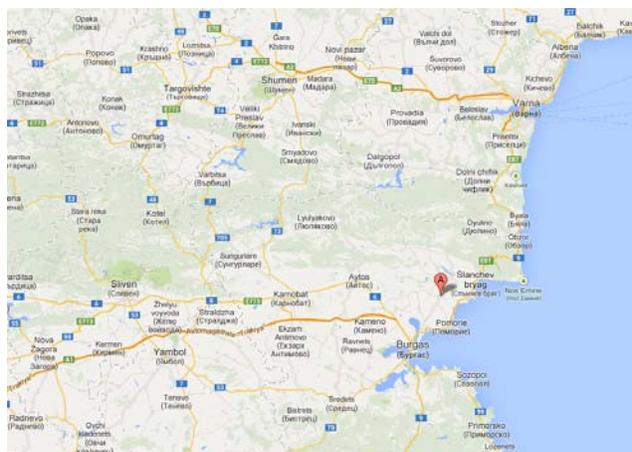


## Hotel complex Vineyards\*\*\*, Kableshkovo, Pomorie, BG



### General Information

Type of asset	Spa hotel Link: <a href="http://www.vineyards-resort.com/en/section/hotelvineyards">http://www.vineyards-resort.com/en/section/hotelvineyards</a>
Address	Aheloy Pomorie
Cadastral data	Land plot 008392
Hotel features	<p>The Vineyards Spa Hotel with 5 floors has 5 luxury apartments with personal outdoor swimming pool and jacuzzi, 6 grand luxury double rooms, 13 luxury double rooms, 26 standard double rooms and 2 double rooms suitable for disabled people. Each cosy room has a bath with a bathtub and a hair dryer, broadband, TV, phone and minibar. The hotel interior and the furniture entirely represent a classical style inspiring serenity and luxury. The Vineyards Spa Hotel offers a SPA center with healing and relaxing zones: indoor mineral salted water swimming pool, steam (aroma) bath, Russian style bath, sauna, Jacuzzi, fitness, healing lye treatment zone, physiotherapy and kinesitherapy, hairdresser, medical room etc. The hotel has a restaurant with a pleasant evening view to the lighted outdoor swimming pool and it offers traditional Bulgarian and Mediteranian cuisine. It also has a two - level lobby bar, a piano bar, a conference hall with 50 sitting places, a meeting room, a wi-fi reception desk , individual safe boxes, parking lot, two outdoor swimming pools, a BBQ restaurant "Central", supermarket, kids playground, sports ground, kids room, computer hall...</p> <p>The Complex is located among rich green pastures, away from the noisy city environment and offers a wonderful panoramic views to the sea. The closest destinations are: Burgas Airport - 14 km, Sunny Beach Resort – 10 km, the town of Nessebar - 10 km, the town of Pomorie – 10 km, city of Burgas -20 km. The closest beach is only 2 km away.</p>
Square meters	Land plot surface 34,206 m2, hotel capacity surface 7,671 m2
Year built	2008-2013

## Legal status and offer

Current ownership	Knight International EOOD
Status of legal action	Enforcement, request for insolvency
Public auction	Expecting a new public auction
Starting price	Expecting a new evaluation, last auction at 3,2 mio EUR unsuccessful
Auction procedure	<p>The bidding offer shall include:</p> <ul style="list-style-type: none"><li>- a payment order for 10% advance payment of the sale price of the property, transferred to the respective bailiff's account</li><li>- certificate of good standing of the company – for a foreign company shall be apostilled and then translated in Bulgarian and legalized;</li><li>- decision of the competent body of the company to take part in the public sale and to acquire the property – in Bulgarian; and</li><li>- power of attorney if the company is represented by a proxy.</li></ul> <p>The bidding offer together with all attachments shall be lodged in a sealed envelope until the last day of the public sale with the Nessebar Regional court (23 Ivan Vazov Str. Nessebar, Bourgas district, Bulgaria).</p> <p>The bailiff publicly opens the offers on the day after the expiry of the one month bidding term. The bailiff gives a chance to each bidder to publicly bid with 10% of the sale price <b>over the highest bidding offer</b>. Once the winner is defined, the bailiff orders the remaining amount of 90% to be transferred within 7 days to the bailiff's account.</p>
Additional information	<ul style="list-style-type: none"><li>• <a href="http://sales.bcpea.org/bg/index.html">http://sales.bcpea.org/bg/index.html</a></li><li>• JUSTUS - IOTOV &amp; CO Legal Advisors, Ms. Vania Iotova T: +359 2 861 404 E: <a href="mailto:justus@justus.bg">justus@justus.bg</a></li></ul>

Ljubljana, 2<sup>nd</sup> April 2015