

# Bansko Ski Resort

## Facts

### Location:

Pirin Mountains range,  
Bulgaria

### Distance from Sofia:

161 km (1 hour and 40  
minutes drive from the  
capital)

### Bansko resort altitude:

925 m. (ski runs - 1700 m  
above the sea level)

### Highest point of run:

2 600 m above sea level

### Total length of the ski lifts:

Over 26 km

### Total length of marked ski runs and paths:

Over 65 km

### Total number of ski facilities:

- \* An 8-seat gondola
- \* 8 chair lifts
- \* 7 drag lifts
- \* 10 baby drags

# Todorka Peak 2746m



# Summit Lodge Bansko



## Investment Overview

Summit Lodge is a stunning four star development situated in the picturesque town of Bansko; Bulgarias leading ski resort and arguably the best new ski resort in Eastern Europe.

With excellent ski facilities, 65km of marked ski pistes, inexpensive ski passes, high quality ski equipment and lower cost of living, Bansko is set to become a serious contender as one of Europes most popular new ski resorts.

Located just 400 metres from the main gondola and five minutes from Banskos quaint town centre, this development is only 160km (90 minutes) from the capital Sofia and 180km from Plovdiv airport. Opened over the Christmas period, the newly improved Sofia international airport and Plovdiv airport expect a significant rise in tourist numbers in line with the growing reputation of Bansko ski resort.

In addition to the airport improvements, a highway is currently in progress between Sofia and Kulata, a town close to Bansko on the Greek border. It is estimated to be completed by 2008 and to cut the travel time to Bansko from Sofia by 30 minutes.

As Banskos development improves year on year, and its popularity as one of Europes leading ski resort gains more ground, its worth mentioning that its not only a superb ski season destination but is also very popular for summer ecotourism. Bansko is an all-year-round resort and a fantastic property investment destination.



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## A New Experience

In the past ten years Bansko has turned from a quiet town on the outskirts of the Pirin Mountains into the newest and fastest developing Bulgarian ski resort, competing with some of the best European resorts.

Unlike the other two major ski resorts - Borovets and Pamporovo, which have been purpose-built as ski resorts, Bansko is a town with centuries of history and a population of 10 000 inhabitants. Founded in the 10th century on the site of an old Thracian settlement, it had become a prosperous commercial town by the 18th century.

Being so far south within Bulgaria, Bansko is one of the sunniest and warmest ski resorts, offering the longest ski season and the best snow coverage starting from early December until late April.

The Ulen Company, licensed to manage Bansko ski zone, has so far made million investment in this modern skiing centre. The municipality of Bansko spent €9 million in 2006 alone on infrastructural development projects and plans to build an inner airport that will operate flights from EU countries directly to the ski resort.

In 2006, over 800 000 people visited Bansko during the ski season. That was an increase of 15% on 2005.

With superb skiing conditions and sunshine, affordable holiday costs, bargain property prices and a proposed airport, the tourist numbers are expected to grow significantly, exceeding 1 million in 2007.



## Summit Lodge

Scenic views of the towering Pirin Mountains set the tone for this stunning ski development; beautifully positioned 400 metres from the main gondola station and 390 metres from the newly proposed one.

Due for completion this ski season are a series of footbridges over the River Glazne, built by the municipality to further improve access to the gondola stations.

The housing complex consists of three separate buildings; building A, B and C, each with its own entrance, set in a delightful residential styled park area. Pitched roofs and stone walls; a mix of modern and traditional Bansko architecture dominate the development, rising 4/5 storeys high and located on the west side of the Glazne River.

This charming development is separated from the competition by its high standard construction and a pleasing selection of property types; 119 one bedroom apartments, 99 two bedroom apartments all with master en-suite bathrooms and 3 three bedroom apartments all master en-suite bathrooms.

Most units come with functional balconies and each comes with floor tiles throughout, upper and lower kitchen cabinets, double glazed PVC windows, electric heaters, cable TV. Conveniently, an optional furniture pack including all white goods will be offered to clients closer to the completion date of the development.



## The Offer

Platinum Developments are offering one, two and three bedroom apartments with a payment plan as follows: 40% on signing of contracts, 20% on rough construction (roof and exterior complete) and the balance 40% on completion.

Maintenance fees are approximately €14 per sq m per annum (incl. VAT). Maintenance includes cleaning of all common and green areas, reinstatement insurance and a sinking fund for any future major maintenance projects.

## Facilities

- \* Restaurants
- \* Reception
- \* 4 Shops
- \* 3 Ski Depots
- \* Lobby bars (Apris-Ski food)
- \* Open fires in Lobby Areas
- \* Laundry
- \* 24 hour security
- \* Video surveillance
- \* Internet / Wi-Fi Cafe Bar
- \* 37 underground car parking spaces
- \* Billiards / Games Room
- \* 3 Spa Centres:  
(one in each building)
  - o Juice bar and lobby
  - o Relaxation area
  - o Jacuzzi
  - o Sauna
  - o Steam room
  - o Solarium
  - o Ladies and Gents changing rooms
  - o Gym on the ground floor
- \* Bowling and night club located in adjacent development White Oaks