

# FSEE

Financial Services for Eastern Europe

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Investment Opportunity:

Bulgaria, Pamporovo - Ski Resort

Project *“Pine Plaza”*

## **Location of Pamporovo:**

Pamporovo is a modern ski resort in the heart of the Rhodopi mountain, Bulgaria. It is amongst the southern skiing resort in Europe. It is the sunniest Bulgarian mountain resort (240 sunny days a year) with wonderful snow throughout the whole ski season. Pamporovo is situated on 1650 m above the sea level at the foot of peak Snejanka (1926 m). It is 85 km from international airport Plovdiv - second biggest city in Bulgaria and 240 km from a capital of Bulgaria - Sofia.

Pamporovo has an exclusive climate featuring a soft winter with about 120 sunny days during the skiing period. The significant influence of The Aegean Sea appears here and the skiing season starts from mid-December to mid-April. The average air temperature is - 3 ° C. The gentle profile of the mountain with its rounded slopes and summits makes Pamporovo particularly suitable for beginners. But there are also difficult ski runs like the Giant Slalom run which is an excellent exercise for every skiing expert. Pamporovo is also a year-round resort, offering numerous beautiful sites, majestic caves and breathtaking sceneries and rock formations.

## **Offer:**

**Size of the plot of land in Pamporovo - 5000 m<sup>2</sup>**

**Planning permission to build up - 16365 m<sup>2</sup> of residential development**

**Price of land with all permissions and licenses - 3 million EURO**

This plot of land is situated just 50 meters from the main lift station in an exclusive central part of the resort. Skiers will ski down to it, while a purposely built covered escalator will bring them up back to their apartments. All major restaurants, hotels, clubs and the resort's bus station are within walking distance from Pine Plaza.

Pine Plaza project has all planning permission and licenses to build a 4-star residential development consisting of 5 sections with 181 studios, 1bed-room and 2bed-room apartments. Construction can be started immediately.

