



EXCELION

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GREEN WOOD BANSKO | BULGARIA

www.exceliondev.com

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BULGARIA

A HARMONY OF NATURE, HISTORY, AND CULTURE

Nestled in the heart of the Balkans, Bulgaria is a country of diverse landscapes, rich history, and vibrant cultural traditions. This remarkable nation offers a blend of beautiful Black Sea beaches, lush mountain ranges, and bustling cities, each telling its own story of Bulgaria's complex past and dynamic present.

Bulgaria's pride is its stunning natural beauty, from the serene beaches along its Black Sea coast to the rugged peaks of the Rila and Pirin mountains. Bansko, located at the foot of the majestic Pirin Mountains, serves as a testament to this natural splendor, offering breathtaking views and a gateway to outdoor adventures throughout the year.

The country's climate is as varied as its terrain, with distinct seasons that cater to both summer sun-seekers and winter sports enthusiasts. Bansko, in particular, is renowned for its world-class skiing facilities, pristine snow-covered slopes in the winter, and lush, green landscapes in the warmer months.

Culturally, Bulgaria is a treasure trove of historical sites, including ancient Thracian ruins, medieval fortresses, and ornate Orthodox churches, each contributing to the country's rich tapestry of history and tradition. Bulgarian festivals and folk traditions, celebrated with music, dance, and colorful costumes, offer a glimpse into the vibrant soul of this enchanting country.

Discover the wonders of Bulgaria and let the spirit of this enchanting country inspire you.

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BANSKO LOCATION

AT THE FOOT OF THE PIRIN MOUNTAINS

SOFIA CENTRE 150KM

SOFIA AIRPORT 160KM

PLOVDIV 230KM

THESSALONIKI, GREECE 240KM





Nestled at the foot of the majestic Pirin Mountains, Bansko is not just a location; it's the heart of Bulgarian culture, adventure, and natural beauty. This charming town combines the allure of ancient history with the thrills of modern outdoor sports, making it a year-round destination for enthusiasts and families alike.

BANSKO

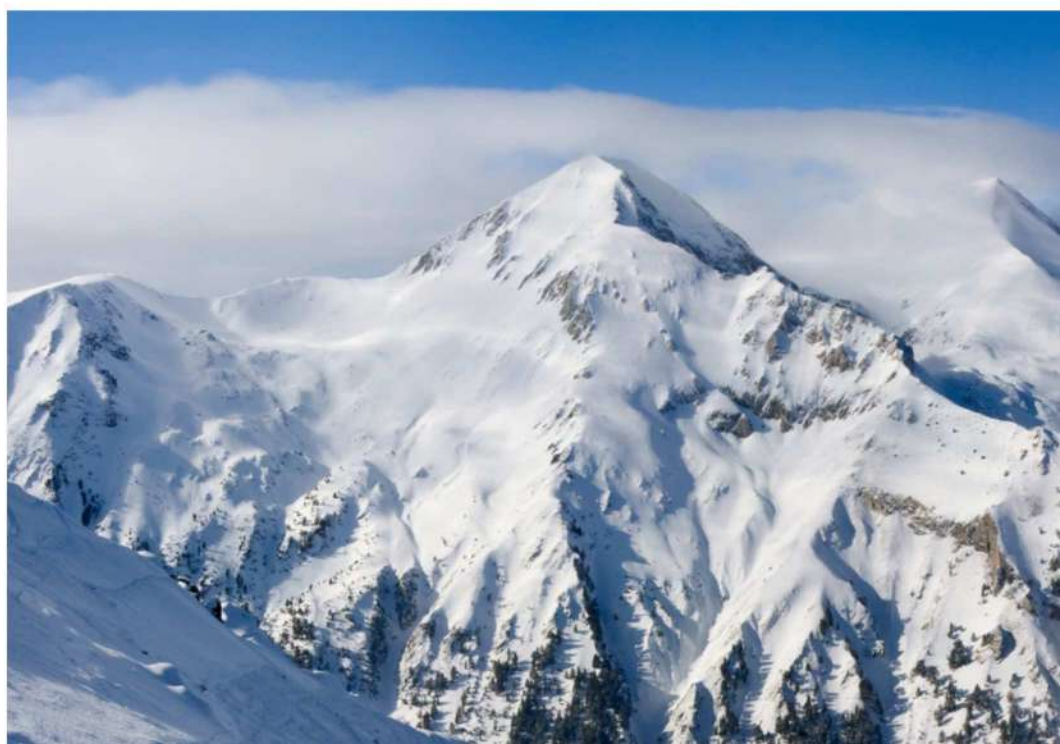
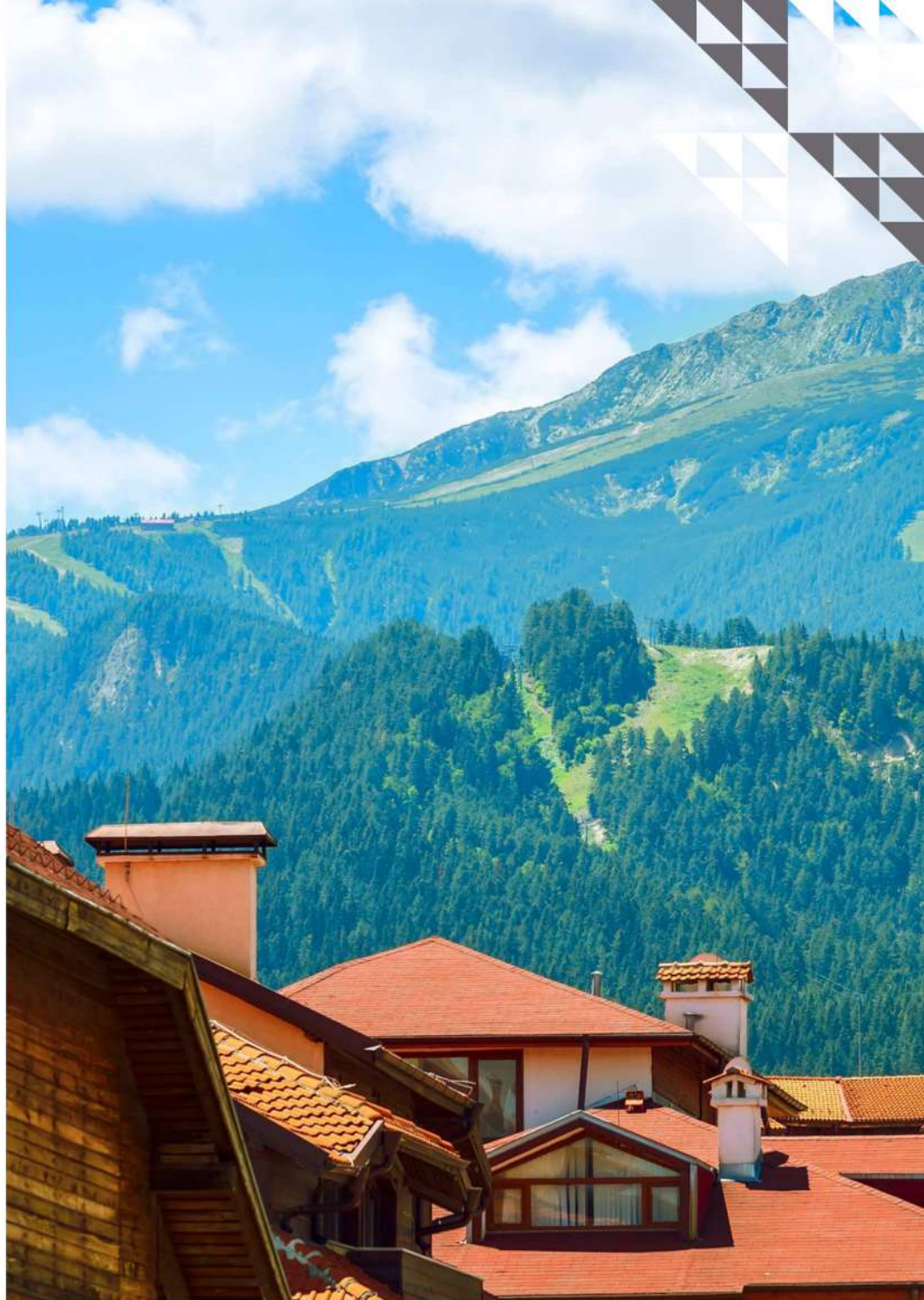
WHERE TRADITION MEETS ADVENTURE

Bansko is a captivating mountain town, cradled in the heart of the Pirin Mountains in Bulgaria. Famed for its stunning natural landscapes, rich historical tapestry, and world-class skiing facilities, Bansko provides a diverse array of activities for all who visit.

As the crown jewel of Bulgarian mountain resorts, Bansko offers a unique blend of ancient charm and modern ski resort efficiency. The town is a magnet for those seeking the thrill of winter sports as well as summer adventurers drawn to its hiking trails, mountain biking paths, and the untouched beauty of the Pirin National Park. Its cobblestone streets and preserved National Revival architecture add a touch of timeless elegance, inviting exploration and discovery at every turn.

Beyond the slopes and scenic walks, Bansko is steeped in cultural heritage, home to numerous historical sites, traditional taverns, and cultural festivals that showcase the rich Bulgarian traditions and cuisine. The annual Bansko Jazz Festival is just one highlight, drawing music lovers from around the world to this picturesque mountain setting.

This rich blend of natural beauty, adventure, culture, and history makes Bansko an enticing prospect for property investment. Real estate in Bansko appeals to those desiring a retreat in the mountains, with the town's growing reputation as a premier European ski destination ensuring a strong demand for holiday homes and rental properties. Here, investors and homeowners alike can find their own piece of paradise, with the added allure of a thriving community and the potential for year-round rental returns.



GREEN WOOD

COMFORT MEETS CONVENIENCE

Green Wood presents a compelling opportunity for investors and those yearning for a lifestyle change, offering a range of accommodations from efficient studios to expansive two-bedroom apartments. Nestled in the serene environment of Bansko, each unit is designed with both comfort and functionality in mind, ensuring they meet the needs of a diverse clientele, from holidaymakers to long-term residents.

Investors will find Green Wood an attractive proposition, with its blend of competitive pricing, high-quality construction, and a location that promises strong rental demand year-round. The variety of accommodations caters to a broad market, from solo travelers and couples to families and groups, maximizing rental opportunities and ensuring a broad appeal.

For those seeking a lifestyle change, Green Wood offers an unparalleled living experience, where the beauty of the Pirin Mountains meets the convenience of modern living. This is a place where lifestyle investors can enjoy the best of both worlds - a peaceful retreat with the potential for a rewarding investment.



**33 - 100 SQM
APARTMENT**

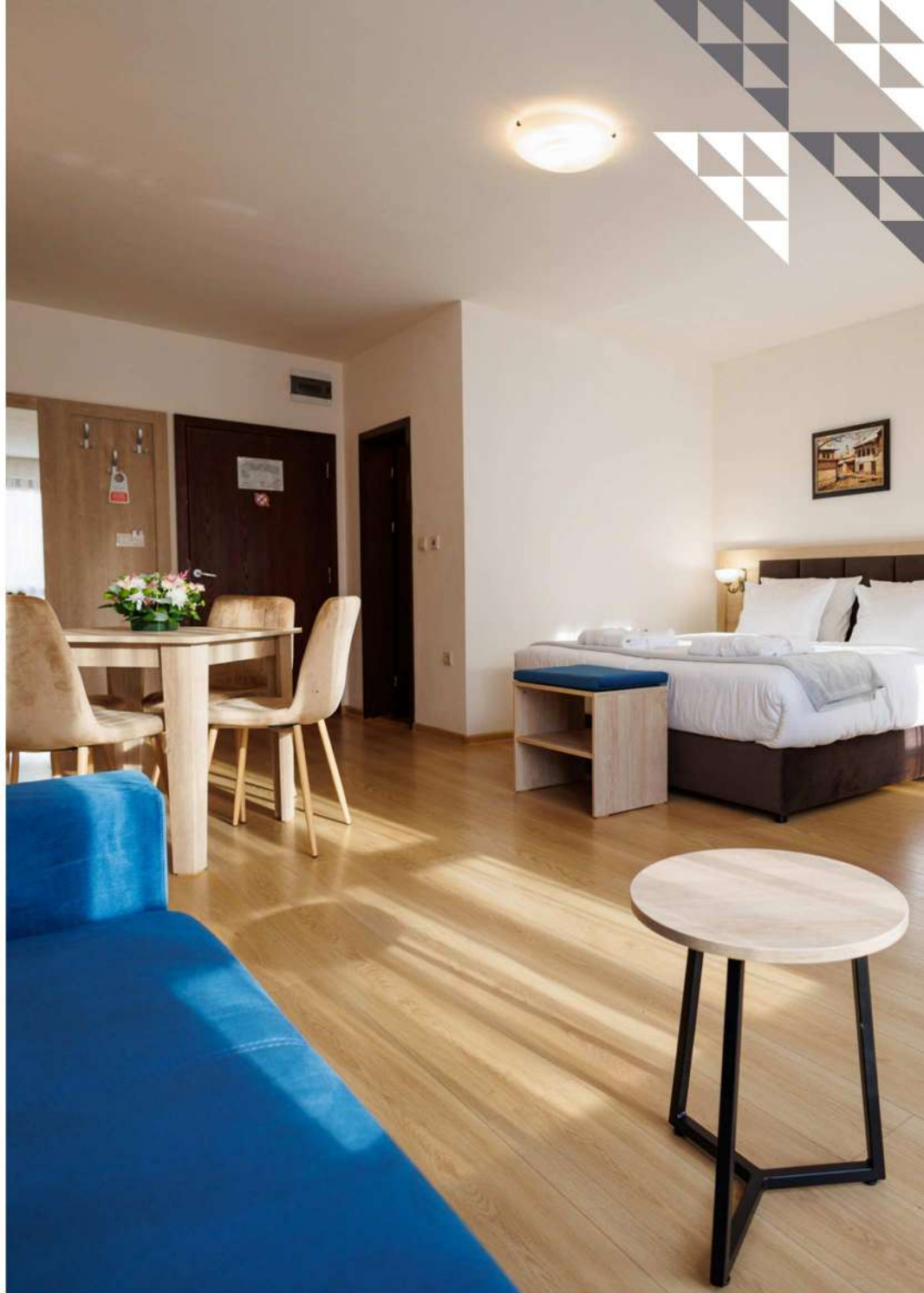


**STUDIO / 1 / 2
BEDROOMS**



**POOL OR
MOUNTAIN VIEW**





GREEN WOOD

AMENITIES THAT ELEVATE YOUR INVESTMENT AND LIFESTYLE

We understand that exceptional facilities and amenities significantly enhance the desirability and value of a property investment. Our comprehensive suite of amenities is designed to cater to every aspect of modern mountain living, making Green Wood an ideal choice for investors and lifestyle seekers alike.

The development boasts indoor and outdoor pools, a wellness spa, a fully-equipped gym, on-site dining options, a casual bar, a kids' play area, and professional meeting rooms.

These amenities not only provide convenience and leisure to residents and guests but also add to the property's attractiveness as a rental option, driving higher occupancy rates and rental yields.



POOLS



GOLF & TENNIS



MOUNTAIN VIEWS



MEETING ROOMS



BAR



RESTAURANT



KIDS PLAY AREA



GYM



WELLNESS SPA





MANAGEMENT AND SERVICE

By engaging Wyndham Global Hotel Management's services, Green Wood reaches new heights in property management and guest satisfaction, ensuring first-class operational efficiency and adherence to global standards, harmoniously blended with Bulgaria's distinct culture.

This engagement enhances Green Wood's profile, optimizes occupancy, and improves financial outcomes, presenting a compelling proposition for investors.

The commitment to operational excellence ensures that Green Wood is recognized as a top choice for living and investment, benefiting from the professional services provided.

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WYNDHAM
HOTELS & RESORTS

www.wyndhamhotels.com

"Utilizing Wyndham's recognized hospitality services, Excelion enhances the living and investment quality at Green Wood. This approach ensures a seamless experience for investors and guests, aligning with high standards of property management and guest satisfaction."





RENTING

Owning an apartment at Green Wood in Bansko merges serene mountain living with a smart investment. Our alliance with Wyndham guarantees your property is expertly managed, ensuring readiness for rental and personal enjoyment alike.

Streamlined Management & Profitable Rental

Green Wood offers a hassle-free ownership experience, promising attractive returns through a rental program designed to maximize occupancy and income. Your choice to enjoy or earn from your property is supported by transparent and fair income calculations and bolstered by strategic marketing to ensure high visibility.

Investment Growth

With Green Wood's prime location and expert management, your property is set for a strong financial performance, providing a stable return on investment for years to come.

Investment Hotspot

A blend of natural charm and investment potential.

This region is more than just scenic — it's a canvas for profitable real estate ventures, offering a rare combination of lifestyle appeal and investment growth in the heart of Bulgaria.



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GROUND FLOOR

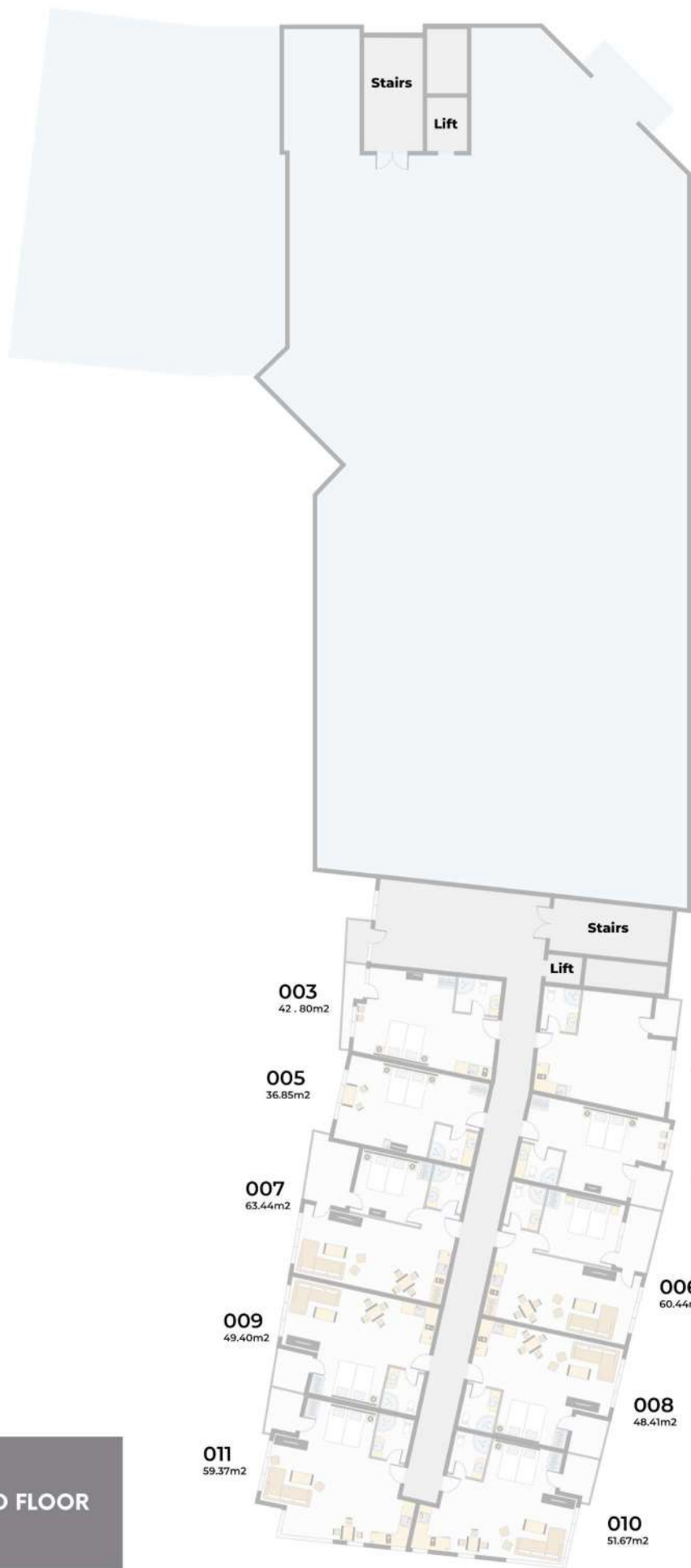
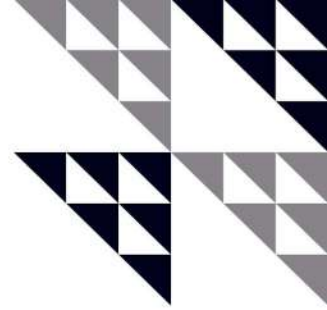
Apartment	Area SQM	Balcony SQM
002	45.32	1.2
007	63.44	5.12
008	48.41	2.5
009	49.4	2.5
010	51.67	2.36
011	59.37	2.6




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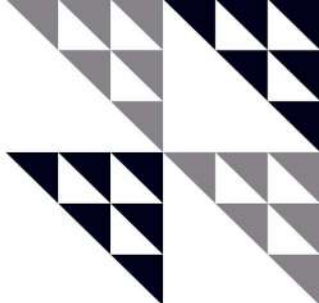
GROUND FLOOR

FIRST FLOOR

Apartment	Area SQM	Balcony SQM
101	78.81	3.18
102	86.49	3.5
103	35.48	1.1
106	48	3.46
110	68.36	3.46
114	48.68	2.55
115	48.68	2.55
116	57.33	2.53
119	45.32	2.64
120	42.8	2.72
121	37.94	2.72
122	36.85	-
124	63.44	6.23
125	48.41	2.5
126	49.4	2.71
128	59.37	2.71



FIRST FLOOR

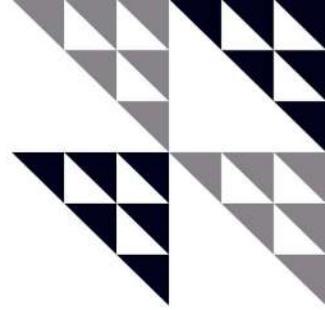


SECOND FLOOR

Apartment	Area SQM	Balcony SQM
203	35.48	1.2
204	37.85	-
205	33.68	1.92
206	65.6	1.57
212	36.79	1.92
215	63.6	7.56
216	48.68	1.51
217	57.37	2.6
218	57.33	2.56
219	48.88	2.53
221	45.32	1.93
223	37.94	2.72
224	36.85	-
226	74.76	4.9
229	51.67	2.47

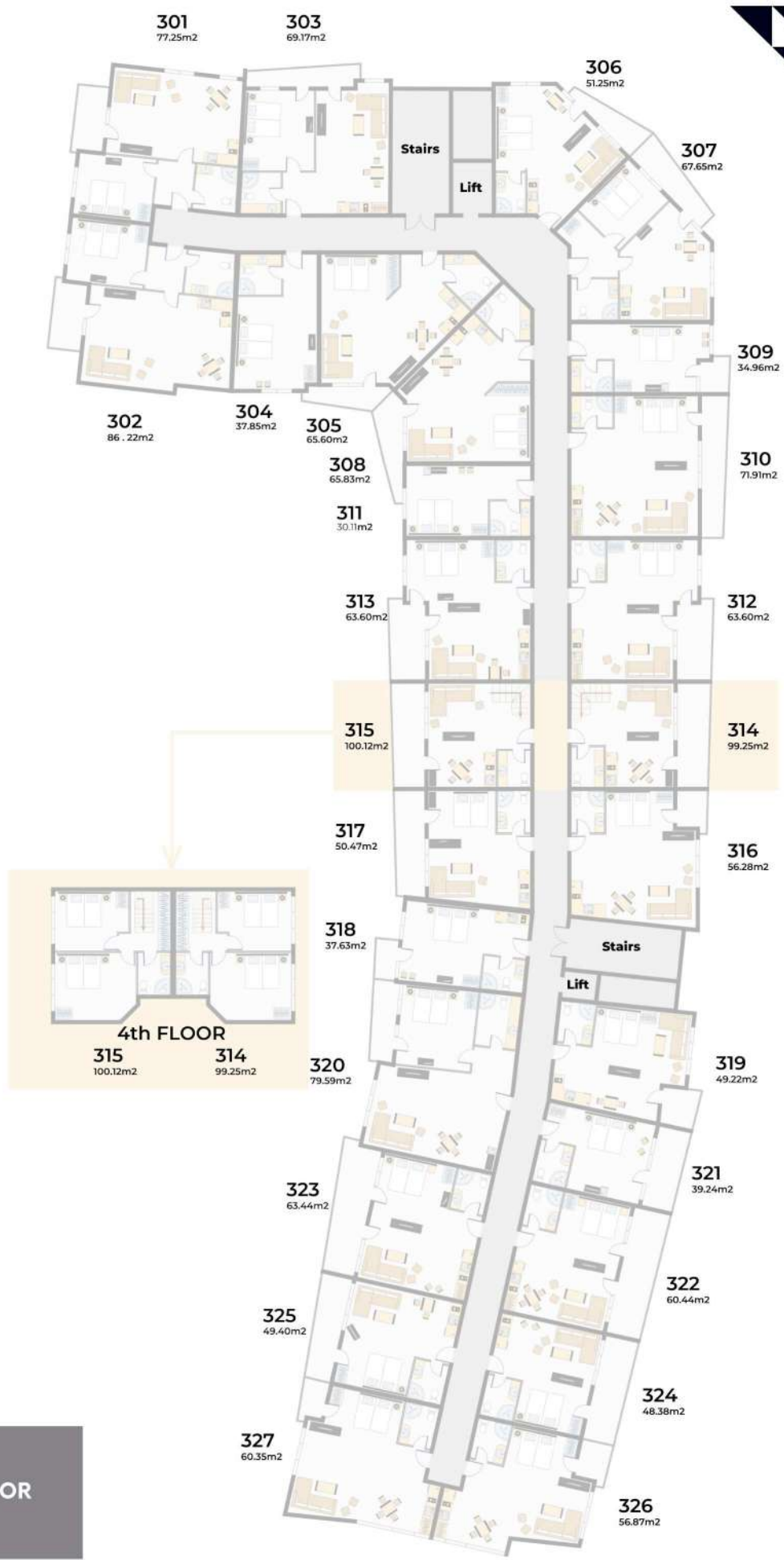
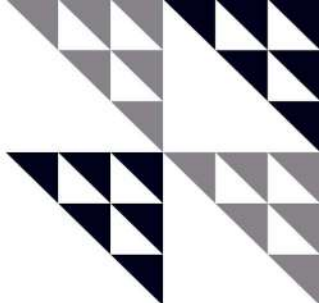


SECOND FLOOR



THIRD FLOOR

Apartment	Area SQM	Balcony SQM
305	65.6	3.53
306	51.25	1.6
307	67.65	3.42
310	71.91	5.72
312	63.6	4.56
315	100.12	5.06
316	56.28	2.3
317	50.47	7.22
319	49.22	2.3
320	79.59	4.36
321	39.24	5.91
322	60.44	10.63
323	63.44	11.02
324	48.38	7.1
326	56.87	2.53



THIRD FLOOR

FOURTH FLOOR

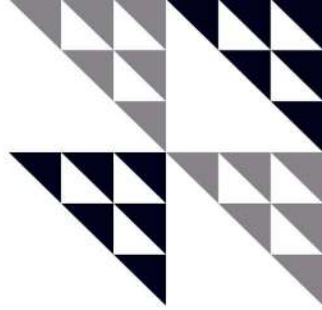
Apartment	Area SQM	Balcony SQM
401	68.43	5
402	78.03	5.13
404	57.24	-
405	46.18	6.3
406	61.85	2.3




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FOURTH FLOOR

LEGAL & FISCAL ASPECTS

Bulgaria's real estate laws offer a secure and transparent framework for both buyers and sellers, promoting clarity and confidence throughout the buying process. As an investor in Green Wood, Bansko, you will experience a straightforward transaction process, from the initial reservation agreement through due diligence, to the final property acquisition, often concluded with a notary's involvement.

Investment Benefits in Bansko

Investing in Green Wood not only offers the potential for significant rental yields and capital growth but also places you in a country with a stable and growing real estate market. Bulgaria, and Bansko in particular, are becoming increasingly popular as destinations for international investors and lifestyle seekers, thanks to their natural beauty, cultural heritage, and winter sports facilities.

Fiscal Considerations and Advantages:

Property Tax:

An annual contribution to the local authority, based on your property's valuation, ensuring contributions to municipal services and infrastructure.

Income Tax on Rentals:

For non-resident property owners generating rental income in Bulgaria, this tax is applicable, though Bulgaria's favorable tax rates enhance the investment's attractiveness.

Capital Gains Tax

Profits from the sale of your property may be taxed, but Bulgaria's tax structure is designed to be investor-friendly, considering duration of ownership among other factors.



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DISCLAIMER

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