offering a choice of studio, one- and two-bedroom apartments as well as state-of-the-art penthouses.

To complete your comfort, there will be lavish gardens and green areas in-between the cozy buildings and pedestrian streets leading from the entrance to each part of the complex. The residence will be vehicle free.

Eternity will be completed with touch of elegance and style, providing communal areas such as a Club House, and a complete Leisure Centre. Quality is what we rely on, that is why you can buy with complete confidence and feel secure in your investment. We are proud of our tradition of association with the best architects, builders and designers. Together we are focused on achieving outstanding results, to create your dream holiday home and exceed your needs.

## Services

For your convenience, look no further than the development, where you will find a supermarket, shopping centre, restaurant and bar.

Those looking to unwind should not look far. Have your choice of 7 indoor or open air swimming pools, challenge your personal bests in the fitness centre and relax afterwards with a wonderful sauna or treatment.

All of Eternity's services are set in lavish gardens, offering a wonderful environment for adults as well as children who are bound to enjoy the dedicated children's playground.

Whether you are looking for an active holiday or just to pamper yourself, we have put together a range of services anticipating your every need.

## Floor plan

The development is comprised of studios, one- and two-bedroom apartments as well as penthouses built in a Mediterranean style with white stone facade. They will be finished in a contemporary style and offer luxurious interiors.

The living areas and kitchen feature beautiful wooden floors, with corridors and terraces in Spanish ceramic tiling. The apartments will be fitted with a central air-conditioning system with individual controls in each unit. To retain the exterior esthetical of the building, conditioning units will only be placed on the roof of the residence, out-of-sight.

Every apartment from the development will feature sea exposure, with perfect south orientation. This will allow you to take pleasure in the sun the entire day. In addition, the spacious rooms and large terraces will complete your comfort.

Our idea for comfort and style will be transformed by the architects and designers in each Eternity apartment. Respecting every taste and preference we have created your dream holiday home.

## Furniture

All apartments will be completely furnished with our luxurious Furniture Package "Ready to Live".

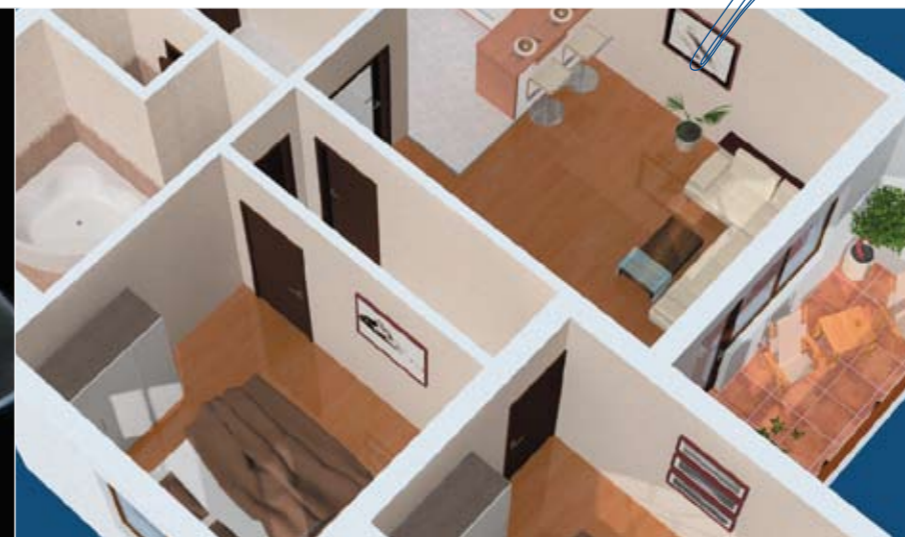
With "Ready to Live" we will create a complete home design with all the little details that will turn your apartment into a wonderful holiday home or investment, saving you time.

Stylish and simple lines, natural colours, soft linen and fabrics, and comfortable furniture are the flagship features of our furnishings. From cutlery, to linen, to the flat screen TV, all of your needs will be met - in style.

To experience the quality and design of "Ready to Live" visit our showroom in Varna, and experience the comfort that can be yours.

Quality is not something we compromise on, our aim is to exceed your highest expectations.

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## Eternity project - Kavarna yacht port

- Eternity is located on the yacht port of Kavarna, walking distance to the beach.
- 2 minutes to the beach, 5 km to PGA golf courses, 15 km to Balchick, 45 minutes to Varna Airport.
- 8 500 sq-m of land.
- 104 luxury apartments divided into 12 separate cozy buildings
- 7 swimming pools, one large indoor swimming pool
- Studio, 1 bedroom and 2 bedrooms apartments
- Some 2 bedrooms can be changed into 3 bedrooms for free
- Fully finished with high quality of materials
- 10 years building guarantee
- Fully furnished with the luxury furniture package "Ready to live" from the well known design company : UNIK Furniture
- Luxury amenities :
  - The only indoor swimming pool of Kavarna
  - Impressive sky bar overlooking the yacht port
  - Boutique wellness centre
  - Restaurant, Fitness, bars, children playground, etc
- Building Licence obtained : March 2007
- Completion : December 2009

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# Eternity Leisure Centre

part of Eternity project

- G** Ground floor :
- Supermarket
  - Bank
  - Indoor swimming pool

- F** First floor :
- Fitness centre
  - Sauna
  - Snack bar
  - Jacuzzi
  - Aerobic hall

- S** Second floor :
- Hairdresser
  - Cosmetics centre
  - Souvenir shop
  - Parfumerie
  - Swimwear shop





Block type 1



Ground and first floors



Penthouse



Block type 2





## Buying process

1. **Choose your apartment**
2. **Fill in the reservation form**
3. **Send a reservation fee of 750 Euro**
4. **Choose your Payment plan**
5. **Contact a lawyer to check the contracts**
6. **First payment and signing of Preliminary Contract will be made 30 days after signing of the reservation form**

*Additional costs connected with the purchase that you need to take under consideration are*

1. *About 1,5 % of the price of the apartment for lawyer fees for property conveyance*
2. *About 3,5% of the price of the apartment for municipality and notary fee paid when the property is finished*
3. *About 150 Euro for a property tax and garbage collection annually*
4. *About 12-14 Euro per sq.m for a Maintenance company annually*
5. *Insurance of the apartment furnished may cost you from 300-550 Euro annually*
6. *Small registration fees at your name for electricity and water*

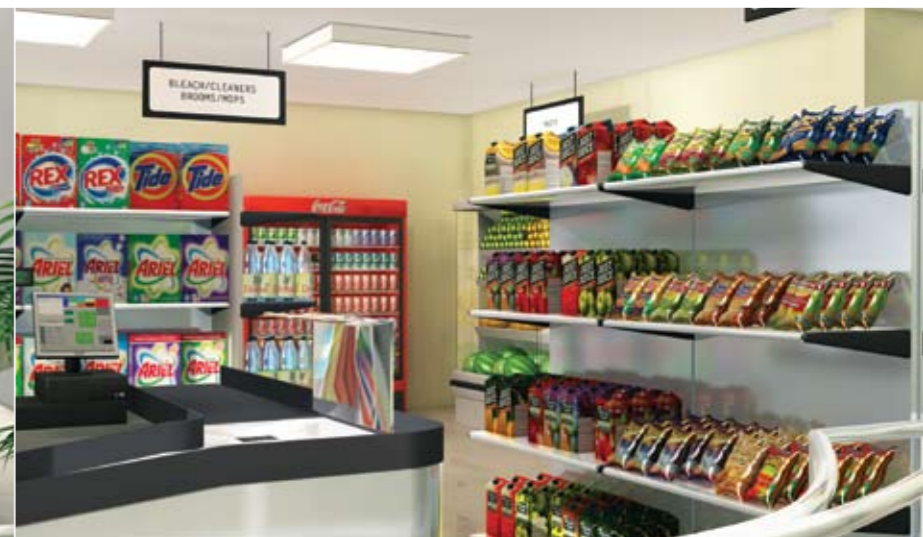
*These fees can be subject to changes*

## Payment plan

**Payment terms 50-50%\***

1. 50% of the price of the apartment (VAT included) on the signing of the purchase contract. The contract will be drawn up within a maximum of 30 days after the reservation fee is paid
2. 50% of the price of the apartment (VAT included) within minimum 15 days before the signing of the Notary Deed

\*Project "Kavarna Eternity" is under construction since July 2007 and only one payment plan is applicable





## Rental potential

For many of our clients, buying a property in Bulgaria represents a buy to rent investment. The ability to both rent a property, plus the rental level achieved, is directly related to the quality of the individual unit, as well as the amenities it provides, and last but not least - location.

Eternity's variety of onsite services offer something for everyone. From beautiful swimming pools, to bars, to restaurants, sauna, fitness centre and shopping complex, you'll never have to set foot off the site, unless you choose to.

And for the golf lover, Eternity will leave you spoiled for choice. Travel only five minutes away, and you'll reach the location for three 18 hole PGA golf courses due for completion at the same time as Eternity.

Whether flying in for a long weekend or for the luxury of a longer stay, the Eternity development is ideally located at only 55 kilometres from Varna airport. On reaching Eternity, you'll arrive at a wonderful hilltop location. On first sight, experience sweeping views out to the sea and with a short walk you'll be barefoot on the sandy beach.

Pampering, shopping, golf, sea views and a beautiful beach. Eternity is an investors dream!

To complete your tranquillity, we will take care of all aspects of your property with our Property Management ranging from the payment of bills to the cleaning of the apartment.

## Investment Potential

Experts in the European property market agree that each year Bulgaria is attracting more interest from both overseas investors and tourists. Now is the ideal time to buy as market prices are still low and the developments Eurosilex offers represent great value.

Eternity was designed to help you achieve the best investment opportunity on the Black Sea Coast. It is positioned in an area identified by experts as the new Bulgarian hot spot due to its three PGA golf courses and recent improvements in local infrastructure.

Eternity provides a premier location for optimization of your investment. With unmatched views over the marina of Kavarna extending out to the sea, the development is ideally situated. The new marina is currently under construction and the fine sandy beach of Kavarna add to the appeal of the region.

In creating Eternity, we've used our knowledge of the Bulgarian real estate market and design and development expertise, to create the best investment for you.

The residence is comprised of small blocks holding between 6 and 10 apartments with not more than 4 apartments per floor. In keeping with the idea of luxury and serenity, the residence offers a wonderful range of services to meet the needs of even the most discerning investor. All apartments have been fully furnished in a highly desirable contemporary design with clean lines and comfortable living space.

