

yooBulgaria>Obzor

**World renowned designer properties on
Bulgaria's beautiful Black Sea coast**



**“The summers are long, hot
and dry and the beaches on
the Black Sea have glorious
white sand”**

The Observer

Contents

- 02 YOO around the world**
- 04 Award winning architects**
- 05 The team**
- 06 Be in the property jet set**
- 08 yooBulgaria>Obzor - The development**
- 14 yooBulgaria>Obzor - The lifestyle**
- 17 Site plan**
- 18 Obzor - the gem of the black sea coast**
- 22 Being on the Black Sea coast**
- 26 The word is...**
- 29 Learn a little Bulgarian**
- 31 Why you belong at yoobulgaria>Obzor**

YOO around the world

YOO's breakthrough innovations in contemporary living styles have raised the profile of residential schemes around the world.

From New York to Miami, Hong Kong to Thailand, Melbourne to London, YOO's name is celebrated for its innovative design flair, high specifications and extremely attractive prices. Now, together with world renowned architects Diamond+Schmitt and Bulgarian specialists Unique Developments, that winning style and leading architecture comes to Bulgaria's Black Sea coast.

"Apartments with attitude"
Evening Standard

"YOO takes the strain out of buying that dream home"
The Financial Times

"Property firm builds world brand"
Sunday Times Business

"Today's consumer is very design conscious. He knows exactly what he wants, he just needs some one else to do it for him"
John Hitchcox - Financial Times



yooCopenhagen



yooLondon



yooBoston



yooHong Kong



yooTel Aviv



yooMiami

- yooBoston
- yooCopenhagen
- yooDallas
- yooDubai
- yooGloucestershire
- yooHamburg
- yooHong Kong
- yooLeeds
- yooLondon
- yooManchester
- yooMelbourne
- yooMiami
- yooMunich
- yooNew Jersey
- yooNew York
- yooPanama City
- yooPhuket
- yooPuerto Rico
- yooPune
- yooSydney
- yooTel Aviv
- yooThailand
- yooToronto

Award-winning architects



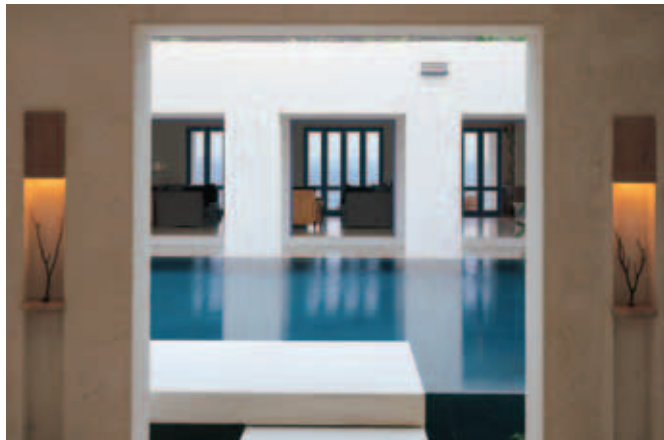
The JCC in Manhattan, New York



Alumbrera Residence, Mustique

Diamond+Schmitt Architects have achieved international success and recognition by designing buildings which support both the aspirations and the functional requirements of their clients.

With over 100 awards for design excellence, they are committed to a style of architecture which is shaped by the life within it and the life around it.



Indigo, Mustique, St. Vincent and the Grenadines



Israeli Foreign Ministry

The team

World renowned architects Diamond+Schmitt, design-led developers YOO, and Bulgarian specialists Unique Developments are, unquestionably, property's 'A' list in Bulgaria.



The talents behind the yooBulgaria scheme are brought together by Unique Developments. Combining an invaluable wealth of experience operating in Bulgaria with the solid assurance of being one of its most important future investors, Unique Developments was quick to foresee that Bulgaria's prospects would surge ahead.

The company is also committed to continuing investment in the country and to adding something special to the unique context of the Black Sea coast.

www.unique-developments.co.uk



Having co-founded the Manhattan Loft Corporation, which transformed London urban living in the 1990s with its regenerated loft spaces, property developer John Hitchcox formed YOO in 2000 with the world's most celebrated designer, Philippe Starck.

Since then YOO has continually raised the bar for contemporary design and electrifyingly redefined the simple word 'home' in award-winning schemes around the world.

www.yoo.com

Diamond + Schmitt Architects

Diamond+Schmitt Architects, established in 1975, is considered one of the finest international architectural firms, with over 100 worldwide design awards. Based in Toronto, Canada, the practice has a global reach with services provided in Europe, Asia, the Middle East, the Caribbean, and throughout North America. Their diverse range of building types includes performing arts, academic, healthcare, research, athletics, recreation and residential developments. Annual volume of projects designed exceeds \$1 billion.

www.dsai.ca

yooBulgaria:

**Be in the property jet set
from as little as £49,000***

Bulgaria is sizzling – thanks not only to its economic and political advances but to a riviera sun that shines for over 120 days each year.

Tourists from across Europe are drawn to this increasingly prosperous democracy which is now a member of the European Union. Its economic reformation makes this the time to be part of Bulgaria's burgeoning prosperity by investing in property.

Since Bulgaria started to blossom, those investing in second homes have been among the principal beneficiaries. Tourism to the country is racing upwards. Between 2003 and 2004, the number of Britons visiting Bulgaria rose by 36% to over 370,000 and visitors from Ireland increased by 124%. **

This rapid increase in tourist interest coupled with the rise in Bulgarian property prices means interest in second homes and holiday rentals looks set to grow well into the future.

With something for everyone and a great future just starting, Bulgaria is the place to invest in the 21st Century.

*Price correct at time of print

**Source: Bulgarian State Agency for Tourism 09.06.



yooBulgaria>Obzor

The development

Rising up from Obzor's white sandy beach, yooBulgaria is creating a development which combines YOO's calibre of design with a fantastic beach front location. With entry prices as low as €73,000*, the scheme is setting new standards for affordable, high specification property.

The Obzor apartments are positioned on a secluded stretch of the beach which gives way to the crystal clear waters of the Black Sea. The scheme provides 257 stylish new studios, one, two and three bedroom apartments and premium apartments, commanding impressive sea views and located in four striking six-storey buildings designed by award-winning architects, Diamond + Schmitt.

The apartments have a contemporary, open-plan design and feature YOO's innovative interiors, with a choice between Dusk and Glow finishes. Each has its own generous private outdoor terrace for dining al fresco in the summer evenings. The sliding patio doors ensure that inside flows seamlessly into the outside. To make moving in even easier, you can buy full furniture packages with a selection of styles from as little as £3,700 (€5,500).

*Price correct at time of print





Glow lounge in the yooBulgaria>Obzor show apartment



“Black Sea does chic”

Sunday Times



Glow kitchen upgrade in the yooBulgaria>Obzor show apartment



Dusk lounge



Dusk bedroom



Glow bedroom



Glow bathroom

yooBulgaria>Obzor

The lifestyle

There has never been a better time to buy your yooBulgaria>Obzor dream home on Bulgaria's beautiful Black Sea coast: Bulgaria is a new member of the EU, the property market is maturing, the holiday market is growing fast and yooBulgaria now offers the most competitive and simple payment terms the market has seen for quite a while.

Just a 2.5% deposit, refundable within 28 days, will secure your new home, with a further 7.5% due in progress and a final payment of 90% upon completion. We can also offer a 5% net rental guarantee per year for 2 years (subject to terms and conditions) and subsidised viewing trips to our impressive on-site show apartment – just speak to your sales agent.

Once you have arrived in the Black Sea coast your new home is a mere 45 minutes drive from the coastal airports. You will be relaxing on your terrace looking out to sea in no time at all - and if it is relaxation you require, the yooBulgaria>Obzor complex, set within extensive private landscaped gardens, offers you the chance to escape, to unwind over a meal and a bottle of wine in the restaurant or recharge with a visit to the spa.

For the children and the more active, the yooBulgaria>Obzor complex has its own swimming pools, tennis courts, child-friendly pools, play areas and gym. Walkways lead directly to the beautiful beach where you can experience the crystal clear waters and white sands of the Black Sea riviera.





Site plan



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Obzor – the gem of the Black Sea coast

With its fresh mountain air, warm sea breeze, unspoilt landscape and picturesque beach for bathing, the small riviera town of Obzor is considered the gem of the Black Sea coast.

The ancient Greeks named it Heliopolis, or Town of the Sun, due to its virtually uninterrupted sunshine from April to October.

Obzor sits on a large bay with a ten-kilometre sandy beach, which stretches from Cape St. Atanas in the north to Mona Petra Cape to the south, where it meets a small picturesque cove and a second beach, called Irakli.

Inland from its quaint fishing port, Obzor is surrounded by forests and vineyards. The Stara Planina mountains rise to the west and the River Dvoynitsa bounds it to the north. In the

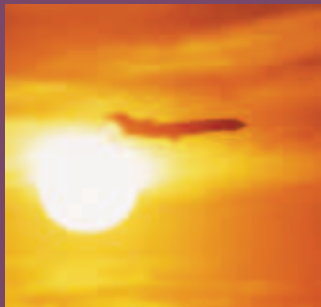
town's park you can see columns and fragments of statues, relics of the Roman temple to Jupiter that once graced the spot.

As well as vibrant street markets, relaxed beach bars and a selection of impressive hotels, Obzor boasts some of the quietest, most unspoiled beaches on the Black Sea coast.

Where is Bulgaria's Black Sea coast?

Bulgaria is in the south-east Balkans and is bordered by the River Danube to the north, Macedonia and Serbia to the west and Greece and Turkey to the south. The Black Sea coast forms the country's eastern side.





Six airlines operate regular flights from major UK airports to Bulgaria:

British Airways

www.ba.com

Bulgaria Air

www.air.bg

Austrian Airlines

www.aa.com

Wizz

www.wizzair.com

Alitalia

www.alitalia.com

Lufthansa

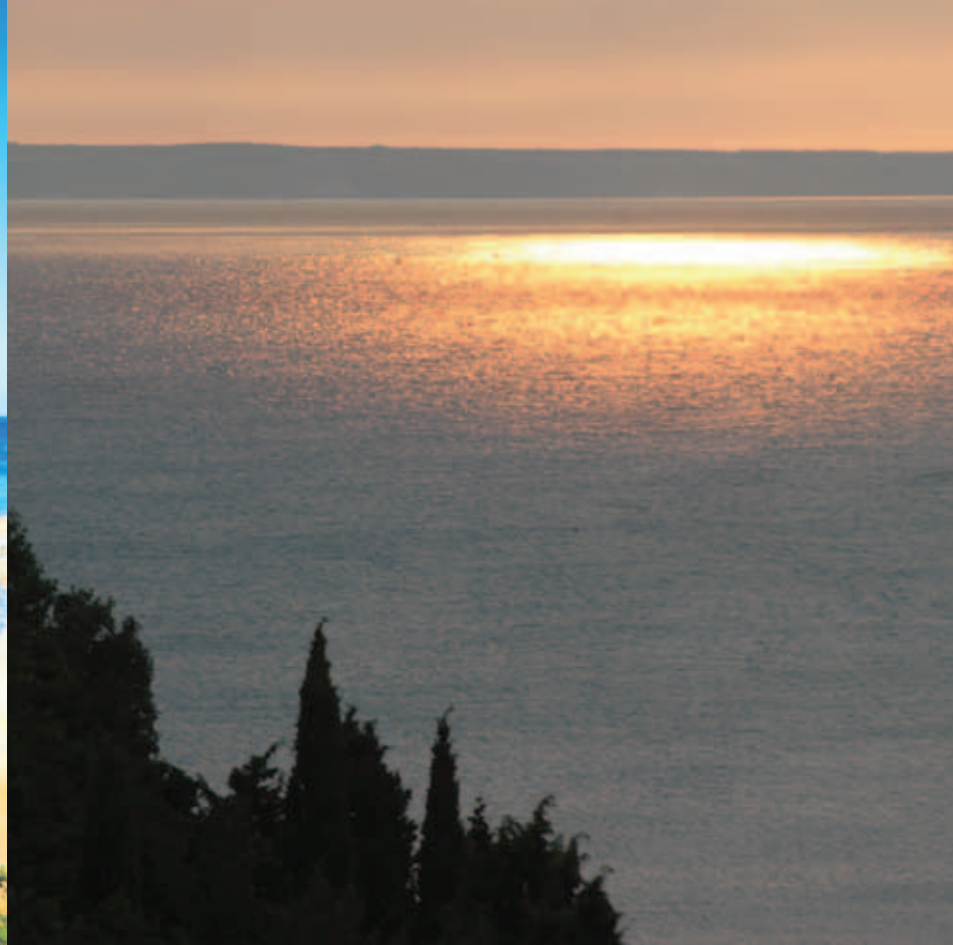
www.lufthansa.com

Many other airlines also fly to Bulgaria or are soon to be listing Bulgaria as a new destination on their flight schedules.

A total of £403 million is now being invested in the development of both Varna and Burgas airports following a recent takeover by one of the leading companies in the airport business worldwide.

London	– Varna	3hrs 15mins
Manchester	– Varna	3hrs 25mins
Leeds	– Varna	3hrs 30mins
Cardiff	– Varna	3hrs 30mins
Bristol	– Varna	3hrs 30mins
Midlands	– Varna	3hrs 30mins
Edinburgh	– Varna	3hrs 50mins
Glasgow	– Varna	3hrs 45mins
Newcastle	– Varna	3hrs 30mins
Belfast	– Varna	3hrs 45mins

All flight times are approximate.



Being on the Black Sea coast

Bulgaria is heir to one of Europe's greatest civilisations, with numerous Greek and Roman historic sites. It is well endowed with museums and galleries, ancient monasteries, churches, mosques, and baths that date back to Roman times as well as wonderfully preserved rustic villages and cobbled alleys. Its rich and vibrant culture is set against a spectacular backdrop of mountains, dense forests, lush valleys and sandy beaches that rival anything in the Mediterranean.

Today Bulgaria has a renewed sense of pride and optimism. For you, that means new energy and a wonderfully fresh spirit on its streets: designer boutiques and swirling modern health spas, cosmopolitan cuisine, grocery stores full of exotic local produce and glossy magazines on the news-stands.

With its white sandy beaches and magnificent mountain backdrop, the Black Sea coast boasts one of the most beautiful coastlines of south-east Europe. Warmer than the Mediterranean, the Black Sea coast is clean and safe with clear water and natural dunes.

It offers a feast of outdoor activities such as skiing or hiking in Bulgaria's spectacular mountains or swimming, waterskiing, para-gliding and diving in the blue waters of the Black Sea riviera.

In the summer the streets are alive with vibrant street markets, exciting festivals and fiestas celebrating Bulgaria's music and culture. Alternatively, you can escape the crowds in idyllic spots with nothing to disturb you but the breeze in your hair and the sand between your toes.

Bulgaria in Europe





Time difference

Bulgaria is in the Eastern European time zone (EET), 2 hours ahead of UK time.

Exchanging money

Bulgaria's currency is **Leva**. One Lev is made up of 100 stotinki.

1 Euro = 1.96 LV
£1 sterling = 2.9 LV

Black Sea coast average hours of sunshine per day

May	8 hrs
June	10 hrs
July	10 hrs
August	11 hrs
September	8 hrs
October	8 hrs

Black Sea coast average daily temperature °C

May	22°C
June	26°C
July	29°C
August	29°C
September	24°C
October	21°C

Approximate cost of living

Meal for 2, including wine **£14.00** Bottle of Bulgarian red wine **£5.00** Half litre of beer **£0.50** 1 Litre petrol **£0.65**

All information correct at time of print



The word is...

“yooBulgaria is 100 per cent 21st-century. Sleek, square and glassy, it could be a block on the side of the Thames except for one major difference - prices start at €55,500”

Daily Express

“YOO, the super-cool developer, is moving into Bulgaria with four swanky blocks of flats in the town of Obzor”

Daily Telegraph

“This next generation of Bulgaria’s resorts are some of Europe’s finest”

The Independent

“yooBulgaria is one of the first of a new generation of developments in Bulgaria, which is on a par with any world-class developments, built in more established overseas locations”

Sunday Business Post

“yooBulgaria creates a development that combines exciting design at an affordable price in a region with vast potential”

Evening Standard

“Bulgaria’s accession to the EU is attracting more developers offering a high quality product. One of these is yooBulgaria”

Homes Overseas Magazine

**“yooBulgaria is bringing chic
metropolitan living to the
Bulgarian seaside town of Obzor”**

The London Paper





Learn a little Bulgarian

IN ENGLISH

The basics

Yes
No
Thank you
Please
Excuse me
Hello
Goodbye
Good morning
Good afternoon
Good evening
Good night
I want
I do not understand
Do you speak...
 English?
 French?
 German?

Good
Bad
How are you?

Places

Post office
Museum
Bank
Police station
Hospital
Pharmacy/Chemist
Store/Shop
Restaurant
Church
Toilet
Street
Square
Where is the toilet?

IN BULGARIAN

Da
Ne
Blagodarya
Molya
Izvinete
Zdravei/Zdrasti
Dovijthane
Dobro utro
Dobar den
Dobar vecher
Leka nosht
Iskam
Ne razbiram
Govorish li...
Angliiski
Frenski
Nemski

Dobre
Zle/Losho
Kak si?

Poshta
Muzei
Banka
Politzia
Bolnitsa
Apteka
Magazin
Restorant
Tzarkva
Toaletna
Ulitsa
Ploshtad
Kade e toaletnata?

Shopping

How much does this cost?
It is very expensive
What is this?
I'll buy it
I would like to buy...
Do you have...?
Do you accept credit cards?

Open
Closed
Postcard
Stamps
A little
A lot
All

Kolko struva?
Mnogo e skapo
Kakvo e tova?
Shte go kupia
Iskam da kupia...
Imate li...
Priemate li kreditni karti?
Otvoreno
Zatvoreno
Poshtenska
Marki
Malko
Mnogo
Vsichko

In the restaurant

In the restaurant
Breakfast
Lunch
Dinner
Vegetarian
Cheers!
Coffee
Tea
Juice
Water
Beer
Wine
Please bring the bill

V restoranta
Zakuska
Obed
Obed/Vecheria
Vegetarianski
Nazdrave!
Kafe
Chai
Djus/Sok
Voda
Bira
Vino
Smetkata, molya!

Travel

Where is...?
How much is the fare?
Ticket
One ticket to..., please
Train
Bus
Airport
Train station
Bus station
Subway/Underground
Departure
Arrival

Kade e...?
E taksata/bileta?
Bilet
(Edin) bilet za... molya
Vlak
Avtobus
Letishte
Gara
(Avtobusna) spirka
Metro spirka
Zaminavane
Pristigane



“The Bulgarian market is ready for the sophisticated kind of product that YOO is associated with”

The Independent

You belong at yooBulgaria>Obzor

- Remarkably affordable designer living from £49,000* (€73,000)
- Quiet unspoilt location with natural forest backdrop
- Spectacular beach front setting in extensive landscaped gardens along a beautiful 10km stretch of beach
- Built around open courtyards with walkways to the beach
- Premium apartments with panoramic sea views
- Stylish studios, one, two and three bedroom apartments with sea views
- Contemporary open-plan design, with oversized terraces
- Amenities including pools, tennis courts, gym; with provision for coffee shops, restaurant and supermarket
- Car parking available
- Direct flights from many main UK airports to Varna or Bourgas then only a 45 minute drive
- With entry to the EU in January 2007, Bulgaria represents an ideal investment opportunity
- Only 2.5% deposit; 7.5% progress payment; final 90% due on completion
- 5% net rental guarantee per year for 2 years**
- Subsidised viewing trips

* Price correct at time of publication

** Subject to terms and conditions

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www.yooBulgaria.com

Development by Unique Developments



**Diamond + Schmitt
Architects**

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