



PAMPOROVO – STOYKITE



STOYKITE LOG VILLAS





LOG CABIN COMFORT IN THE PICTURESQUE VILLAGE OF STOYKITE

This is a value for money development located in the picturesque village of Stoykite only 7 km away from the renowned resort of Pamporovo and just 600 meters from the new Stoykite ski lift which forms part of the current €55m “Perelik” project. This project which is currently underway plans to link Pamporovo to three other peaks and add 30km of pistes, complete with new hotels and holiday villages.



The Village of Stoykite

The village of Stoykite lies in the center of the southern half of Bulgaria, in the very heart of the Rhodopi Mountain, 15 km away from the county town of Smolyan and only 7 km away from the winter resort of Pamporovo. The village is 250 km away from the capital Sofia and 90 km away from the second largest city in Bulgaria – Plovdiv, which has the second busiest airport over the winter season in Bulgaria. The climate is perfect for summer as well as for winter recreation with 4 months of snow cover and 240 sunny days per year due to its’ Mediterranean influence. In the summer it offers countless fascinating possibilities for active recreation and



tourism, such as visiting some of the historic monuments, or if you like nature you can take one of the ecologic or tourist walks in the area as well as the nearby mounts, which offer extraordinary views. For those who seek extreme activities the area offers climbing, riding, biking or diving into wild caverns with professional guides. More information on Stoykite can be found at www.stoikite.com

The resort of Pamporovo

If you love skiing and winter sports in general, Pamporovo is the place where you can spend unforgettable moments on the snow tracks. Pamporovo, the pearl of the Bulgarian mountain resorts, is situated in the heart of the Rhodopes, some 250 km away from the capital Sofia, 85 km to the south of Plovdiv and 15 km from Smolyan. Just a single day on the ski track is enough to provide you with a lovely sun tan, because this place is considered one of the sunniest highland resorts in Bulgaria. The altitude of the resort is 1650 m, the highest peak Snezhanka is 1926 m and Pamporovos' microclimate permits a fat snow cover to be preserved for a long time – a real Paradise for skiing.

The Rhodope Mountains

The Rhodopes Mountains are some of the oldest mountains in Bulgaria, with its highest peak-Golyam Perelik (2191m) it occupies the 7th place among the Bulgarian mountains. Of particular interest are the Karst areas with their deep river gorges, large caves and specific sculptured forms – Trigrad Gorge, the caves Devil's Throat, Uhlovitsa, Yagodinska, the Wonderful Bridges.

Stoykite Log Villa Complex

Centrally located within Stoykite, just 600 meters from the new Stoykite Ski Lift, this enclosed complex is self contained but within walking distance of local amenities. Comprising three unique log villas, Edelvais, Perunika and Roza , two built of solid 22cm logs and the third with half logs and fully insulated. All include:





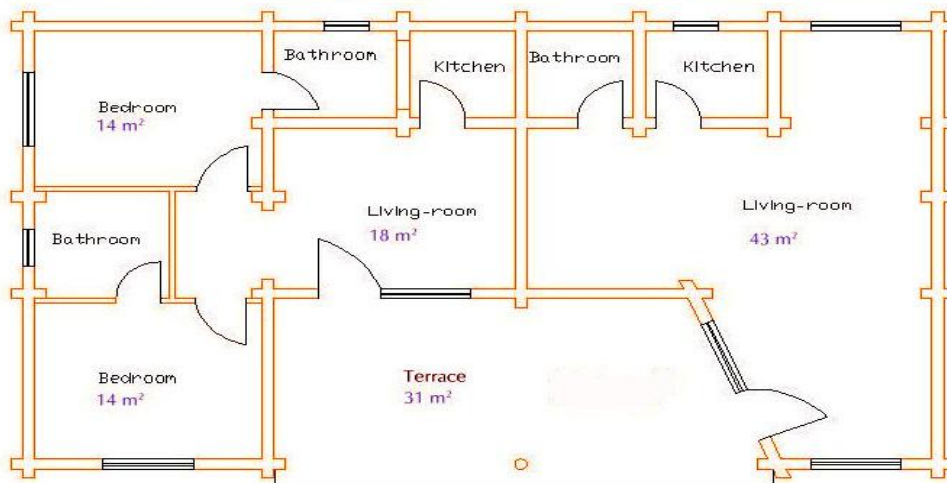
- Traditional log fire
- Fully fitted kitchen including white goods
- Fitted bathrooms
- Central heating from centralised Biomass system
- Solid wooden floors, doors & double glazed windows
- Beautifully landscaped garden with lighting and paths.
- Private parking.
- Outside barbecue and picnic area for each house
- All year round holiday use.

The complex includes a central facility situated under the Edelvais Villa, which has a games room, gym and sauna, all exclusive to the owners of the log cabins. Due to the ecological advantages of log homes they will play an important part in green building both now and in the future. Log homes save more energy due to the excellent inherent insulation properties of solid wood and reduce the environmental impact through the use of renewable resources. All timber used in the manufacture of our log homes is high quality pine, sourced from sustainable, managed forests. Built to a high standard by British Developers, based in both the UK and Bulgaria, we offer a unique opportunity to purchase a truly elite property development with the new release of our timber ski and summer holiday homes in Bulgaria's beautiful tranquil mountain surroundings within easy reach of one of Bulgaria's top expanding resorts. These houses are virtually completed and ready for ownership in the very near future.

PRICED AT €1300 PER SQUARE METER.



FLOOR PLANS - Villa Edelvais 2 bedroom



Living Area: 129 m²

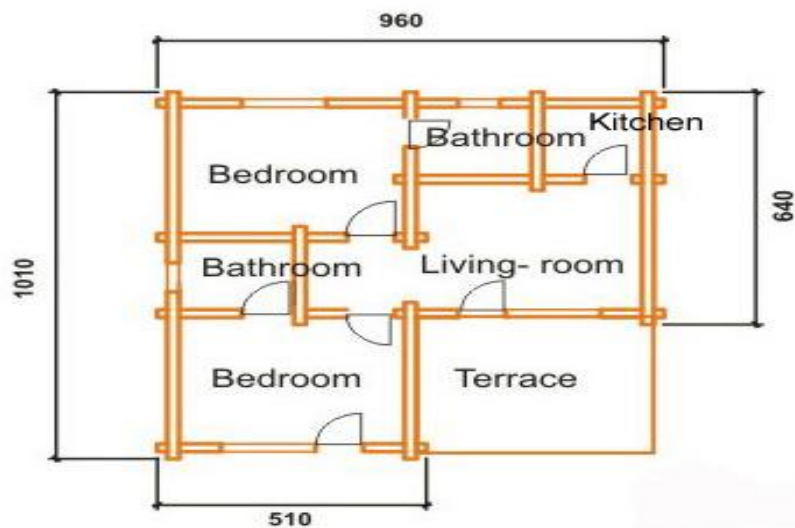
Terrace: 31 m²

Total: 160 m²

ONLY €1300 per sq mtr

Total Price:

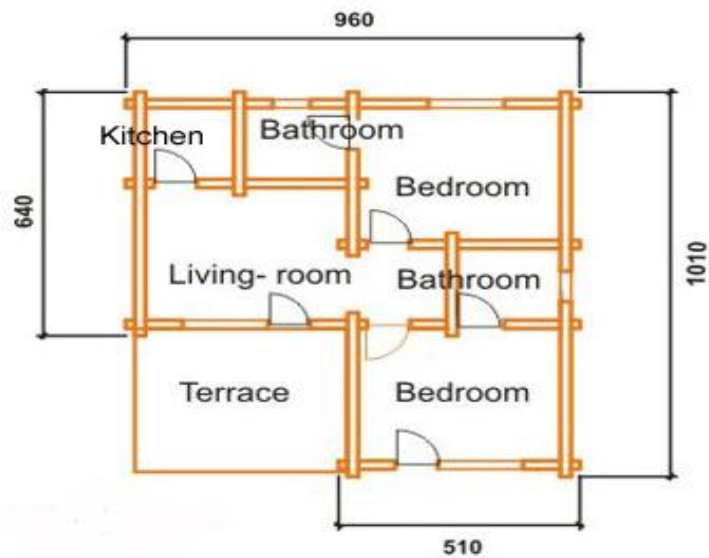
€208,000 (inc VAT @20%)



Living Area: 83.35 m²
Terrace: 16.65 m²
Total: 100 m²
ONLY €1300 per sq mtr
Total Price:
€130,000 (inc VAT @20%)



FLOOR PLANS - Villa Roza 2 bedroom



Living Area: 83.35 m²
Terrace: 16.65 m²
Total: 100 m²
ONLY €1300 per sq mtr
Total Price:
€130,000 (inc VAT @20%)



LOW ENERGY ECOLOGICAL HOME

Log homes save more energy due to the excellent inherent insulation properties of solid wood and reduce the environmental impact through the use of renewable resources. All timber used in the manufacture of our log homes is high quality pine, sourced from sustainable, managed forests. Solid 22cm log construction gives excellent thermal and sound insulation naturally. The day time heat of the sun is stored in the logs and then released in the cooler evenings with energy consumption for heating and cooling 35-40% lower than for conventional buildings. The low inertness of the outer construction combined with our thermo isolation, further allows for fast heating or cooling of the rooms with minimal energy consumption. This means that the house is cooler in summer and warmer in winter, than a standard build house. Only ecological materials are used in the production and maintenance of our log homes. All timber is dipped in RESISTOL®, a unique metal-free preservative formulation, providing highly effective and long-term protection against fungal decay, insect and termite attack. The weight of a log home is substantially lower and foundations do not need to be as substantial leading to savings in concrete, one of the biggest users of energy in the world. Other than for wet areas, such as the bathroom, the interior walls are made of timber requiring no gypsum/plaster. The roofing material uses mineral felt made with waste shale instead of clay tiles that need to be dug up, shaped and baked in an oven. The addition of a centralized bio-mass central heating system using renewable energy has both environmental and economic advantages. Log walls provide an “in-built surface finish” to the interior and exterior of the log home, thus saving materials since the added layers of other building materials are not required. The expected life span of a log home is excellent, in fact the oldest occupied dwellings in the USA are log homes. Due to this excellent life span, log homes have extremely good re-sale values especially when compared to more conventional homes. The ecological advantages of a log home, the conservation of energy and much lower carbon dioxide emissions than a conventional build, makes a log home a must for ecologically minded people and is surely the home of the future.

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