



Investment opportunity for high-end developer - ready-to-build plot

LUNA Bay villa Resort is positioned on a lush green hill facing the sea and overlooking the Obzor beach to the south. The neighbour resort is The Black Sea Marina. The position and the concept is unique. Invest in the future—not in the past of cheap small apartments. Make a quality choice. Building permission for 37 terraced villas and studios with own entrance. Business idea is to make this a place for weekend stays also, making the restaurant a gourmet wine house for the well-to-do from Varna and Bourgas.



Build up and selling m² 6000 with restaurant and activity complex
 Regulated plot — 8 253 m². Architectural project made by FEKTA.
 Marketing materials (visualization, 3D film, web etc).
 Only 200 meters to the water line and the yacht harbor.
 Price only 121 euro per m².

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Return on Investment

Return on Investment	<u>2 000 000 Euro</u>
Cost and prices without VAT	Price per m ²
Land price per build up/selling m ²	166 €
Construction price per m ²	700 €
Project/sales costs	150 €
Total cost per m ²	-1016 €
Selling price per m ²	1350 €
Profits per selling m ²	334 €
Total profits in Euro	<u>2,000,000 €</u>



The deal can be done without VAT as sales of shares or including VAT as sale of land and building permission.
Price 8,253 m² with project: 1,000,000 euro (exclusive VAT)



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