

First line plot Byala



First line to the wonderful Byala North beach, regulated prime land. 5 245 sq. meters

This plot is situated in the first line to the sea and the beach. Prime land. The plot is sloping and for that reason the build-up volume of sq. meters with unblocked sea view will be maximal for the buyer. The Byala North territory is very beautiful and the sandy beach is perfect. Please let us show you this fantastic piece of land and you will fall in love. The new infrastructure lines are passing the plot, which increases the value of the land. It is becoming increasingly difficult to get land into regulation so up-close to the Black Sea, which makes this land even more attractive and valuable.

The plot is perfect for construction of hotel, apartments, holiday houses or villas etc. The plot have 30 % footstep, density (KINT) of 1 and 10 m building height (14 under roof) gives you optimal economical conditions for making a profit. Price 200 euro per m2 or the highest bid.

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Return on investment / property gain for developer

Number of sold and constructed m2	5 000
Cost and prices without VAT	Price per m ²
Land price per build up/selling m ²	210 €
Construction price per m ²	400 €
Project / sales costs	100 €
Total cost per m ²	-710 €
Sales price per m ²	1 050 €
Profits per sold m ²	340 €
Total profits / gain in euro before taxes	<u>1 700 000 €</u>

20% VAT is to be added on the price of this regulated land plot,
Can be deduced by VAT reg. companies.

Electricity and water supply to the border of the plot.

Price: 200 euro per m² or the highest bid.

Taxes and fees approx. 3,3 %



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