



Holiday Village

Sozopol, Bulgaria





- |  |                              |  |                         |  |                          |  |                                |
|--|------------------------------|--|-------------------------|--|--------------------------|--|--------------------------------|
|  | security point               |  | bar/cafe                |  | spa center               |  | conference hall                |
|  | administration/<br>reception |  | shop/grocery            |  | sports facilities        |  | training center                |
|  | property sales office        |  | swimming<br>pool        |  | children's<br>playground |  | parking                        |
|  | restaurant                   |  | beach/<br>solar terrace |  | doctor's office          |  | shuttle bus route<br>and stops |

- |                                 |                           |  |                             |                        |
|---------------------------------|---------------------------|--|-----------------------------|------------------------|
| 1. Reception                    | 11. Aqua Zone 1           | 21. Sports Shop                        | 31. Cocolandia              | 41. Veranda Restaurant |
| 2. Joy Bar & Cafe               | 12. ATM                   | 22. Fountain Square                    | 32. Children's Playground 2 | 42. Marine's Monument  |
| 3. Marina Mini Club             | 13. Marina Mini Market    | 23. Property Management's Office       | 33. Security Point 2        | 43. Beach 1            |
| 4. Breeze Pool Bar              | 14. Shop                  | 24. Santa Marina Construction's Office | 34. Sports Playground       | 44. Beach 2            |
| 5. Change Bureau                | 15. Perfumery             | 25. Aqua Zone 2                        | 35. Tennis Courts           | 45. Beach Volleyball   |
| 6. Apollonia Pontica Restaurant | 16. Photo Studio          | 26. Pizza Casa Mia                     | 36. Aqua Zone 3             | 46. Lifeguard          |
| 7. Apollonia Magna Restaurant   | 17. The Shop              | 27. Fitness Center                     | 37. German Bunker           | 47. Shuttle Stop       |
| 8. Security Point 1             | 18. Bridge                | 28. Spa Center                         | 38. Conference Hall         | 48. Beach Bar Marina   |
| 9. Parking Area 1               | 19. Property Sales Office | 29. Beauty Saloon                      | 39. Security Point 3        | 49. Security Point 4   |
| 10. Parking Area 2              | 20. Doctor's Office       | 30. Children's Playground 1            | 40. Aqua Zone 4             | 50. Library            |

## Santa Marina: concept



- **Santa Marina** is a 4-star beach-front resort complex the concept of which emphasizes on services and comfort.
- The famous 8-km long Royal Beach is just underneath **Santa Marina**, and the surrounding pine forests make the village even more cozy and pleasant to live in.
- 70% of the overall resort's area of about 100,000 sq. m. is dedicated to gardens, park alleys, parking and service facilities: pools, restaurants, bars, children attractions, shops, spa, leisure and additional services.

## Santa Marina: concept



- With the unique facilities, excellent living conditions and exclusive servicing, **Santa Marina** guarantees an inimitable accommodation and recreation style.
- Therefore, **Santa Marina** is the ideal place for family vacations, long-term accommodation and even permanent residing.
- **Santa Marina** Holiday Village is a property development project by one of Bulgaria's most respected investment companies – FairPlay International Joint Stock Company (FPI).

## Santa Marina: concept



- **Santa Marina** has won the following awards:
- Holiday Complex of the Year Prize for 2006,
- Best Sea Development Award for 2009,
- Best Project in Bulgaria 2010 – Gold Medal at the Homes Overseas Russia Awards, and
- Holiday Village of the Year for 2010, Bulgarian Hotel and Restaurants Association.

2010



2009



2006



# Santa Marina: location



- Beachfront position
- Southern Black Sea coast
- Next to the Royal Beach: the longest in South-Western Bulgaria /8 km/
- 2 km to the Old Town of Sozopol
- 34 km to the Bourgas International Airport
- 424 km to the capital of Sofia /5-6 hours drive/



## Santa Marina: services and facilities



- Two beaches with bars, children playgrounds, sunshades, chaise-longues and showers
- 4 pools and 3 kid ponds



## Santa Marina: services and facilities



- 3 restaurants:
- Mediterranean cuisine
- Traditional Bulgarian dishes
- Fish restaurant
- Pizzeria "Casa Mia"
- Beach bar
- 4 pool bars
- Jacuzzi bar
- Lobby bar
- Joy Piano Bar

## Santa Marina: services and facilities



- Reception
- 24/7 security
- Food store, household goods, candy, beach accessories, cosmetics and souvenirs shops
- Parking
- Golf-carts within the village
- Regular cart transport to Sozopol and the Kavatsi camping
- Business center
- Conference rooms

## Santa Marina: services and facilities



- Children playgrounds
- 3 kid pools
- "Cocolandia" playground
- "Marina Kids Land" kindergarten
- Animation in several languages

## Santa Marina: services and facilities



- Animation for adults
- Sports playfields:
  - Volleyball
  - Basketball
  - Football
  - Tennis
- Table tennis
- Mini-golf
- Bicycling
- and other kinds of sports

## Santa Marina: services and facilities



- Fitness center
- Beauty saloon
- Spa center: various types of spa procedures and therapies, special cosmetics
- Spa-capsules
- Steam-baths
- Sauna
- Massages
- Relax room



## Santa Marina: services and facilities



- Sea sports and leisure:
  - yachting,
  - surfing,
  - pedalos,
  - “banana”,
  - jets, etc.
- Fishing
- Marina in Sozopol

# Santa Marina: the gardens



- The gardens of Santa Marina

## Santa Marina ... even more services



- Medical center, pharmacy
- Laundry and dry cleaning, maiden services
- Catering, live-cooking
- Postal services, currency exchange
- Travel agency: tickets, rent-a-car, transfers, trips and cruises
- Other services you may wish



## Santa Marina: properties



- 3- and 4-storey villas arranged in an amphitheatric manner along the bay, providing for sea views from most units.
- Properties:
  - studios: 39-56 sq. m. /living area/
  - one-bedroom apts.: 50-87 sq. m.
  - Two-bedroom apts.: 83-125 sq. m.
  - Split-level penthouses: 87 и 160 sq. m.
- 70 villas completed
- More villas to be completed in 2013.

## Santa Marina: architectural style



- The Bulgarian 17<sup>th</sup> century Renaissance
- Natural materials fit for the Black Sea climate:
  - white plaster facades
  - wooden coatings
  - red tiled roofs
- Reinforced concrete structure, red brick walls,
- Thermal and hydro-insulation of the whole building

## Santa Marina: finishes



- Interior walls: plasterboard and paint
- floors: granitogress
- bathrooms: fully finished and equipped
- Windows: PVC 3-chamber frames
- Doors: veneered MDF
- Air conditioners
- Cable TV sockets
- Electric power sockets for heating devices
- Electric boilers in each building

## Santa Marina: properties for sale



- Fully finished and furnished apartments
- Completed unfurnished properties
- Apartments in villas under construction
- Green field investments



# Santa Marina: apartments



1  
One-bedroom apartment  
Floors: 1-4 / 50 - 57 sq. m.  
Such units with sea view: yes

2  
Two-bedroom apartment  
Floors: 1-3 / 88 - 102 sq. m.  
Such units with sea view: yes

# Santa Marina: apartments



1

One-bedroom apartment  
Floor: 4 / 57 sq. m.  
Such units with sea view: yes

2

One-bedroom apartment  
Floor: 4 / 68 sq. m.  
Sea view unit

# Santa Marina: apartments



1

One-bedroom penthouse  
Floor: 5 / 87 sq. m.  
Sea view unit

2

One-bedroom penthouse  
Floor: 5 / 87 sq. m.  
Sea view unit

# Santa Marina: apartments



1

One-bedroom apartment  
Floors: 1-4 / 50 - 57 sq. m.  
Such units with sea view: yes

2

Studio  
Floors: 1-3 / 39 - 43 sq. m.  
Such units with sea view: yes

3

One-bedroom apartment  
Floors: 1-3 / 56 - 66 sq. m.  
Such units with sea view: yes



# Santa Marina: apartments



1

Studio

Floors: 1-3 / 46-56 sq. m.

Such units with sea view: yes

2

Two-bedroom apartment

Floors: 1-3 / 83-104 sq. m.

Such units with sea view: yes

# Santa Marina: apartments



1

One-bedroom apartment  
Floors: 1-3 / 63 sq. m.  
Such units with sea view: yes

2

One-bedroom apartment  
Floors: 1-3 / 66 sq. m.  
Such units with sea view: yes

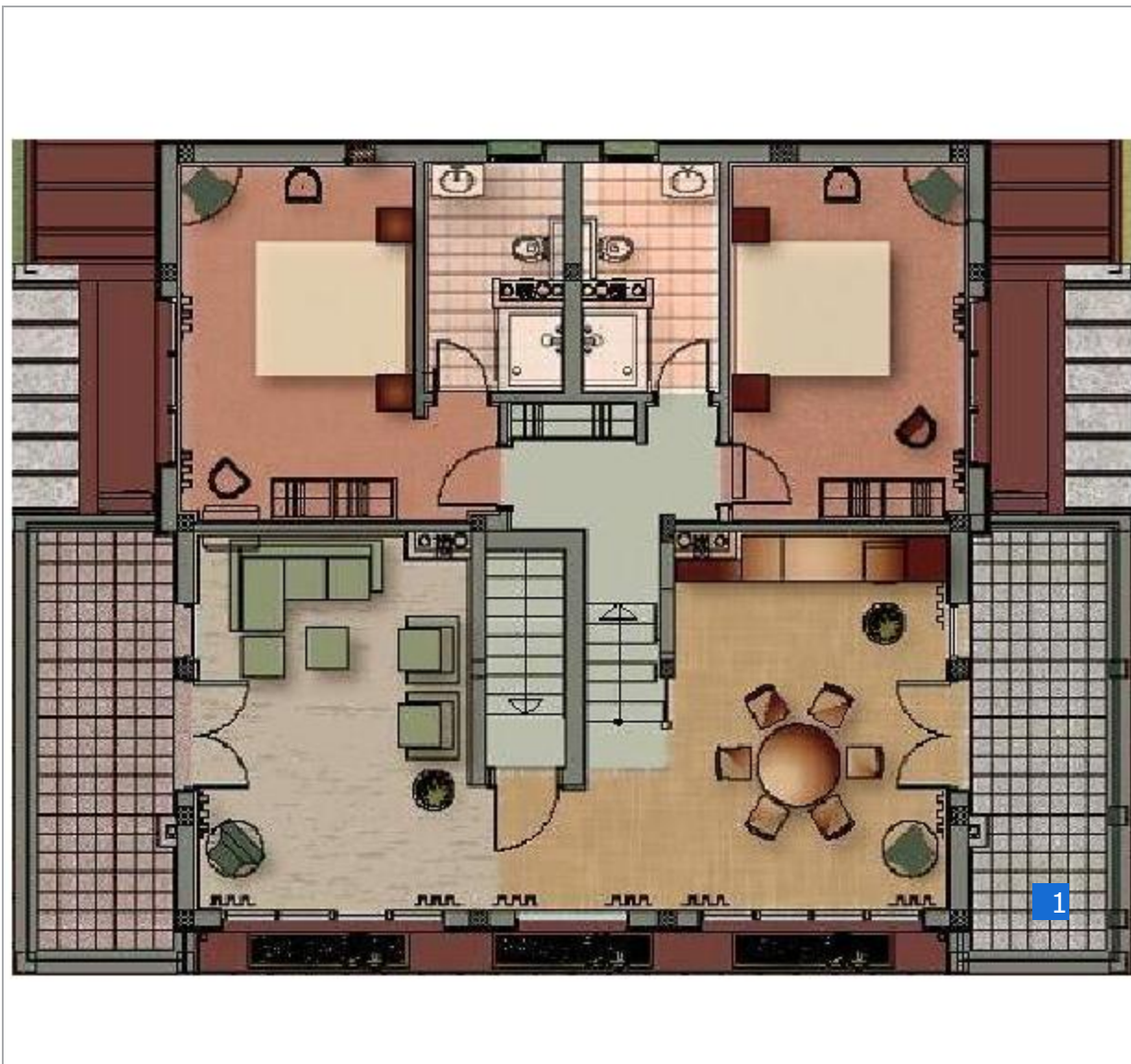
## Santa Marina: apartments



1

Two-bedroom penthouse  
Floor: 4 / 115 - 125 sq. m.  
Such units with sea view: yes

# Santa Marina: apartments



1

Two-bedroom penthouse  
Floor: 5 / 160 sq. m.  
Sea view unit

# Santa Marina: furniture options



**Santa Marina** offers plenty of furniture options: standard packs, individual furnishing; various materials, designs and colors. There are many options to choose from:

**1 Classic /MDF/**

**2 Sozopol /MDF/**

# Santa Marina: furniture options



1 **Fantasy** /pressed wood/

2 **Bamboo** /pressed wood/

# Santa Marina: furniture options



**1 Bologna Walnut**  
/pressed wood/

**2 Beech Tree** /pressed wood/

# Santa Marina: furniture options



1 **Birch** /pressed wood/

2 **Aida** /pressed wood/



# Santa Marina: furniture options



1 **Cremona** /pressed wood/

2 **Venice** /pressed wood/

# Santa Marina: furniture options



**1 Spanish Brown /wood/**

**2 White Pine /wood/**

# Santa Marina: furniture options



**1 Venice dark**  
/pressed wood/

**2 Oak Tree** /wood/

# Santa Marina: furniture options



1 **Country** /pressed wood/

2 **Harmony** /pressed wood/

## Santa Marina: maintenance



- 24h security and surveillance
- Maintenance of the pools
- Gardening
- Up-keeping of common parts of villas
- Maintenance of common equipment
- Hygiene of public areas and common parts of villas
- On-site client relations manager
- Life-guards at pools
- Waste disposal

# Santa Marina: property management



- Rental of apartments
- Marketing of your unit
- Bills management
- Consumables in units
- Overall management and cleaning of the apartment while they are rented out
- Keeping the apartment ready to be successfully rented out
- Property insurance

## Santa Marina: summary



- 4-star resort
- Beachfront position
- Prime location
- Popular destination
- Cozy apartments
- Lots of services and facilities
- Individual approach
- Award-winning development
- Established developer
- Reliable partnership



Thank You for Your Attention!