



FOREST VILLAGE

cottage

town



Our cottages are not only real estate, but also a lifestyle in an ecosystem on the Black Sea coast in Bulgaria, namely in Varna.

Territory of the cottage town

The cottages will be built on the territory of our Forest Club residential complex. This

WE WILL DO EVERYTHING FOR YOU!

is approximately 1.2 hectares of land in a green area, but at the same time not far from the sea (15-20 minutes walking distance). With a children's playground, BBQ area, swimming pool.



Forest Club is located in one of the most beautiful Black Sea resorts in Bulgaria, near the famous Kabakum beach. The main advantage of its location is its proximity to the sea - just 15 minutes walk and you will find yourself on gorgeous beaches. Forest Club is ideal for both summer holidays and year-round living.

The concept provides for a closed area with infrastructure and entertainment, thought out to the smallest detail, operating year-round. Property in Forest Club will not only be an ideal holiday destination, but also an excellent investment that will generate profits throughout the year.



Территория

Загородная зеленая территория возле заповедной зоны, 1 км от моря



Ремонт

Наши коттеджи от застройщика по нормам БДС, но можно заказать ремонт от застройщика



Террасы

Уютная терраса у каждого коттеджа



WE PAID SPECIAL ATTENTION TO THE PLANNING SOLUTION OF EACH OF OUR COTTAGES



Cool forest, small paths and a whole complex of cottages. It's like a

fairy tale setting. And this could be your story. And just a quarter of an hour walk from the beach.

The location of our complex allows you to lead an active lifestyle all year round. In addition to sea sports, here you can practice mountain biking, running, orienteering, Nordic walking, or simply walk and drink from the many beautiful and healing fountains in the area, while enjoying the amazing nature and history that surrounds you.

We offer three types of housing: compact one-story villas with an area of 52 m², as well as more spacious two-story villas with an area of 134 m² and 155 m². All houses have thoughtful and comfortable layouts. They have panoramic glazing overlooking the forest, as well as private verandas where the whole family can relax in the fresh air.

Service and fees

Forest Club will provide homeowners with professional management by highly qualified specialists and maintenance of common areas. The maintenance fee

The support fee is 12 euros per m2 per year.

includes all running costs, such as landscaping, cleaning of the complex, video surveillance, security, etc.

In addition, residents of the complex will be provided with a variety of services upon request. We will do everything possible to satisfy all needs and ensure a harmonious and comfortable life for the residents of the complex.

If you like the unusual, exciting, individual... even a little extravagant, then our Forest Castle is just for you. The building is located on the border of the Golden Sands natural park. A walk to the KK Chaika beach will take you less than 15 minutes, and by car you will be in the center of Varna in less than 20.

If all this hasn't convinced you that Forest Castle is your castle, it's good to know that you can also buy your new home in instalments.

The complex will provide you with everything for a happy life: security, a SPA center, year-round swimming pools, barbecue areas, bicycle paths, a green park with a lake and many other advantages that you never even thought about.







Specifications:

Walls - Ceramic block/LSTK/foam block

Facade solutions - Seam ventilated

Windows - Profile 70 mm, 5 chambers, laminated, MAKO fittings, energy saving

Door - Armored entrance door

Interior finishing - According to BDS standards (Bulgarian state standard). You can also order repairs from the developer

Heating - Electric underfloor heating, as well as electric convectors.

Communications - Electricity/water/sewage - centralized. Everything has already been brought into the house

Foundation - strip monolithic reinforced concrete foundation

Roof (attic) - Metal frame made of LSTK, insulated with 200mm mineral wool. The covering is a rebated panel (RAL 9005) on a wooden lath 25mm/ventilation gap 50mm. Moisture-proof membrane. Interior finishing: OSB board/vapor barrier/gypsum plasterboard/painting finish.

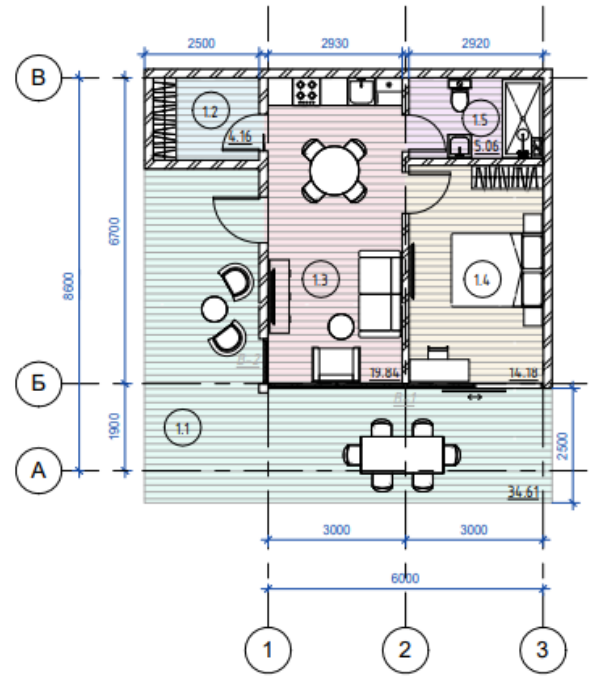


Коттедж Apartment 1

м² 64,5 /площадь

- ✓ на генплане коттеджи под №1а, 2а, 3а, 21а
- ✓ цены: 88 365€ (без ремонта по нормам БДС)
- ✓ первый взнос 30%

Ground floor plan



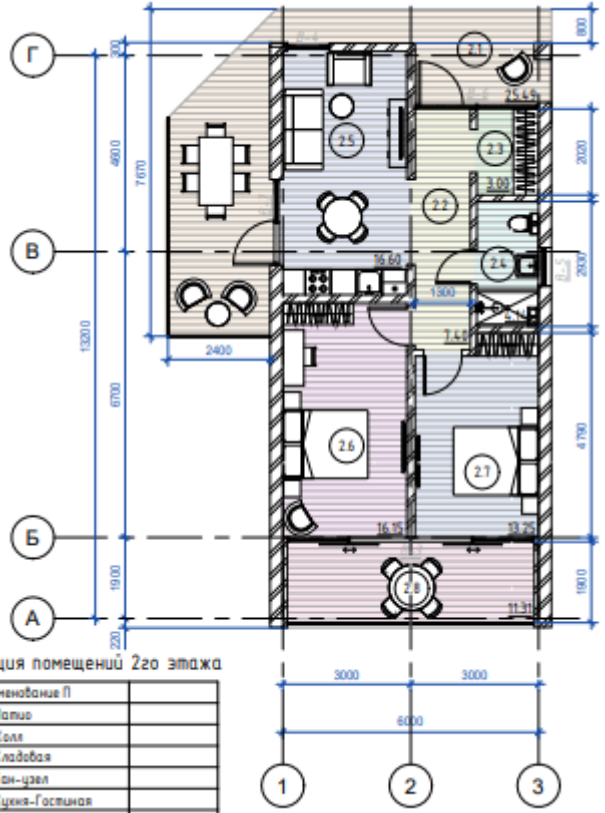
second floor plan



Коттедж Apartment 2

м² 90,5 /площа

- ✓ на генплані коттеджи під №16, 26, 36, 216
- ✓ ціни: 123 985€ (без ремонту по нормам БДС)
- ✓ перший внесок 30%



імя помещеній 2го етажa

імя помещенія П	
Патио	
Холл	
Кладовая	
Сан-цел	
Кічка-Гостіная	
Спальня	

Ground floor plan

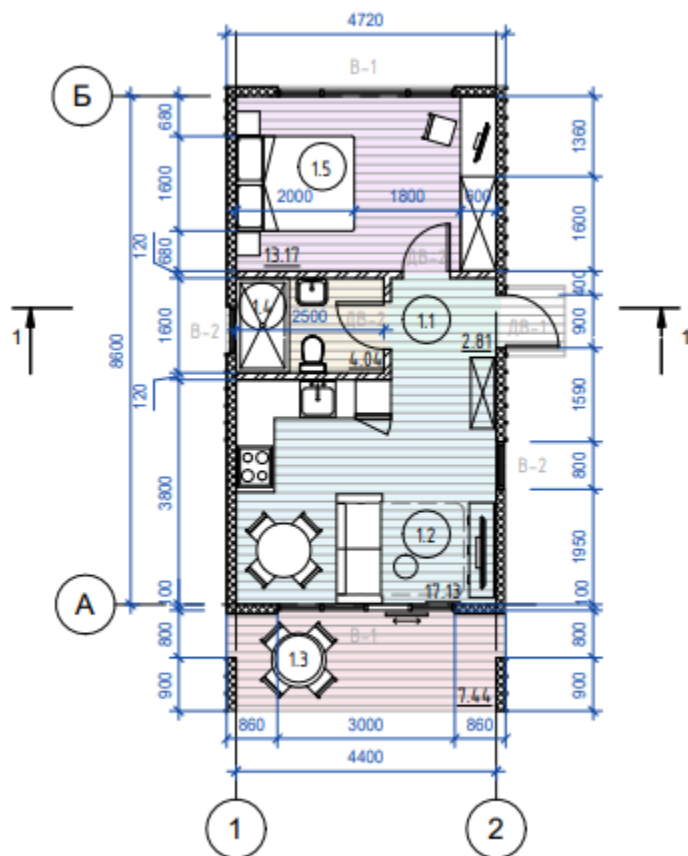


Котедж Dual

BLACK FRIDAY - 5%

м² **52** /площа

- ✓ на генплані котеджі під №7, 16, 17, 18, 20
- ✓ ціни: 75 400€ - 76 960 (без ремонту по нормам БДС)
- ✓ перший внесок 30%



Second floor plan

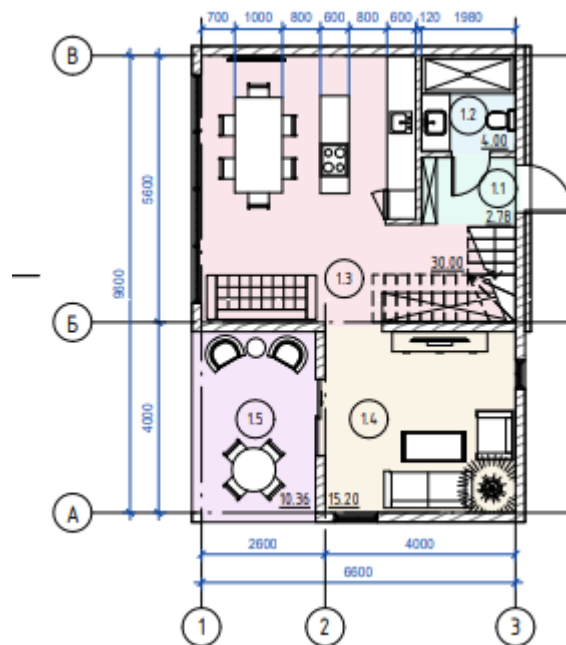


Котедж Woodland

BLACK FRIDAY - 10%

м² **134** /площа

- ✓ на генплані котеджі під №4, 5, 6
- ✓ ціни: 221 100€ (без ремонту по нормам БДС)
- ✓ перший внесок 30%





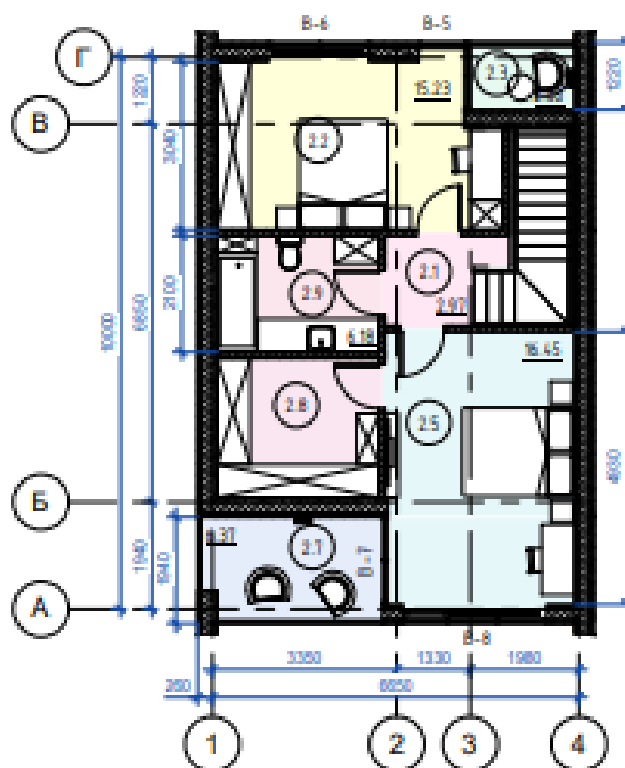
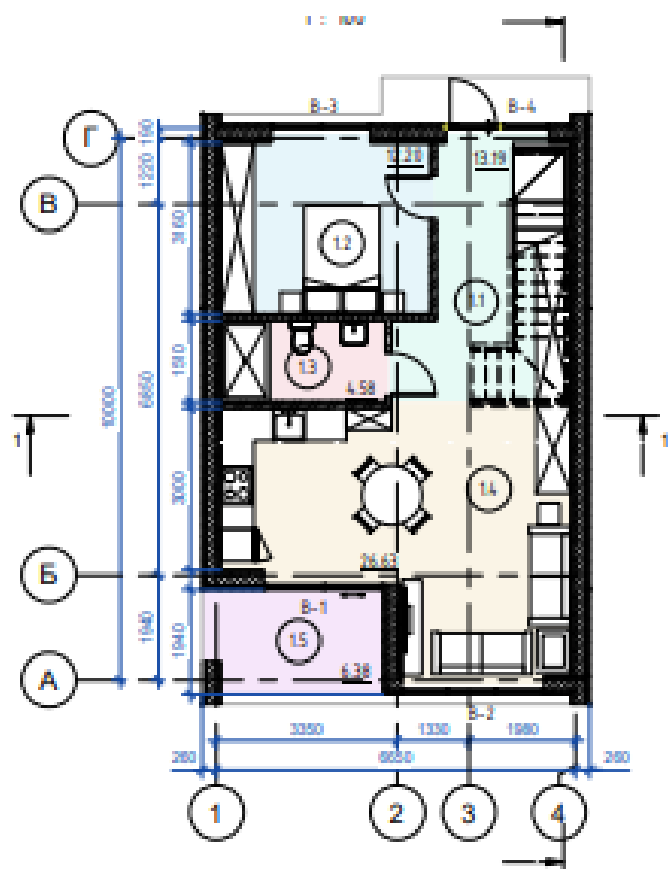
Коттедж Daisy

BLACK FRIDAY - 10%

м² **134** / площадь

- ✓ на генпланах коттеджи под №10, 11, 12, 13, 14, 15
- ✓ цены: 201 000€ (без ремонта по нормам БДС)
- ✓ первый взнос 30%

First floor plan Second floor plan



Dual Cottage Furnishing Option





Additional option – repair from the developer

Our Forest Village cottages also offer a package renovation solution



ПО НОРМАМ БДС

РЕМОНТ

РЕМОНТ+МЕБЕЛЬ

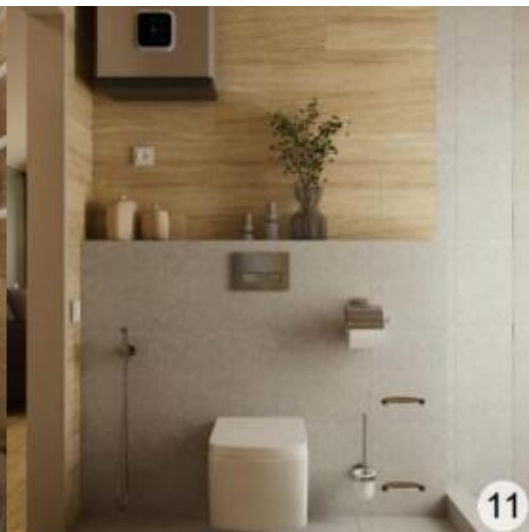
PACKAGE REPAIR: 340€/m²





PACKAGE RENOVATION + FURNITURE:
285€/m2 + 179€/m2 = 464€/m2

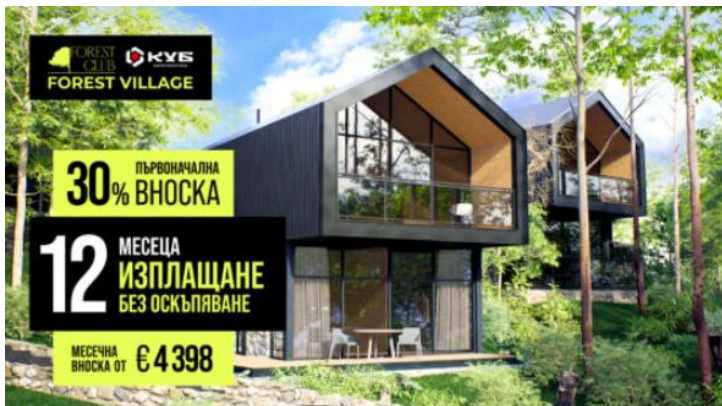








- If necessary, you can additionally order decor: 14 €/m²

Price

No	Building type	Position in the master plan	Type	Land ownership	Land area	Villa area	Total cost including VAT	Total cost of the villa turnkey	
1	Villa	7	BS 1.2	67, 68	250,00	52,00	0,00 €	106 828,80 €	Furnished
3	Villa	4	FV 1.3a	67, 68	133,00	134,00	236 577,00 €	285 326,20 €	
6	Villa	10	FV 1.3b	5	181,00	134,00	204 316,50 €	253 065,70 €	
7	Villa	11	FV 1.3b	5	130,00	134,00	204 316,50 €	253 065,70 €	
13	Villa	16	BS 1.2	5	182,00	52,00	0,00 €	106 828,80 €	Furnished
15	Villa	18	BS 1.2	5	280,00	52,00	83 460,00 €	102 377,60 €	



 <p>30 % первый взнос</p>	 <p>12 месеца срок рассрочки</p>	 <p>0 % без подорожания</p>	 <p>8 месяцев срок строительства</p>
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BUYING A COTTAGE IS YOUR RELIABLE INVESTMENT IN REAL ESTATE IN BULGARIA.

WE GIVE YOU THE OPPORTUNITY TO PURCHASE HOUSING BY THE SEA IN THE EUROPEAN UNION.

AT THE SAME TIME, YOU CAN LIVE OR RENT OUT YOUR APARTMENT IN A COUNTRY WITH A FAVORABLE ECONOMIC AND BLACK SEA CLIMATE.

REAL ESTATE IN BULGARIA WILL BE AN INVESTMENT FOR YOU FOR ALL YEARS!



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