



# SELENA

Residence



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Washington Post announced that Bulgaria has become the most fashionable destination in Europe. It was also the fourth in the world concerning tourism development rate, immediately after Athens (because of the Olympic Games).

*Washington Post,  
January, 2005*

"It is a kind of Guinness Book of World Records: the credit rating for Bulgaria went up 12 times in just three years; it is the leading hot spot in Eastern Europe and it collected nearly two billion Euro in 2004 only."

*Financial Times,  
14 June, 2005*

For more press related news go to [www.pdi.ie](http://www.pdi.ie)

## CONTENTS

- 2&3 · SUNNY BEACH  
Holiday Atmosphere  
& Stunning Coastline
- 4&5 · SUNNY BEACH  
Old & New
- 6&7 · SELENA  
An Ideal Investment
- 8&9 · SELENA  
A Complete  
Investment Package
- 10&11 · SELENA  
Development Facilities
- 12&13 · SELENA  
Studio Apartment
- 14&15 · SELENA  
Large One Bed Apartment
- 16&17 · SELENA  
Two Bed Apartment
- 18&19 · SELENA  
One Bed Apartment
- 20&21 · SUNNY BEACH  
Sports, Entertainment,  
Value for Money

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# SUNNY BEACH

*Holiday Atmosphere & Stunning Coastline*

The alluring Black Sea is lined with a 354 km coastal strip of fine golden sand and clear blue water making this a fantastic holiday or lifestyle destination.

Sunny Beach is situated in the southern part of the Black Sea Coast, only 35 km north of Bourgas city; a frequent starting point of your journey to the coast. Bourgas international airport is only a 30 min. drive from this development.

To the North, Sunny Beach is protected by the ridges of the Balkan Mountain and to the South it reaches as far as the historical town of Nessebar.

Visitors to the Black Sea Coast can enjoy the cleanliness of numerous beaches, as the majority of beaches have been awarded the EU Blue Flag for their environmental excellence, including Sunny Beach.

Being the most vibrant and busiest resort on the Black Sea Coast, Sunny Beach has plenty of activities and entertainment to offer. There is a variety of bars, night clubs, casinos and cafes to choose from. There are many restaurants where you can taste the delights of the traditional Bulgarian cuisine.

Summer air temperatures vary between 23 - 30 C, the coast benefiting from a cooling sea breeze. Sea-water temperatures vary between a warm 19 - 24 C.





## OLD & NEW

### *Sunny Beach & Nessebar*

The historical town of Nessebar lies only a short walk from the development. This town is a UNESCO World Heritage site, steeped in history and exemplified by its beautifully preserved medieval architecture.

Ancient and beautiful, this small peninsular town is an architectural and historic monument of both Bulgarian and World cultural legacy.

Nessebar is one of the oldest towns in Europe. Founded in the second millennium BC, its city walls, anchors and pottery are preserved from the legendary Melsabria, the city of the Thracian seafarers.

The oldest church is the 'St. John the Baptist', built in 10th - 11th century. Murals from these centuries have an exceptional historic and artistic value, displaying the traditions and craftsmanship of the artisans and icon-painters of that time.

Nessebar's striking character is evident from almost every angle: the narrow cobble-stone streets, paved squares, cafes, the well-kept medieval churches and flower gardens, the timbered houses dating from the 19th century, seafood restaurants, old-style mehanas and entertainment that ranges from street fiddlers to lively pubs and taverns.



# SELENA

*Ideally suited as a holiday home  
or for pure investment*

This stylish 4 star turn-key development is located just a few minutes walk from the beach in the popular tourist destination Sunny Beach on the Black Sea Coast of Bulgaria.

Local amenities include a number of up market shops, restaurants, lively bars and entertainment.

This quality built, fully gated development is a short walking distance from the picturesque historical old town of Nessebar, a UNESCO World Heritage site. The location of Selena Residence is perfect for a cultural stroll around the ruins of the old town or a visit to the stunning Sunny Beach. In addition, a hop on - hop off holiday train arrives almost on your doorstep and links Selena Residence, Nessebar and Sunny Beach.

Bourgas International airport is just 30 minutes away, with direct flights from all major European cities.



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## SELENA

*A complete investment package*

This four star development is orientated in a Westerly direction and architectural-ly inspired by European design, typified by the many apex roofs, ground arches and railing balconies.

With the construction due to begin in the first quarter of 2006, the building company 'Midia' plans to have the development completed by late 2007.

### THE OFFER

The developers are releasing 209 units in total consisting of 47 studios, 111 one beds, 51 two beds.

Each unit comes fully fitted including furniture, kitchen presses, tiled floors and bathrooms, telephone points, cable TV, air conditioning and heating.

Management fees are fixed for 2 years at EUR 8 per square meter based on the total area of the unit (including common area).

There are three stage payments. The first 40% is due on signing of the contracts, 20% on rough construction and the remaining 40% is due on completion.

A guaranteed **net** rental income is fixed at 4.5% pa for 2 years

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## DEVELOPMENT FACILITIES

The development's facilities include a restaurant, a bar, 16 shops, an internet cafe, a swimming pools, secure surface car parking and an extensive landscaped common area nested in the private crescent shaped building. The structure delivers an abundance of light to all apartments throughout this 6 story building.

- 24 hr Concierge
- Lifts
- Restaurant
- Bar
- 16 Shops
- 3 Swimming pools
- Underground car parking
- Landscaped common area

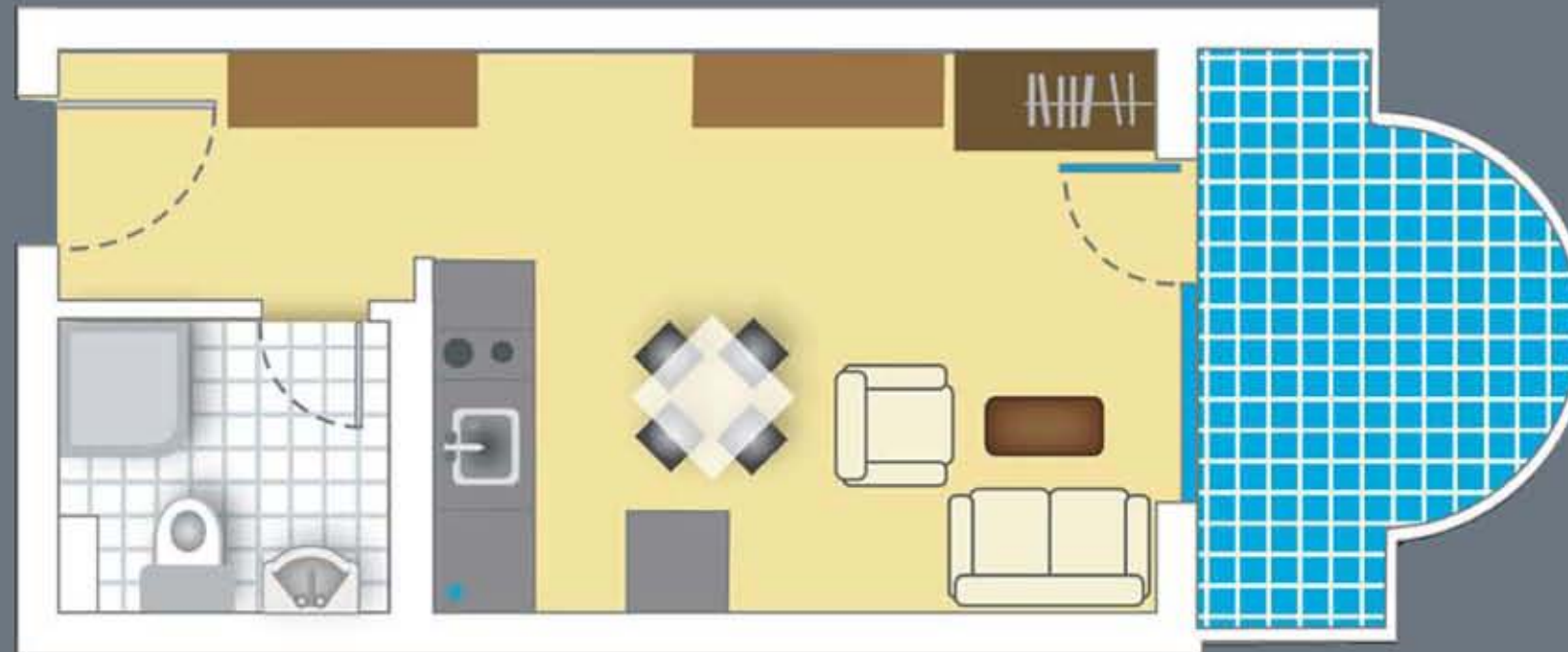
## UNIT SPECIFICATIONS

EACH UNIT COMES READY TO USE

- Fully furnished
- Private balcony
- Bathroom is tiled floor to ceiling
- Remote controlled air conditioning unit with heating and cooling function
- Telephone and cable TV

# FLOOR PLANS

## Studio Apartment



### BATHROOM

The bathroom comes tiled floor to ceiling and includes shower, toilet and wash hand basin.

### KITCHEN

The kitchen comes tiled and includes fridge, 2 hob integrated cooker, extract fan, microwave, sink, kettle, basic utensils (knives forks mugs, pot and pan) and storage space.

### LIVING ROOM

The living area comes tiled and includes 4 chairs and dining table, luggage stand with coat hanger, TV and stand, wardrobe, single sofa, double seat sofa bed, coffee table and curtains. There is a large window with a door leading onto the balcony.

### BALCONY

The balcony comes tiled.

A guaranteed **net** rental income is fixed at 4.5% pa for 2 years



# FLOOR PLANS

## *Large One Bed Apartment*

### BATHROOM

The bathroom comes tiled floor to ceiling and includes shower, toilet and wash hand basin.

### KITCHEN

The kitchen comes tiled with a wrap around work top and includes fridge, 4 hob integrated cooker, extract fan, microwave, sink, basic utensils (knives forks mugs, pot and pan) and plenty of storage space.

### LIVING ROOM

The living area comes tiled and includes 4 chairs and dining table, luggage stand with coat hanger, TV and stand, wardrobe, double sofa, triple seat sofa bed, coffee table and curtains. There is a large window with a door leading onto the circular balcony.

### BEDROOM

The bedroom comes tiled and includes table with mirror, double bed including sheets, pillows and quilt, two bedside lockers, wardrobe and curtains. There is also a large window with a door leading onto the circular balcony.

### BALCONY

The balcony comes tiled.

A guaranteed **net** rental income is fixed at 4.5% pa for 2 years



# FLOOR PLANS

## Two Bed Apartment

### BATHROOM

The bathroom comes tiled floor to ceiling and includes shower, toilet and wash hand basin.

### KITCHEN

The kitchen comes tiled and includes washing machine, fridge, 4 hob integrated cooker, extract fan, microwave, sink, basic utensils (knives forks mugs, pot and pan) and plenty of storage space.

### LIVING ROOM

The living area comes tiled and includes 6 chairs and dining table, luggage stand with coat hanger, TV and stand, double sofa, triple seat sofa bed, coffee table and curtains. There is a large window with a door leading onto the circular balcony.

### MASTER BEDROOM

The bedroom comes tiled and includes table with mirror, double bed including sheets pillows and quilt, two bedside lockers, wardrobe and curtains. There is also a large window.

### EN-SUITE

The en-suite is tiled floor to ceiling and includes bath, toilet and twin wash hand basins.

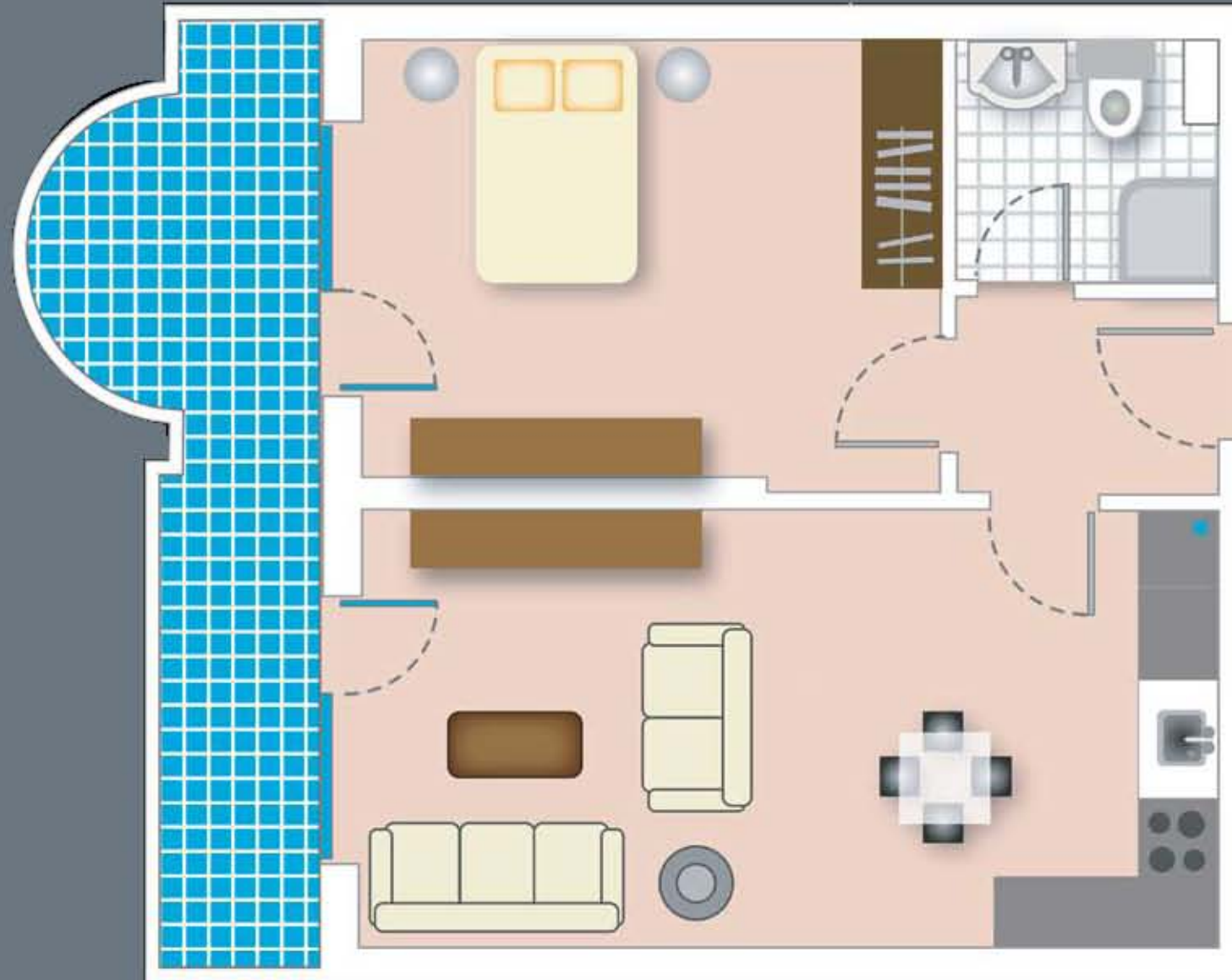
### 2<sup>ND</sup> BEDROOM

The second bedroom comes tiled and includes table with mirror, double bed including sheets pillows and quilt, two bedside lockers, wardrobe and curtains. There is also a large window with a door leading onto the circular balcony.

### BALCONY

The balcony comes tiled.

A guaranteed **net** rental income is fixed at 4.5% pa for 2 years



# FLOOR PLANS

## *One Bed Apartment*

### BATHROOM

The bathroom comes tiled floor to ceiling and includes shower, toilet and wash hand basin.

### KITCHEN

The kitchen comes tiled and includes fridge, 4 hob integrated cooker, , extract fan, microwave, sink, basic utensils (knives forks mugs, pot and pan) and storage space.

### LIVING ROOM

The living area comes tiled and includes 4 chairs and dining table, luggage stand with coat hanger, TV and stand, wardrobe, double sofa, triple seat sofa bed, coffee table and curtains. There is a large window with a door leading onto the full length balcony.

### BEDROOM

The bedroom comes tiled and includes table with mirror, double bed including sheets pillows and quilt, two bedside lockers, wardrobe and curtains. There is also a large window with a door leading onto the full length balcony.

### BALCONY

The balcony comes tiled.

A guaranteed **net** rental income is fixed at 4.5% pa for 2 years



## SUNNY BEACH SPORTS & ACTIVITIES

### *Indulge in Outdoor Activities*

For sporting enthusiasts there are many interesting leisure activities including two planned golf courses, tennis, windsurfing, jet skiing, boat sailing, scuba diving, parachutes and aqua parks.

For those seeking relaxation there are beautiful tourist spots, horse riding, biking, natural mineral springs, balneology, healing spas and more.

### *Great Entertainment Opportunities*

Fine restaurants & international cuisine, an abundance of bars, pubs & night clubs, fantastic leisure facilities and more...

### *Value for Money*

While in Sunny Beach, you will notice that your money goes further than any other Mediterranean destination. Eating, drinking and shopping are at a fraction of the cost; a meal for two, including wine, will set you back no more than 15 euro, jeans and designer's handbags are equally affordable.



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## PLATINUM PARTNERS

### *Platinum Developments & Midia Ltd.*

Partner in the company and owner of the development site is Platinum Investments and Developments; the largest real estate agent and developer selling Bulgarian property in Ireland. With our highly professional and experienced management team based in our Dublin Headquarters and an office network across Bulgaria and the UK, Platinum Developments is perfectly positioned to access the potential of one of Europe's most dynamic investment markets.

## MIDIA LTD.

The building contractors, Midia Ltd., were originally founded in 1993. The company has extensive experience in the construction industry having built various hotels, commercial and administrative properties in excess of 150,000m<sup>2</sup>.

The company has an extensive staff of engineers and technicians including several senior engineers and technical supervisors managing 600 full-time experienced construction workers and 850 part-time semi-skilled laborers. Previous projects completed by Midia include the following developments:

**Academica Sea Palace**  
Ravda

**Hotel Pomorie**  
Sunny Beach

**Trakia**  
Sunny Beach

**Hrisantema**  
Sunny Beach