



Garden of Eden is a villa & apartment marina beach village beautifully situated just outside St Vlas, about 3 miles from Sunny Beach Bulgaria, on a south-facing shoreline. It is about 20 minutes' drive from Bourgas airport and about 90 minutes from Varna airport.

Garden of Eden is a firstline or frontline development (i.e. right on the beach) and faces south maximising both sea views and the position of the sun. As well as the ideal orientation, the geographical position of St Vlas provides very pure air.

A small hotel and around 550 properties are being built in a Thracian style, with its red tiled roofs and deep eaves. Utilising both local wood and stone, Garden of Eden marry modern design with the beauty of traditional building. The 'garden' concept will be realised with extensive planting and landscaping.

Using the gradient of the ground, a high proportion of the apartments, reached by footpaths and natural bridges, will have a sea view. Vehicles will use the underground car park and will have no access to the village area.

A marina, where small craft can be moored, will be built in the water to enhance the exclusivity of the development. Four pools will be provided with a cascading stream through the village. On-site facilities will include shops, banking, tennis courts, fitness centre, saunas and beauty salon. And of course a number of bars and restaurants (including a fish restaurant built out over the sea).



At a Glance:

Country: Bulgaria

Location: St Vlas

Type: Apartments

Status: New Development

Completion: End 2006

Price from: €38,700

Features:

- South facing beach front directly onto a sandy beach
- Sloping site design gives 85% of properties a stunning sea view
- A small Marina will be created for boats up to 15m long
- On-site underground car park
- 3 Restaurants including a superior fish restaurant with local cuisine built out on the sea.
- Pizza/Pasta restaurant in 'Paradise'
- Irish bar/Piano Bar
- 5 Pools, shower sprays, water cascades and stream, children's pool
- Water fun features
- Tennis Court
- Fitness Centre, Sauna, Spa/Mud/Massage Treatment, beauty treatment (hair/nail bar)
- Shops
- No Vehicles except for electric buggies to get around the village and move luggage.
- Wet Bar feature
- Piazza with a coffee bar/restaurant in the middle
- Water fountains, water drinking butts, statues
- Flowers and gardens. Pergolas with vines
- Business Centre



Features Continued...

- Games zone, snooker/pool, table tennis, computer games (Heights of Eden)
- Loungers, parasols, beach bar
- Small (50 bed) Hotel at Heights of Eden which is the service centre and - through a beautiful tropical greenhouse dome atrium - is the point of entry for newcomers.
- Sea-based activities - water-skiing, wind-surfing, sailing, motor boats, sea fishing trips, snorkelling, pedal boats
- Balconies at least 1.8m wide so you can eat on the terrace
- Properties will be pre-wired with satellite television and internet access
- Wet-floor showers



an earthly paradise...
...a heavenly investment



Release Dates & Example Prices

This Development was released over Feb-March 2005 by Eden Developments.

Currently Available:

- Studio Apartments from **€45,700**
- 1 Bed Apartments from: **€75,800**
- 2 Bed Apartments from: **€91,400**
- 3 Bed Apartments from **€122,500**

The Apartments and Villas

Studio, one and two and three bedroom apartments, plus larger penthouses and some town-house villas are offered all with fully-fitted modern bathrooms. Almost all have either balconies or patios and most have sea views. Built to a high internal specification, they include air conditioning in bedrooms and living room as standard. Furnishing Packages will be available.

Property Management

Eden Developments will provide on-site management in Garden of Eden to ensure the maintenance of high standards at a price expected to be fixed at €600 per year, and there will be a rental management package to allow customers to benefit from rental income. The rental service will also offer Bulgarian properties for sale and this will assist with the secondary market i.e. resales, as happy visitors to Garden of Eden may wish to purchase.

Payment Structure:

- 10% deposit when contracts are signed
- 20% payable when rough construction commences (March-July 2005 depending on the building)
- 20% payable when the roof goes on (July-December 2005) • Final 50% at completion

Want to reserve? Need more information?

Make an appointment to see a consultant at Interlink Sun Homes by calling 0114 2687711. For more details on developments in Bulgaria visit our website at www.sun-homes.co.uk.

Please note that prices displayed on this document serve as a guide. Actual prices can be made.

 **INTERLINK**
SUN HOMES
230 Greystones Road, Sheffield, S11 7BR



Anna Heights



Boriana Flowers



Cecilia Paradise



Diana Beach & Elena Beach



Flora Paradise



Ivana, Jasmine & Nevena



Kalina Flowers



Maria & Lilia Flowers



Violeta Paradise



1. Hotel
2. Garage
3. "Anna"
4. "Boriana"
5. "Cecilia"
6. "Diana"
7. "Elena"
8. "Flora"
9. "Ivana"
10. "Jasmina"
11. "Kalina"
12. "Lilia"
13. "Maria"
14. "Nevena"
15. "Violeta"

The Village of St Vlas

St Vlas village has about 3,000 inhabitants and is situated just 4 km to the north of Sunny Beach resort and 9 km away from the town of Nessebar. It lies in the skirts of the Stara Planina mountain and thus offers a beautiful combination of sea and mountain climate, and has long been considered by Bulgarians as particularly favourable for those with respiratory problems. The eastern end of the village's adjacent coastal line hosts a small port used by local fishermen.

The village of St Vlas is believed to have been founded by the Thracian tribe of Larisi in the 2nd century BC. At that time, it reportedly bore the name of Larisa. It was renamed Sveti Vlas in the 14th century AC after the patron saint of cattle growers and merchants. During Ottoman rule (late 14th-19th century AC), the village appeared in administrative registrars as 'Manastir' ('Monastery') or 'Kyuchuk Manastir' after the five monasteries in the vicinity of the village. Unfortunately, none of the monasteries has been preserved up to present days. Officially, it restored its name of St. Vlas after the reunification of the Bulgarian state in 1886.

There are a number of pubs and restaurants. Visitors can also take advantage of the various tourist facilities, including outdoor food, of Sunny Beach, which is just 5 minutes away by car. There is regular bus transport from Nessebar and Bourgas to St. Vlas, and plenty of private mini-buses, route and ordinary taxis. There is also water transport to and from Nessebar and Bourgas to Sunny Beach.

