

**THE AREA**  
**SUPER BOROVETS, SOFIA**

- Top ski destination for skiing, snowboarding, cross-country skiing, ski jumps, biathlon, ski- doo and ice skating
- High standard 45kmski slopes, soon to be doubled by massive government investment, accommodating all grades of skiers. Twice hosted Alpine World Cup
- Snow cover from mid December till April. Average temperature:
- Minus 4,6°
- Clean and healthy air, free of pollutions
- Easy accessible, just 10 km from Samokov and 70km from Sofia
- Weekly ski passes at only 80 euro
- Luxury hotels for 85 euro per night for double room
- Well organized comprehensive and expanding lift system
- Welcomed 20% more visitors this season in comparison with the year-ago period

**SUPER BOROVETS: Samokov- Borovets- Beli Iskar**

The project 'Super Borovets' will expand the current resort of Borovets and will turn it into an all year round holiday destination. It will include the town of Samokov and the large village of Beli Iskar, thus transforming the area into a mega resort. The existing facilities will be improved and vastly expanded along with infrastructure. Around 300-400 million Euros is to be invested and the Bulgarian Government are the supporting the project. The 'Super Borovets' project has also been designed to help Sofia's bid for the 2014 Winter Olympics. If Sofia wins this bid for the Olympics, then it will be Borovets that will be hosting the games.

The first stage of the project is to be completed in year 2007 and by that time the accommodation capacity of the resort will be doubled. New gyms and swimming pools will be built.

On the first level of the Super Borovets resort, numerous family hotels and holiday villages will offer a wide variety of accommodation. There will be a snow stadium and a covered piste. A Gondola will connect this part of the resort to the other pistes, Sokolets – Ivanov Kamuk – Marakudjitsite. In these areas there will be large parking spaces and numerous entertainment centers.

This year will see the start of the construction of a holiday village with 6500-7000 beds, and will be built in the region between Samokov and Borovets.

The second stage will start when ownership rights have been finalized. At this stage the plan new hotels and ski runs in the triangle enclosing Beli Iskar, Samokov and Borovets will be made.

On the second level of the resort, Samokov-Borovets-Beli Iskar there will be a horse riding centre and dairy farm with tavern, etc. There is also a plan for building a golf course there. The accommodation will be in holiday villages and small hotels, which will provide approximately 8000 beds.

After that, during the third stage, the construction of new sites at 1400 m above sea-level will be started.

The third level "Beli Iskar – Sokolets" will be located at 1200 – 1400 m above sea level and will be occupied mainly by houses, villas and small family hotels with the number of beds expected to be approximately 3000.

The region benefits from good and easy access to both Sofia and Plovdiv International Airports, with a maximum transfer time of one hour. Another positive feature is the proximity to mineral springs in the towns in Dolna Banja and Belchin Bani, suitable for spa tourism.

The project will aim to offer diverse attractions to the tourists, including not only the natural resources, but also the historical and cultural monuments and places of interest.

The region of Borovets will become a year-round resort with modern technical facilities, high tech information centres for tourists and a good transportation infrastructure. Special attention will be paid to hill walkers, extreme sports enthusiasts, horseriding trails, the development of ecotourism, as well as hunting and fishing.

The brand new mega resort will offer 33 ski pistes with a total length of more than 60 km, or in other words. Borovets resort and the surrounding area will have 87 ski paths, while the cable cars and the T-lifts will have a capacity of 27 000 skiers per hour. The ski pistes will be able to welcome as much as 6500-7000 skiers (now their capacity is 2500).

### **Beli Iskar:**

- Numerous ski runs to be built connecting the village to the present resort of Borovets.
- All roads in the village will be improved. The main Beli Iskar-Borovets road is to be expanded and improved also. New roads will be built.
- Two 4 chair ski lifts will be constructed to connect the village to the current resort of Borovets.
- An area just outside the village has been designated for the building of chalets. It is planned to have a capacity of 7000 beds. We have plots in this area as well.
- Activities such as 'mountain safari' will be started.
- Sports centres will be built. These include snow stadiums with facilities for children, indoor ski runs and sledging.
- Entertainment facilities will be built, which will include things like cinemas etc.
- The Beli Iskar river will be improved to make it more suitable for swimming and fishing. As mentioned above, a 2,697,000 sq m eco trail will be built along river, along with a forest.
- A big emphasis will be given to ecological tourism. Family hotels will be built here; integration with locals will be encouraged as well as the teaching of local traditions. In order to do this, activities and courses will be set up to for tourists to learn traditional Bulgarian arts and crafts, the areas folklore, icon making, woodcraft and traditional cooking. An art centre will be built to accommodate for this.

### **Borovets resort:**

- The BOROVETS **ski school** of international prestige and long-standing traditions has more than 200 ski instructors, all of them fluent in different languages, while many former professional skiers. Skiing classes come in 5 difficulty levels, from A to E - in groups or individually - 4 hours per day, 6 or 12 days. Cross-country skiing classes are 2 hours daily. All course graduates receive skiing certificates New and improved snowboard runs.
- A brand new golf course. However, this will be no ordinary golf course. It will be built actually in the mountains and will have spectacular views over 5 mountain peaks.
- An enclave of exclusive luxury 5 star hotels will be built in the mountains.
- A new gondola will be constructed to take tourists to the luxury 5 star hotels. This gondola will also be connected with the existing one to make a huge one. This will be done high up in the Rila mountains and the views will be spectacular.
- Tobogganing facilities will be constructed. It is expected that the toboggan run will start outside the Rila hotel and finish just south of the Sokolets gondola station.
- A new reservoir will be built in order to expand and improve Borovets artificial snow making facilities.
- A number of swimming pools and tennis courts are to be built.
- Numerous more ski runs are to be constructed.
- Borovets ski lifts and gondola will be improved and more are to be built.
- A sports centre will be constructed.
- A new eco-trail will be built going through 4 mountains.

### Amokov:

- A 672,000 sq m **golf course** is to be built which will include a large feature lake
- One gondola connecting the town with Borovets and Beli Iskar.
- There are also plans to connect pure mineral water to the town and introduce spa facilities.
- Improvement of infrastructure
- Construction of shopping centres.
- Construction of family hotels. An area has already been designated for this.
- There will be 120 cultural monuments, 7 of which will be given national importance.
- A walking/biking trail will be built, connecting the town with Beli Iskar. It will be built alongside the Beli Iskar River and will cover an area of 2,697,000 sq m. It will be designed to look like a forest.
- Another eco trail will be built along Samokov's Bistritsa River and will connect the town to Borovets. The total area that it will cover is 1,658,000 sq m.
- Sports centres will be built. There will also be encouragement of such activities like fishing, horse riding etc since facilities for these will also be improved.

### Belchinski Bani:

This spa village will be developed to cater for large amounts of tourists. The Belchinski Bani spa is already famous for its top quality spa facilities and mineral water so as a result, the planners of the project have seen its potential and want it involved.

### Sofia:

*Ever growing, never aging*"- this is the motto inscribed on the coat-of-arms of the Bulgarian capital – the City of Sofia - now turned into one of the latest international property investment hot-spots with thousands of investors rushing to find investment grade property in Sofia now.

Late last century Sofia totalled only 12000 residents. In 1946 the population rose to 516000. Today Sofia has a population of almost 1200000.

The city is the chief industrial, transportation, and commercial centre. Among the chief manufactures are engineering and metal products, foodstuffs, textiles, rubber and leather goods, furniture, footwear, and chemicals.

Today, Sofia is a cosmopolitan city. Like any other European capital it is the hub of the country's political, business and cultural life, the center of various international events. There are many theatres, an Opera, an Operetta, concert halls, cinemas, museums and galleries. The city has a university (founded 1889) and numerous other educational and cultural facilities.

The Region of Sofia, despite its small area, has various natural and anthropogenic tourist resources, which prerequisite development of holiday and business tourism, mountain summer and winter (ski) tourism and weekend recreational activities. Even tourism is not the main sector of the economy in the Region; Sofia tends to be an important tourist center. The capital takes second place regarding number of visitors (after Varna), as regarding the number of nights spent in a hotel Sofia is after the biggest Bulgarian seaside resorts. About 34% of all foreign visitors of the country in summer pass through Sofia, and about 61% in winter. The concentration of business visitors is very high in Sofia – 76% in summer.