



Varna urban development area, residential prime land in Varna town plan, 35,000 m²

This land is situated in the Galata area, only a 10 minutes drive from Varna city centre. Fresh clean air, rolling green hills, forest, rural villages and the best beaches in Bulgaria only 5 minutes car drive away from the place. The plot consists of 6 plots forming together a rectangular land piece of approximately 35.000 m² in size sloping in direction to the sea thereby giving a wonderful landscape and sea panoramic view from the plot.

This land is included in the town plan for the new Varna residential localities. The land is designated to be residential by the town planners according to the publicized plan. This area will one day be centre of the New Varna. Varna can realistically only expand in direction of this area. The plot has a small township as neighbour. The land is not regulated, the regulation awaits the final approval of the Town plan. The infrastructure lines are passing nearby the plot, which increases the value of the land. The plot is perfect for construction of low build apartments, semi-houses, bungalows or villas etc. This gives you optimal economical conditions. Price 80 euro per m² or the highest bid.

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Return on investment / houses with gardens

Number of sold and constructed m2	12,000
Return on investment	<u>4,404,000 Euro</u>
Cost and prices without VAT	Price per m ²
Land price per build up/selling m ²	233 €
Construction price per m ²	500 €
Project/sales costs	100 €
Total cost per sold build-up m ²	-833 €
Sales price per m ² (inclusive gardens)	1,200 €
Profits per sold m ²	367 €
Total profits in euro before taxes	<u>4,404,000 €</u>

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

Electricity and water supply to the border of the plot.

Price: 80 euro per m2 or the highest bid.

2% commission plus VAT for agent / sub agents.
Taxes and fees approx. 3,5 %.



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