

C H E P E L A R E

Chepelare is located in the beautiful Rhodopi Mountains in the southern part of Bulgaria. It is located 1200 meters above sea level and the winter season here provides one of the best skiing environments in Bulgaria. The rich culture and history has made this area one of the economic and cultural centres of the Rhodopi Mountains.

The capital of Bulgaria, Sofia is 230 kilometres away and the second largest city in Bulgaria, Plovdiv is just 80 kilometres from here. The world famous ski resort of Pamporovo is just 10 kilometres down the road and is one of the reasons this area has long been one of the most popular winter tourist destinations in Europe.

In the town, there are ski-wardrobes alongside of the ski track "Mechi chal" and the hotels, offering ski, snowboards and sleds. At "Mechi chal" ski track national and international ski and snowboard events are held regularly. The town's local snowboard club "Orion" is one of the leading in Bulgaria.

The tourists can spend their summer holidays there, too, as the mountain is very beautiful in the summer. It is a starting point for various tourist routes in the Rhodopi

Mountain – Rozen, Hajdushki polqni, Krastova gora, Pamporovo and Shiroka Laka. In the town finds the only ski and snowboard factory at the Balkan Peninsula – "Orion". The company produces high quality equipments "Orion", sell in Western Europe and Japan. The company also is licensed to produce ski and ski-shoes with the trade mark "Atomic". "Orion" has own store in the factory, where all products can be found, as well as ski equipment of other worldwide trade marks. In Chepelare is found the only museum of the caves in Bulgaria. There are exhibited documents, photos and rock formations from the Rhodopi Karst. The museum is a real temple of the enthusiastic speleologists.

Location of Chepelare on the map of Bulgaria

Chepelare and its surroundings offer plenty of possibilities of practicing a variety of winter sports. From the edge of the town to the "Mechi chal" peak (1873m height) is found the longest ski-track in Bulgaria certificated from FIS, equipped with double-chair lift and ski tows.

Map of the existing ski tracks in Chepelare

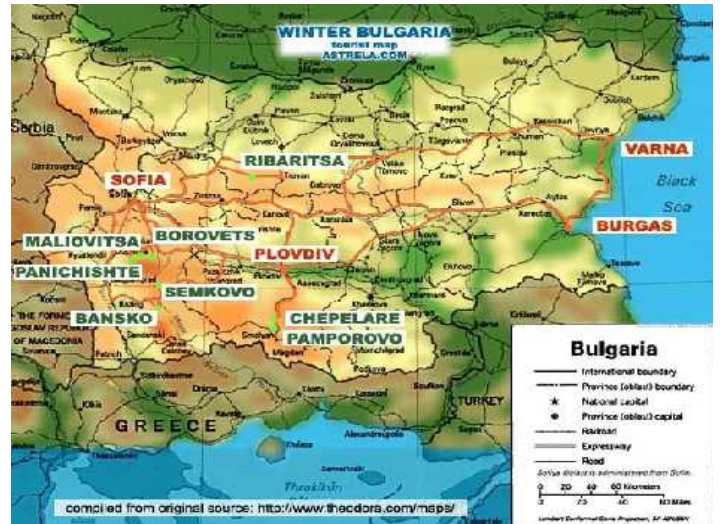
Ski runs are served with comfort double-chair lift with the length of the trace 2471m, the trip last 17 min., capacity – 500 tourists/hour, two ski tows and a ski wardrobe. Ski outfits are available in some of the hotels in Chepelare too. Chepelare offers biathlon track with shooting gallery, child ski-tow, sport centre with two tennis courts, one volley-bal court, indoor volley-bal court and table-tennis, indoor swimming-pool (with Olympic size), sauna, Hotel area.

The Ski Centre area offers:

- * Seven food & hot drink rest-houses
- * Three ski-wardrobes and ski-service
- * Three licensed ski-schools

Tanya Petrova Realtor . Florida Realty of Miami

Tel: 305-574-1404 . Fax: 305-704-3824 . Email: itgong@gmail.com



The Mountain rescue service and the Safety service at “Mechi Chal” Ltd are taking care for the skiers and tourists security and safety.
 Construction of the ski-centre Chepelare
 The project is designed to cut through new ski tracks and linking them to the existing ones, designing of a biathlon track suited for international competitions, building of a snowboard platform; building new and reconstruction of the existing chair lifts and ski tows.
The new international road will pass through Chepelare

Characteristics of Mechi Chal peak

“Mechi Chal” is found in the foot of the “Chala” peak (1873 m.) and in the borders of the Chepelare municipality, situated in the mid Phodopi Mountain alongside the upper stream of Chaia river. At one and a half km. south of Chepelare, close to the road between Smolian and Pamporovo, is situated the first station of the double-chair lift. The lift is with total length of 2471 m takes 600 skiers to the top of the mountain just for 17min.
 Highest peak in the region: “Snejanka peak (1926m)



Tanya Petrova Realtor . Florida Realty of Miami

Tel:305-574-1404 . Fax: 305-704-3824 . Email: itgong@gmail.com

Average annual temperature: 8,5° C
 Average summer temperature: about 18° C
 Average winter temperature: about 3° C
 Sunny days per year: more than 240
 Snow-cover: 150-160 sm.

Ski season opens beginning of December and lasts to mid April.

Sunny day during winter season: about 120

The climate is mild, with strong Mediterranean influence.

Neither the extreme weather changes, nor the avalanches are typical for the area, and in this way your peace and safety during the holiday are guaranteed.

The area is located near-by one of the most popular ski resort in Bulgaria – Pamporovo.

Summer attractions in the region

- Horse riding, riding lessons
- Of-road adventures
- Excavations sightseeing (there are traces of prehistoric life in many of the caves in the region)
- Paragliding (you can choose the suitable program)
- Rafting
- Climbing and mountaineering – The precipitous rock of the Trigrad gorge are a true challenge for the climbers.
- Motocross
- Hiking
- Fishing and etc.

LANDS FOR SALE IN THE AREA NEAR TO INVESTMENT PROJECT “RHODOPSKI RESORT”



Tanya Petrova Realtor . Florida Realty of Miami

Tel:305-574-1404 . Fax: 305-704-3824 . Email: itgong@gmail.com

The maps show (in close and wide plan) Peak Mechi Chal (1872m), the Vakafa area (marked in red and green), the town of Chepelare and Momchilovski dol reserve.

We offer at your attention 6 (six) different plots with the following specifications: power and water supply near the land, regulated land, with Detailed Zoning Plan, density of construction 30%, elevation 12 m – groundfloor + 4 floors; situated in the area Vakafa – Mechi Chal, total area of the plots: 23423 sq. m. suitable for low-rise buildings as villas, family houses, restaurant, etc.

All plots are in process to design a preliminary architectural project. These plots are one of the few in Vakafa area with Detailed Zoning Plan which are not in the project NATURA 2000, as the rest of the surrounding area is protected zone.



1. Plot 3500 m²

The plot is located just next to the newly build holiday complex “Phodopski Resort” and borders with it at its ending side.

Specification:

- regulated
- Detailed Zoning Plan
- density of construction 30%
- elevation 12 m – ground-floor + 4 floors

Tanya Petrova Realtor . Florida Realty of Miami

Tel:305-574-1404 . Fax: 305-704-3824 . Email: itgong@gmail.com

2. Plot 3150 M²

The plot is located just next to the newly build road part of the infrastructure and architecture of the complex “Rhodopski Resort”, which favours the access to the plot and excludes the need of constructing additional infrastructure.

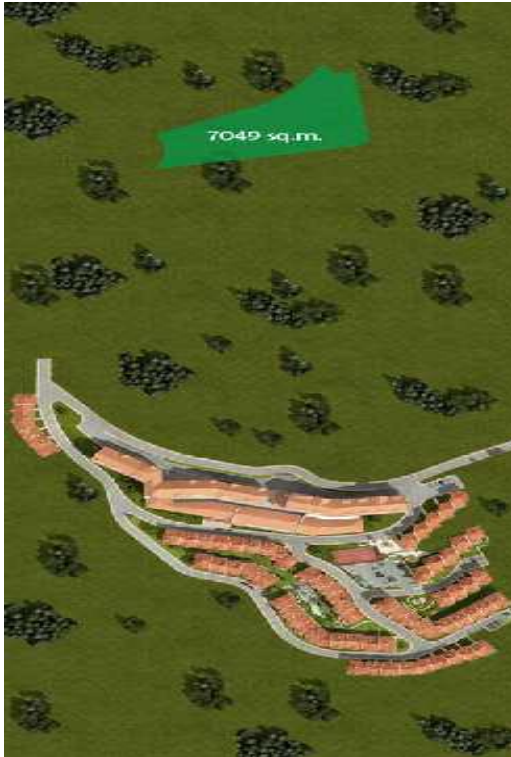
Specification:

- regulated
- Detailed Zoning Plan
- density of construction 30%
- elevation 12 m – ground-floor + 4 floors



Tanya Petrova Realtor . Florida Realty of Miami

Tel:305-574-1404 . Fax: 305-704-3824 . Email: itgong@gmail.com



3. Plot 7049 M²

The plot is one of the more remote from “Rhodopski Resort” plots. Its advantage is the closer location to the ski runs and the lift station.

Specification:

- regulated
- Detailed Zoning Plan
- density of construction 30%
- elevation 12 m – ground-floor + 4 floors

4. Plot 4493M²

The plot is with more remote location from the holiday complex. Its advantage is the closer location to the ski runs and the lift station.

Specification:

- regulated
- Detailed Zoning Plan
- density of construction 30%
- elevation 12 m – ground-floor + 4 floors

Tanya Petrova Realtor . Florida Realty of Miami

Tel:305-574-1404 . Fax: 305-704-3824 . Email: itgong@gmail.com



5. Plot 4492_{M2}

The plot has the most remote location from the holiday complex. It is located just next to the Mechi Chal peak, ski runs and the lift station.

Specification:

- regulated
- Detailed Zoning Plan
- density of construction 30%
- elevation 12 m – ground-floor + 4 floors

6. Plot 739_{M2}

The plot is one of the more remote from “Rhodopski Resort” plots. Its advantage is the closer location to the ski runs and the lift station.

Specification:

- regulated
- Detailed Zoning Plan
- density of construction 30%
- elevation 12 m – ground-floor + 4 floors

PRELIMINARY ARCHITECTURAL SUGGESTIONS

We offer below a combined constructing with the preliminary design for the houses. The houses are designed with high quality materials corresponding with the climate conditions in the area. It is designed to be used more natural materials, timber, stones and accessories from wrought iron.

Tanya Petrova Realtor . Florida Realty of Miami

Tel:305-574-1404 . Fax: 305-704-3824 . Email: itgong@gmail.com