



OVERVIEW

Orpheus Valley ApartHotel is literally on the ski track - it is one of the only developments in Bulgaria that is set at such an impressive altitude - 1,700m. Compliant with the requirements of the Bulgarian Tourist Committee the development has a guaranteed 4 star hotel licence rating. By prior arranged the management company will handle all maintenance and rental management issues at owners' request. Orpheus Valley offers a great range of facilities, advantageous characteristics of the accommodation, modern kitchens and convenient family lodging. An analysis indicates that the Orpheus Valley ApartHotel will take market share from the hotels already operating in Pamporovo.



KEY FEATURES

- ✓ Ski In - Ski Out property.
- ✓ 4 Star complex.
- ✓ Planned in accordance with European Aparthotel
- ✓ Guaranteed rental income: 22.5% over 5 years.
- ✓ Free time for Vendor use.
- ✓ Projected capital - growth 20% per year
- ✓ Free professional hotel management by BHMC (Balkan Hotel Management Co.)
- ✓ Cinema facility.
- ✓ Security of bank underwritten project.
- ✓ Facilities for disabled citizens.
- ✓ Outstanding Hotel & Recreation Facilities.
- ✓ 24 hours reception and concierge.

LOCALITY

Orpheus Valley Apartment will be literally situated on the ski runs. This unique positioning will allow its guests to fully exploit the sports emotions, combining it with the facilities of the complex. In other words, the last run of the day can, practically, finish in front of your apartment. The complex is situated in Pamporovo, the pearl of the Bulgarian Mountain resorts is located in the heart of the Rhodopi mountain, the mountain of the mythical singer Orpheus. It is the sunniest Bulgarian Mountain resort with about 120 sunny days during the skiing period and with wonderful snow throughout the whole season. Pamporovo is situated on 1650 m above the sea level at the foot of peak Snejanka - 1926 m. It is 240 kms far from Sofia and 85 kms from Plovdiv.

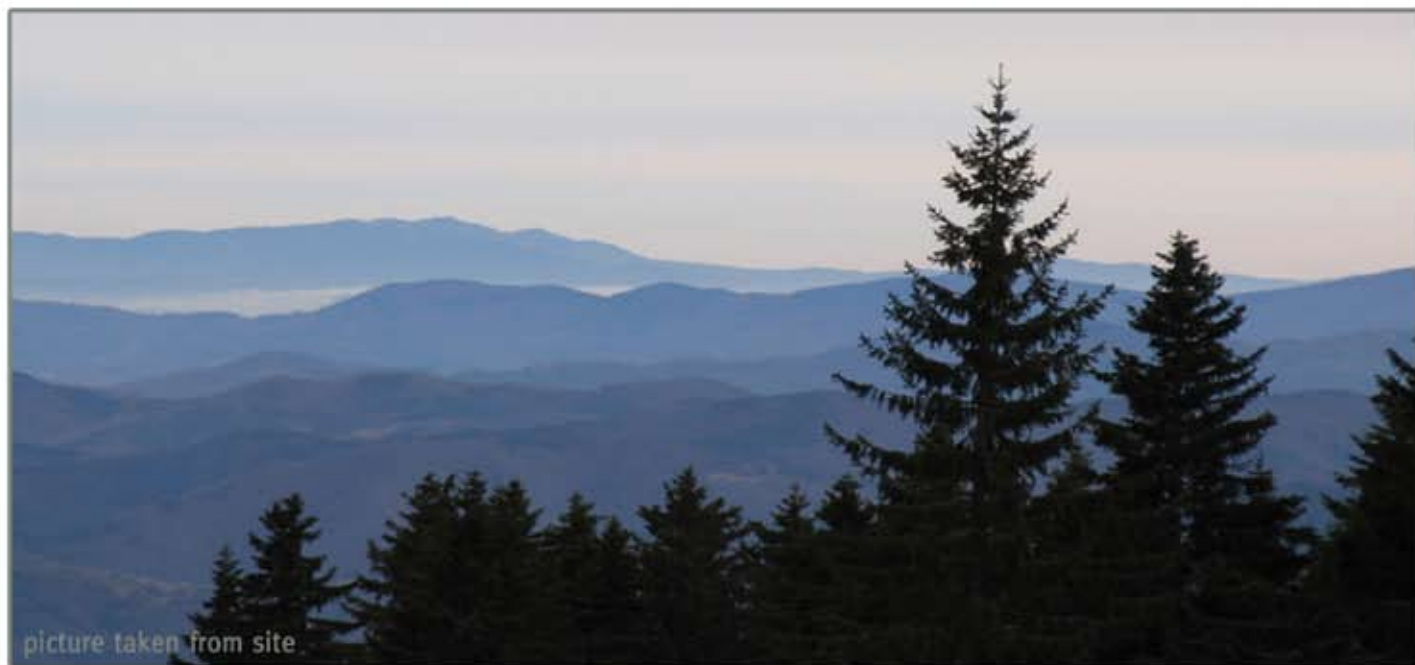


Besides its natural beauty, Pamporovo has managed to successfully develop its infrastructure, to attract local and foreign investors and at the same time - to protect the complex from over-development, preserving the ecological balance at the region following UNESCO directions.

PRICES & AVAILABILITY - SAMPLE

Floor	Apart.	Type Bedroom	Total Area m ²	View	Description	TOTAL PRICE VAT Incl	IN €
First	A2	1	71.75	NE	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, 1bedroom, bathroom+WC, WC	£55,621	
First	A5	studio	39	NE	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, bathroom/ WC	£31,832	
Second	A8 a	studio	28.26	SW	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, bathroom/ WC	£24,405	
Second	A8b	1	74.6	SW	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, 1 bedroom bathroom+WC, WC	£60,860	
Second	A10	1	73.45	NE	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, 1 bedroom bathroom+WC, WC	£57,438	
Third	A14a	studio	28.26	SW	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, bathroom/ WC	£24,021	
Third	A14b	1	65.99	SW	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, 1 bedroom bathroom+WC, WC	£53,848	
Third	A15	2	98.62	SW	living room+fireplace, open-plan kitchen, open-plan bedroom, 2 bedrooms, bathroom, WC, bath/WC	£77,121	
Third	A17	1	73.30	NE	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, 1 bedroom, bathroom+WC, WC	£57,819	
Fourth	A19	1	81.99	NE	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, 1 bedroom, bathroom+WC, WC	£66,346	
Fourth	A21a	studio	28.26	SW	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, bathroom/ WC	£24,982	
Fourth	A21b	1	72.75	SW	living room+fireplace, open-plan kitchen/diner, open-plan bedroom, 1 bedroom, bathroom+WC, WC	£60,353	
Fourth	A22	2	93.7	SW	living room+fireplace, open-plan kitchen, open-plan bedroom, 2 bedrooms, bathroom, WC, bath/WC	£75,185	

FLOORPLANS



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Orpheus Valley Apartments

Section A

- Ski & snowboard letting center
- Traditional Bulgarian restaurant

Section C

- Reception and concierge
- Lobby bar
- Main restaurant
- Shopping center
- Conference halls
- Animation room

Section D

- Kindergarten

Covered connection

- Gaming center
- Internet room
- Beauty parlour

Orpheus Suites & SPA

Section F

- SPA
- Swimming pool
- Fitness club
- Pastry

Section G

- Irish bar

**SECTION A
3RD FLOOR**

**SECTION C
6TH FLOOR**

