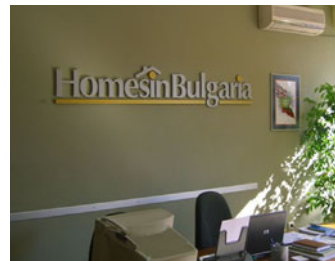


FOUNDED 2001

**Home**sinBulgaria™  
THE UK'S 1ST BULGARIAN PROPERTY COMPANY

# BEST INVESTMENT PROPERTY

To view – book your trip to Bulgaria



We can arrange all travel and accommodation – view in luxury – visit our offices and meet our staff – feel relaxed and confident about your investment decision.



Tel: 01202 201300  
**PropertyBulgaria.com**™

**BCM**  
BULGARIAN  
CONSTRUCTION MANAGEMENT

Property Development Advice  
Construction management,  
financial control, repairs,  
renovations and new build.  
[www.PropertyBulgaria.com](http://www.PropertyBulgaria.com)



# 3 Bedroom house



## SPECIFICATIONS

Type of property  
**Detached house**

Approx. size of plot **520sqm**

Number of bedrooms **3**

Number of bathrooms **1**

Nearest town  
**15km from Bourgas**

**Price €20,000**

Price date: August 2010

State of property  
**Requiring major repairs**

The text details describing the property are correct at the time of print and will not form part of a contract.

We are pleased to present this 3 bedroom property located in Cherno More village, Bulgaria.

The village is situated 15km from Bourgas and even less from Bourgas airport. The property is also approximately 30km from Sunny Beach and Nesebar.

The house consists of 2 floors. The ground floor includes entrance corridor, 3/4 rooms (with the potential of becoming additional bedrooms), bathroom/toilet space and garage and storage area. The first floor consists of entrance hall with staircase, 2 bedrooms and dining room with kitchen area, bathroom/WC and balcony.

Initially purchased in 2005 this is a re-sale property that has recently seen minor repair work completed. The property has working water and electricity but does require some further investment to become a liveable home.

The property has an attractive garden plot and the neighbouring properties are currently being repaired and renovated. For further information and to view this property please contact us on 01202 201300.

### Investment potential / rental income

Investing in an older property will mean that you will have to consider making repairs and improvements to the property once you have made the purchase. Receiving holiday lettings and rental income will require the property to be up to the standards to enable you to get proper insurance and happy customers.

You are advised to consider a budget of between 30% and 60%\* in addition to the purchase price to be able to make a good investment into a great one!

With our Bulgarian Construction Management company we are able to offer the overseeing of all of your renovation/repair projects from our offices in Bulgaria and here in the UK. We understand that many clients do not want the 'hassle' of having to organise the necessary arrangements in order to proceed with such a project. Using our BCM services will give you the peace of mind that your home/investment is under our supervision, providing you with regular up-dates and pictures of the progress of your project from our UK office. We have many clients going through this process and many whom have now completed their BCM project. Should you wish to talk to any of these clients please let us know as we and they will be happy to answer any of your questions.

\* The cost of repairs, renovations and improvements are all subject to separate surveys, contracts and the investment levels will depend on the type, style and quality of work required.

## What do I do next? Book your viewing trip to Bulgaria...

We can arrange your flights and hotel accommodation for a personalised viewing trip from our UK office.

You will be personally hosted and driven in comfort to view the property with no pressure.

Experience the culture, taste the food and absorb the views. Feel comfortable and well informed to make a decision.

For more information call:  
**01202 201300**

Or visit:  
**www.PropertyBulgaria.com**

## BCM

BULGARIAN CONSTRUCTION MANAGEMENT



# CALL US NOW!

## BOOK YOUR PERSONALISED VIEWING TRIP

### TOWN/CITY/MOUNTAINS

3 night stay

Saturday – Tuesday or  
Wednesday – Saturday

**LAND DEVELOPMENT  
AND BUILDING PLOTS**

Your personal itinerary

Day 1 Depart U.K. / arrive Sofia

Day 2 Visit and view the proposed  
land/development sites.

Day 3 Agree the choice of property  
and complete paperwork  
and banking/contract details.

Day 4 Depart Sofia – arrive U.K.

### COASTAL/RURAL

3 night stay

Saturday – Tuesday or  
Wednesday – Saturday

**LAND DEVELOPMENT  
AND BUILDING PLOTS**

Your personal itinerary

Day 1 Depart U.K. / arrive Sofia

Day 2 Visit and view the proposed  
land/development sites.

Day 3 Agree the choice of property  
and complete paperwork  
and banking/contract details.

Day 4 Depart Sofia – arrive U.K.

### RURAL/RIVER VALLEY

4 night stay

Saturday – Wednesday or  
Wednesday – Sunday

**LAND DEVELOPMENT  
AND BUILDING PLOTS**

Your personal itinerary

Day 1 Depart U.K. / arrive Sofia

Day 2 Visit and view proposed  
land/development sites.

Day 3 Continue to visit and view  
proposed development sites.

Day 4 Agree your choice of property  
and complete paperwork  
and banking/contract details.

Day 5 Depart Sofia – arrive U.K.

Flights and accommodation will be facilitated (arranged, booked and reserved) by us, so you have no need to worry about being met at the airport or travel to and from the region from your hotels. We do it all for you.

### DISCOVERY TRIP

6 nights / 7 days Discovery trips to the region will allow you an additional 2 'free days' to explore the region or spend a day shopping or sight-seeing in the capital. Time to relax, absorb the views and experience Bulgaria to its full.



Your flights are arranged from most UK airports. Your 3, 4 or 6 night trip is organised for you to experience traditional Bulgarian hospitality.



Ski, mountain, resort,  
chalets and apartments.



Rural, undiscovered cottages  
and farmhouses.



Black Sea, coastal villas  
and apartments.

Please call us on 01202 201300 to arrange a viewing trip

**Malkoto~selo**

Discover how to invest in one of the unique  
'Malkoto-selo' rural developments throughout Bulgaria.  
[www.Malkoto-selo.com](http://www.Malkoto-selo.com)

**PropertyBulgaria.com**

Advice and guidance on the best  
homes and property to buy in Bulgaria. [www.  
PropertyBulgaria.com](http://www.PropertyBulgaria.com)

**BCM**  
BULGARIAN  
CONSTRUCTION MANAGEMENT

Construction management and financial control,  
repairs, renovations and new build.  
[www.PropertyBulgaria.com](http://www.PropertyBulgaria.com)

U.K. Head Office: P.O. Box 4900, Bournemouth, Dorset BH6 4WA

• [www.Malkoto-selo.com](http://www.Malkoto-selo.com) • [www.PropertyBulgaria.com](http://www.PropertyBulgaria.com) • Email: [info@HomesInBulgaria.co.uk](mailto:info@HomesInBulgaria.co.uk) • Telephone: 01202 201300

The descriptions given are for information purposes only. Full details of each land development/building plot are available on request.