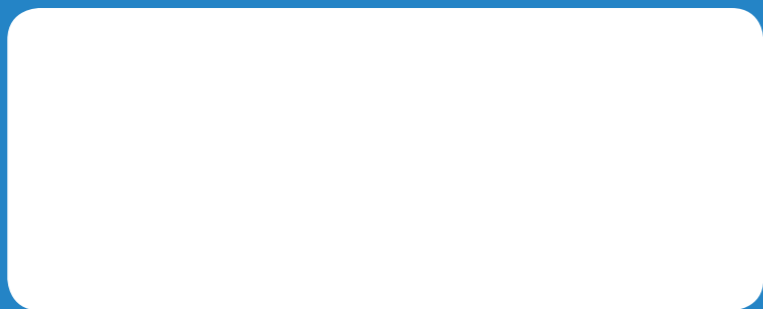


river
park





Bulgaria

Bulgaria - a charming and vivid country, has existed for more than 13 centuries, nestling at the heart of South-East Europe.

The country is generously gifted with natural landmarks and diversity of landscape, mild moderate climate, rich variety of flora and fauna and mineral springs. Having 300 kilometers of coastal line and beaches covered with fine white sand; majestic mountain ranges, lakes and rivers, with crystal clear water, the country offers many opportunities to investors and tourists.

Being a member of EU has brought a considerable economical stability to Bulgaria as well as an increasing number of funds to be invested in infrastructures, resorts and cities. Many foreign companies have established branches and processing centers in big Bulgarian cities, many more will be attracted in the coming years.

Kavarna

Kavarna has never been so popular: ancient history used to be the main attraction and today the region is booming !

Three years ago, the small port was only known by the locals and today the beautiful coast, charming sandy beach and wonderful landscape are attracting tourists, investors and holiday makers from all over Europe. The small yacht port of Kavarna can never be overbuilt as certain parts are protected and cannot be changed. The slope of the hill can guarantee you stunning sea view; the beach is a few meters away from your doorstep, there are three PGA golf courses within 5 kilometers.

Kavarna is not what it used to be: it is one of the hot spots of the day, the newest investment opportunity, a boutique region, offering high class projects with great potential.

Golf area

Golfing is a major attraction all over the world. Golfing in Bulgaria is relatively new, however it has been developing at a fast pace. The first golf course opened only seven years ago, and now it is names like Gary Player and Ian Woosnam designing courses in the country. Three PGA golf courses are currently under construction in the vicinity of Kavarna, the fourth one is already planned, and there is talk for more.

With the signature design golf courses under construction, expected to be completed soon, Kavarna region is one of the new premier golf destinations.

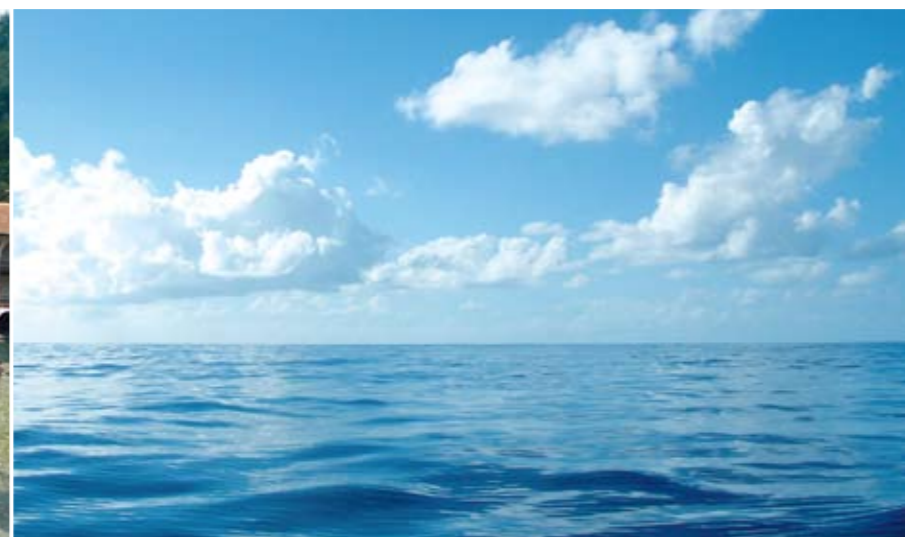
Benefitting from a lovely climate and a wonderful landscape, golfing in Kavarna could be the most pleasurable experience for professionals as well as beginners.

River Park

As part of the region of Kavarna, River Park takes advantage of the modern comfort of the area combined with the unique atmosphere, at the same time preserving its tranquility and charm. The design of the project was harmonized with the natural surroundings and the architecture is contemporary and one of a kind.

River Park is ideally located only a few meters from the sea, close to the main road, connecting the town and the port. The project is also close to the small market and the restaurants open all year round situated on the beach frontage.

Enjoy the first putting green in the area, located on the roof of River Park, the wonderful sky bar and the other amenities, as part of the residence. Another great advantage of the complex, all owners will have at their disposal, the project's shopping street!





The Residence

River Park is a fantastic complex of 62 furnished apartments situated in the heart of Kavarna Yacht Port, between the charming lush hills, a small romantic river and the sandy beach. The project is a state of the art design with contemporary amenities blooming into the natural beauty with amazing landscaping and unspoiled atmosphere of romance.

Positioned less than 100m from the sea, its prime location combines proximity to 3 PGA Golf courses, the city and international airport of Varna and of course the future modern and fashionable yacht port of Kavarna.

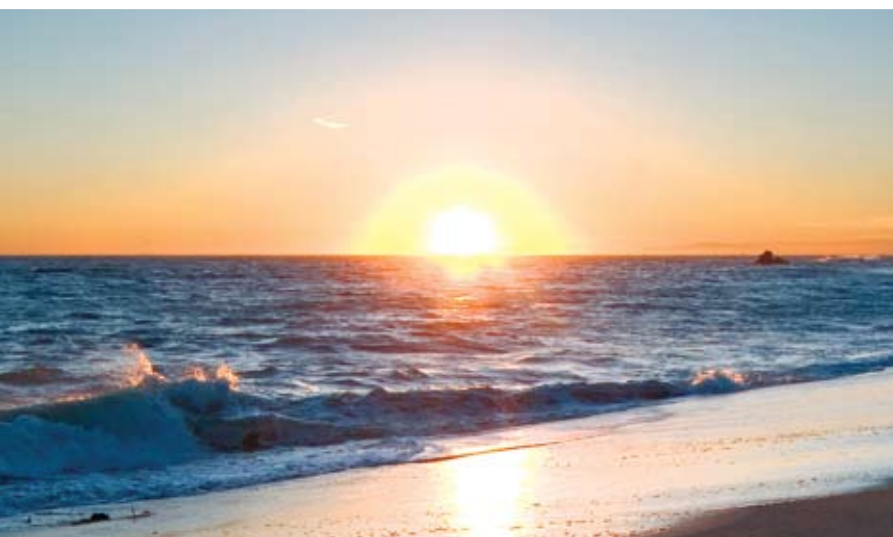
With the amenities on site and the proximity to the beach, marina and golf courses, River Park will provide the perfect holiday for everyone. The putting green on the roof of the project with the trendy sky bar, together with the stunning sea views will charm and excite.

Overlooking the river or park, you can choose between studios, one- and two-bedroom apartments, completed with the highest quality of finishing and furnishings. Tell us what your dream is, we will turn it into a home.

Services

Whatever you need from going grocery shopping to booking Tee times, we are happy to do it all for you. An extensive list of concierge services is available, to enhance your vacation. Our friendly staff is available to fulfill your every wish, just name it. Concierge services include but are not limited to:

- Restaurant reservations
- Business Services
- Diving and river fishing arrangements
- Tee times
- Beach chairs, umbrellas, bicycles, kayaks, canoes
- Dolphin excursion and boat arrangements
- Tennis Court Reservations
- Recommendations for babysitter
- Event planning
- Spa and massage reservations
- Grocery Delivery
- Florists, shopping and gift merchants





Shopping Area

For you and your guests, River Park will offer a mini market to fulfill all your immediate needs quickly and easily.

For the compulsive buyer, six boutiques will be on hand, where you will be able to find all you need – from the comfy shorts to elegant couture. Surprise your friends and loved ones with a trendy souvenir that brings back priceless memories.

For those who do not indulge in shopping so much, the proximity of the stores will save more time to play in the sun, as they can leave the souvenir shopping for the last minute. .

Leisure Facilities

River Park's range of facilities will provide a number of healthy activities – some laid-back and relaxing, other get-up-and-go. Enjoy unlimited excess to the fitness, sauna and spa facilities.

A fully equipped gym, state-of-the-art sauna and spa facilities will be available for you to soak in the relaxing atmosphere and achieve the perfect balance of Body, Spirit and Mind. Start your day with an energizing workout in the fitness and finish off with a rejuvenating sauna or a relaxing dip in the Jacuzzi tub, your body will certainly appreciate the pampering.

To fully feel that new energy, you can stop at the hair-dressers and manicure salon for a make-over. For a complete treat there will also be a large pool as well as a children's pool available.

Putting Green and Sky Bar

Have fun and perfect your putting skills while enjoying the fresh sea breeze and the grand sea view.

Whether you are a beginner or a pro you can benefit from the Putting Green located on the roof of River Park to get ready for the big game in a calm and relaxing atmosphere.

To further enhance your experience grab a cocktail from the sky bar located just by the putting green and indulge in the perfect combination. The sky bar is an open air bar where you can savor tasty refreshments and casual conversations and enjoy the spectacular sea view.

Visit also the billiard's room for a game or two, still enjoying that refreshing drink and never losing the stunning view out of sight.

Swimming Pool and Gardens

River Park's large swimming pool will complete your dazzling experience. Whether you are the swimmer or want to just lay back and enjoy those poolside refreshments, River Park has it all for you.

A children's pool will also be available, so that your children can play in the water and sun. See their happy smiles while splashing the water.

The professionally arranged landscaping will transform your lifestyle. For some apartments private gardens are also available, for an ultimately romantic experience.



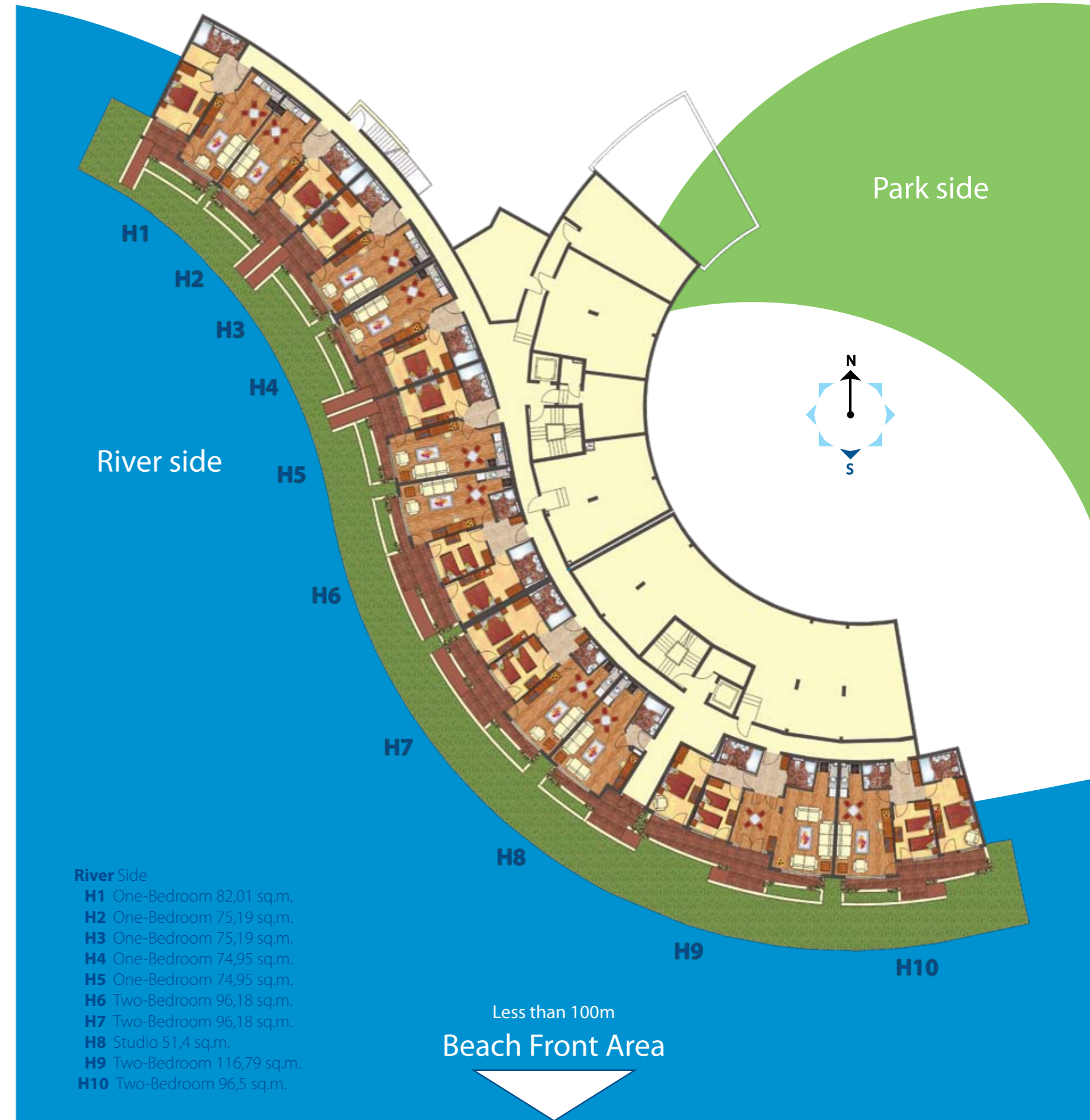
Ground Floor



River side

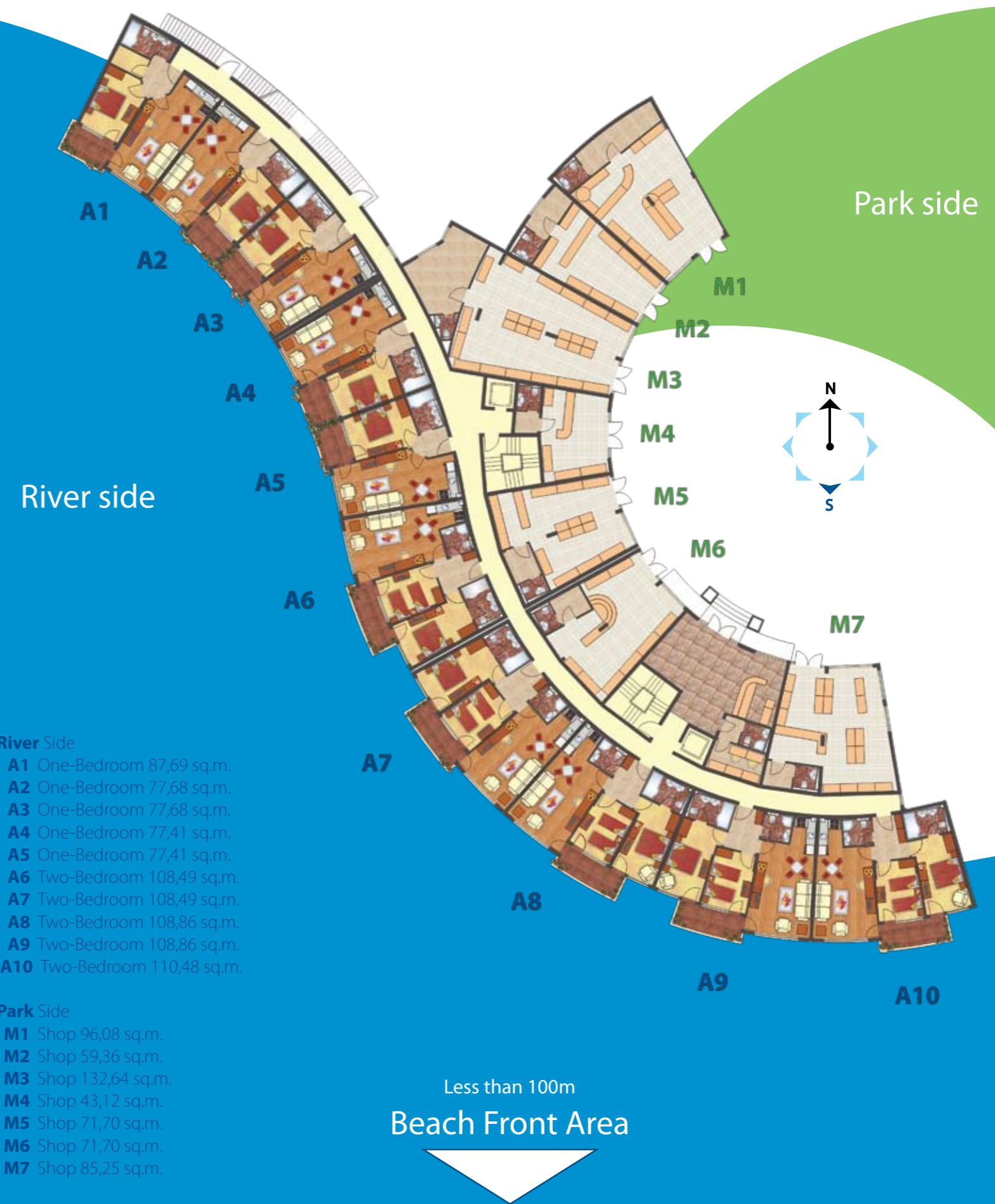
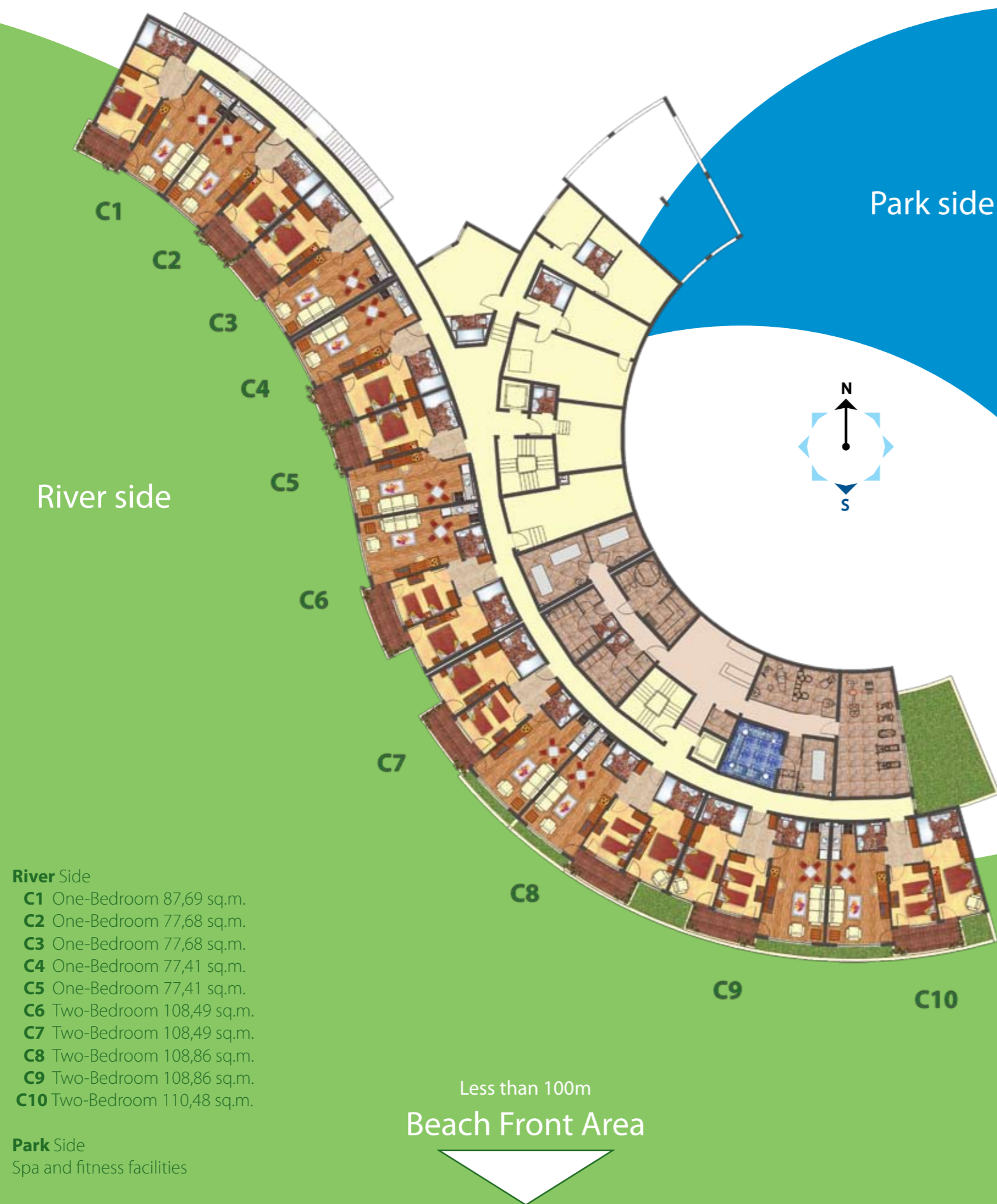


Park side



First Floor

Second Floor



Third Floor

Penthouse



- River Side**
- B1** One-Bedroom 87,69 sq.m.
 - B2** One-Bedroom 77,68 sq.m.
 - B3** One-Bedroom 77,68 sq.m.
 - B4** One-Bedroom 77,41 sq.m.
 - B5** One-Bedroom 77,41 sq.m.
 - B6** Two-Bedroom 108,49 sq.m.
 - B7** Two-Bedroom 108,49 sq.m.
 - B8** Two-Bedroom 108,86 sq.m.
 - B9** Two-Bedroom 108,86 sq.m.
 - B10** Two-Bedroom 110,48 sq.m.
- Park Side**
- B11** Studio 46,71 sq.m.
 - B12** One-Bedroom 65,19 sq.m.
 - B13** One-Bedroom 76,41 sq.m.
 - B14** Studio 39,47 sq.m.
 - B15** One-Bedroom 76,41 sq.m.
 - B16** One-Bedroom 76,41 sq.m.
 - B17** Studio 39,60 sq.m.
 - B18** One-Bedroom 76,67 sq.m.
 - B19** Studio 53,72 sq.m.



- River Side**
- P1** One-Bedroom 117,33 sq.m.
 - P2** One-Bedroom 103,35 sq.m.
 - P3** One-Bedroom 103,35 sq.m.
 - P4** One-Bedroom 103,96 sq.m.
 - P5** One-Bedroom 103,96 sq.m.
 - P6** Two-Bedroom 175,50 sq.m.
Golf Putting Green & Sky Bar
- Park Side**
- P7** One-Bedroom 64,09 sq.m.
 - P8** One-Bedroom 73,95 sq.m.
 - P9** Studio 38,31 sq.m.
 - P10** One-Bedroom 74,39 sq.m.
 - P11** One-Bedroom 74,39 sq.m.
 - P12** Studio 38,54 sq.m.
 - P13** One-Bedroom 74,61 sq.m.



Investment

Over the last few years Bulgaria began to attract more and more interest from investors and tourists and a great rise in the property market was recorded. The fast growing real estates and tourism sectors in Bulgaria are contributing to the increasing property prices. In the mean time properties are still affordable in comparison to most other European locations.

The luxury developments in Bulgaria have great potential for renting. A stable capital appreciation is expected for projects with the following features: fenced residential complexes, with limited access, hosting lots of amenities and services, good quality of construction and finishing, according to European standards.

With the accession into the European Union, real estate value is rising up fast. With the infrastructure improvements planned and expected and the favourable economic conditions that the EU provides this trend is expected to continue.

River Park with its prime location is guaranteed to become the new hotspot of the Bulgarian North Coast. The close proximity to the beach and marina, as well as to the newly developed golf courses is only adding value to the rental potential of the project. Varna international airport is located only a 40-minute drive away assuring quick and easy access for international holiday makers and investors.

Rental Agreement

Renting out your new home can make it much more affordable, providing you choose the property carefully. The rental income from the property is directly located to the quality of the individual unit, as well as the amenities it provides. And last but not least - location. It is crucial to consider ease of access, not just in terms of the regularity and cost of flights - but also from the airport to the destination.

The perfect location of River Park can offer something for every taste. The proximity to the beach and sea, the large swimming pool, fitness and spa on site, the shopping area and of course the "roof golf putting green" – you will definitely enjoy a fun holiday. And after practicing your swing at the roof putting green, you have a choice of several 18-hole PGA golf courses, just a few minutes drive away.





Furniture Package

Eurosilex properties benefit of our luxurious Furniture Package "Ready To Live". We are creating a complete home design with all the little details that will turn your apartment into a wonderful holiday home or investment.

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. Our aim is to offer you interior design, providing you with a great variety of furniture made of different materials, decorations and accessories. To improve your lifestyle we have created furniture packages "Ready To Live" – with modern, simple, luxurious designs that will satisfy your highest demands.

To optimize your investment, you need to have your property fully finished and furnished with the highest quality and designs, that's why we combine all your needs into one complete and functional product. Quality is not something we compromise with, our aim is to exceed your highest expectations.

Finishing

River Park has quality architecture and construction, which emphasises the beauty of the landscape. The structure is of highest quality, in accordance with EU standards, and comes with a 10-year builder's guarantee. All the apartments are finished with:

- Flooring: terracotta in corridors and kitchen, laminate in lounge and bedrooms
- Bathrooms – finished with ceramics and entirely fitted
- Kitchens – furnished with electric devices
- MDF doors

Building license obtained, the estimated date for completion is 30 June 2010.

Additional Benefits

When purchasing an apartment at River Park you will receive not just an apartment, but a dream home. As an owner of a property in River Park you will also benefit from:

- Luxurious furniture package
- Quality of finishing
- Stunning Sea views
- Membership at the "roof golf putting green"
- Free access to pool, sport and spa facilities
- Hair dressers and manicure salon on site
- Shopping area on site
- Sky bar on site
- Less than 100m from the sea
- Close to PGA golf courses
- Security of investment

Additional Services

At Eurosilex we know how important good relations are, therefore we have created a number of additional services to assist our clients in all aspects connected with their property. You can consult our friendly specialists and decide what the best option for you is. You can avail of the following list of additional services:

- After-Sales solution
- Resale Services
- Mortgage assistance
- Rental department
- Investment plan
- Legal Advise
- Investors relation
- Eurosilex Golden Key

Eurosilex takes care of everything to be perfect, from your pleasant reception up to the smallest detail of the finishes. In this way, we can offer our clients the highest quality of services and constructions. Eurosilex is the expression for seriousness and professionalism in the Bulgarian property market.



How to Buy

Buying Process :

- Choose your property
- Fill in the reservation form
- Send a reservation fee of 750 Euro
- Choose your payment plan
- Contact a lawyer to check the contracts
- First payment and signing of the Preliminary Contract will be made 30 days after the reservation form

Additional costs connected with the purchase that you need to take into consideration :

- Lawyers fees - around 1.5% of the apartment price for conveyance
- Municipality and notary fee - around 3.5% of apartment price, paid when property is finished
- Property tax and garbage collection - around 150 Euro annually
- Maintenance fee - around 12-14 Euro per sq. meter
- Small registration fee at your name for electricity and water
- Optional insurance of content and apartment – between 300-550 Euro annually

Payment plan :

A/ Standard payment plan with possibility for mortgage

1. 15% 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. 25% of the price of the apartment (VAT included) within 6 months after the signing of the purchase contract.
3. 60% of the price of the apartment within minimum 15 days before the signing of the Notary Deed.

B/ Payment plan with 2% discount

1. 40% 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. 20% of the price of the apartment (VAT included) within 6 months after the signing of the purchase contract.
3. 20% of the price of the apartment (VAT included) within 12 months after the signing of the purchase contract.
4. 20% of the price of the apartment (VAT included) within minimum 15 days before the signing of the Notary Deed.

C/ Payment plan with 5% discount

1. 90 % 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. 10 % of the price of the apartment (VAT included) within minimum 15 days before the signing of the Notary Deed.