

******PALACE CASTLE Hotel SPA - Situation**



*Plot and work project for construction of SPA Hotel
CASTLE PALACE******

*The project for the construction of SPA Hotel CASTLE PALACE***** is located on plot № 80371.174.42 – 2 000 sq. m. and plot № 80371.174.18 – 568 sq. m. It consists of 2 (two) sections with following extended builtup area:*

- 1. First section with extended builtup area 4650 sq. m.*
- 2. Second section with extended builtup area 1065 sq. m.*

TOTAL EXTENDED BUILTUP AREA - 5715 sq. m.

The two sections are linked with a covered bridge over the road.

PRELIMINARY CALCULATION OF FUTURE PROFITS AND EXPENCES

<i>Expenses investor design and land price (VAT not included)</i>	<i>1 200 000 €</i>
<i>Construction cost at 300 € per/ sq.m. (VAT not included)</i>	<i>1 714 500 €</i>
<i>Expenses for connections to:</i>	
<i>Power supply, water supply, sewerage system (VAT not included)</i>	<i>285 750 €</i>
<i>Total Expenses (VAT not included)</i>	<i>3 200 250 €</i>
<i>Sales of residences 1300 €/sq.m. for 5715 sq. m. extended builtup area (VAT not included)</i>	<i>7 429 500 €</i>
<i>Profit</i>	<i>4 229 250 €</i>



Tanya Petrova Realtor · Florida Realty of Miami
Tel: 305-574-1404 · Fax: 305-704-3824 · Email: itgong@gmail.com



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Sample OFFER
Regarding purchasing SPA Hotel
*CASTLE PALACE******

From: _____

Dear Mr. /Mrs,

We offer to your attention the following offer for purchasing of Plot and work project for construction of SPA Hotel Castle Palace*****

Selling price includes:

- Approved architectural project;
- Ownership right over the land;
- Construction permit, along with complete accompanying documentation.

Selling price is formed based on the extended built-up surface of the building and is in amount of 1 200 000 € VAT not included.

We offer following payment plan:

1. First installment in size of 10% of the price, at equivalent of 120 000 € VAT not included, payable at signing of Preliminary Contract for real estate sale, and delivering Layout visa for planning authenticated from Chepelare Municipality.
2. Second installment in size of 80% of the price, at equivalent of 960 000 € VAT not included, payable at purchasing the ownership rights and construction rights, transferred in the notary form stipulated by the Law.
3. Third – last installment in size of 10% of the price, at equivalent of 120 000 € VAT not included, payable at purchasing the Construction permit issued from Chepelare Municipality and approved working project of the building.

The terms between stages of payments of the price will be stipulated in Preliminary Contract, which will be signed from both sides.

Regards: