



*Lozenitsa Estate*

SINCE 2017

*COME, SEE, FEEL*

# LOCATION

**Lozenitsa Estate is located in one of the most rapidly developing regions in Bulgaria: the town of Melnik and the Struma River Valley**

An area where some of Bulgaria's most prominent companies are investing.

An area that is becoming an emblem.

An area with 80 churches and cultural heritage.

The Tuscany of the Balkans.

**++++ The mildest climate in winter: Mediterranean climate and average annual temperature of 14 degrees**

**++++ Tourism potential: wine routes, authentic architecture and history, a variety of activities throughout the year**

**++++ Development of health tourism due to mineral springs (Bulgaria ranks third in the world)**

**Lozenitsa Estate is located at:**

4 km from Melnik

2h 15 min from Sofia

20 min from Greece

## The Investors: Peter Lashov and Rosen Hristov







<https://youtu.be/EBsy6Nna7q0>



<https://lozenitsaestate.com/>

An interview with Peter Lashov about the big picture and what's next in Lozenitsa Estate

# The concept



**Lozenitsa Estate** is a unique, colorful, multi-layered, and large-scale project that spans 500 acres and no disturbs the natural environment, on the contrary, it seems to be part of the landscape



A unique concept: a home among the vineyards (50-year-old vines)



The project is dedicated to the home, created with respect for nature, the land, and the people



A functionally designed, accessible, comfortable, safe, and aesthetic environment where all elements are in synergy with each other and in harmony with the surrounding nature



THE HEALERS: We have the most important factors for vitality and good health:

NATURE

AIR

MINERAL WATER

SUN



**Lozenitsa Estate** combines unique nature with architecture, food, and wine, seven mountains, mineral water, own vegetable and fruit gardens: it is a way of life and a true premium lifestyle—we close the entire cycle and offer everything for person needs



The project is being built with care for the environment and in accordance with the principles of sustainable development



Ecological footprint: we grow our own fruit and vegetable gardens



We use 90% natural materials: stone, wood, clay



Lozenitsa Estate will develop as a platform that focuses on the basic components of human happiness: nature, experience, food.

# Unique conception: houses among the vineyards



18 modern houses ranging from 150 to 220 sq. m with private mineral pools, terraces and gardens, barbecue areas, and 2 shaded parking spaces



Fully furnished and equipped by the most modern and high-quality companies, without any compromise in quality:

- Flooring by EMILCERAMICA
- Interior doors by EUROSTILL
- Bathroom furnishings by DORMA and CORDIVARI
- REYNAERS window frames
- ILLUMINARTE INTERNI lighting fixtures
- Lighting and connection to the reception desk by EURODESIGN SYSTEMS
- TOSHIBA heating and cooling
- Furniture from Spain and Italy: ART GRES and KEF
- METRON kitchen
- AEG and NEFF equipment (Bosch high-end series)
- Smart cooling and heating solutions
- Access control and video surveillance





**TOTAL AREA:** 500 acres



**ROAD AND WATER INFRASTRUCTURE:**

Roads, scenic road, sewerage system, treatment plant, irrigation system



**GREEN AREAS**

Forest park with trees and bushes

35 acres park with natural lake



**OWN VINEYARDS, VEGETABLES, AND FRUITS**

- ✓ 320 acres of vineyards: 200 acres of old Bulgarian grape varieties: Shiroka Melniska Loza, Rubin. Dessert varieties: Black Magic, Victoria, Alphonse Laval, Cardinal, Moscato d'Amburgo, Italia, Crimson, Black Pearl, Matilde, Sultana, Regina dei Vigneti, Zibibo
- ✓ 5 acres of figs, pomegranates, paradise apples
- ✓ 3 acres of artichokes
- ✓ Gardens with carefully selected seasonal vegetables

# When was the last time you dug your hand into the ground?

*I don't remember.....*

People have lost the connection with Nature and with everything natural - water, earth, soil, sand, ashes, fire, trees. With everything alive, with which WE ACTUALLY COEXIST

When we have no connection with nature, we also lose connection with ourselves.

Here we bring people back to NATURE.

LOZENITSA ESTATE: The place where you can experience all the elements and engage all your senses.

# Advantages and amenities

There is something for everyone, at any time

- ✓ Price flexibility depending on the type of accommodation
- ✓ High-end spa and fitness facilities
- ✓ Olympic-size swimming pool, almost 50 m long
- ✓ 35 acres of parkland
- ✓ A complete cycle for a high-quality, harmonious lifestyle: a combination of nature and architecture; food and wine; amenities and activities, sports, balneology
- ✓ Organic food from our gardens

# Advantages and amenities

There is something for everyone, at any time

- ✓ Soccer fields/petanque
- ✓ Activities throughout the whole year
- ✓ Areas that will be open for external visitors (outdoor pool)
- ✓ Strict access control: most areas will be closed for external visitors, only people from the complex will be allowed
- ✓ Areas restricted to cars, internal access only with electric cars
- ✓ A high-quality living environment in which all elements are in synergy with each other and in harmony with the surrounding nature.

# Services for owners

Owners and renters of the houses will be able to use the following at a preferential price:

- ✓ Restaurant
- ✓ Wine tasting room
- ✓ Preferential prices and delivery of all types of wine, fruit, vegetables, canned goods, and grapes grown on the grounds of the complex
- ✓ Children's playground
- ✓ Balneology clinic
- ✓ Fitness and spa center
- ✓ Laundry and ironing
- ✓ Meeting room for team building and corporate events

# Services for owners

The following activities can be arranged upon request and advance booking:

- ✓ Cycling and hiking tours
- ✓ Outdoor activities
- ✓ Trips to local attractions
- ✓ Wine tours to nearby wineries
- ✓ Horse riding, rafting, mountain biking
- ✓ Culinary team building, outdoor games, picnics in nature
- ✓ Private parties
- ✓ Transfers to Sofia Airport and Thessaloniki Airport

**SERVICES THAT MAKE EVERYONE SMILE:** we will fulfill the wishes of even the most sophisticated people.



# Services for owners

Comfort for children: if you need a baby bath or potty, we will provide you with everything you need: high chairs, cribs, and accessories are available upon request.

And for adults:

- ✓ Books
- ✓ Chess
- ✓ Backgammon
- ✓ Board games

**And much more, depending on your individual needs!**

# Property maintenance

**The property maintenance fee includes:**









- ✓ Garbage collection
- ✓ Cleaning around the houses
- ✓ 24-hour live security
- ✓ Irrigation system
- ✓ Electricity for street lighting
- ✓ Insect spraying

**We offer individual services according to your needs:**

- ✓ House cleaning
- ✓ Linen change, laundry, ironing, dry cleaning
- ✓ Yard cleaning and maintenance
- ✓ Maintenance, emergency and routine repairs
- ✓ Laundry and dry cleaning
- ✓ Car servicing
- ✓ Transport services
- ✓ Administration, payment of taxes, insurance, utility bills

**and more depending on your needs!**

# Full cooperation and complex care for property management

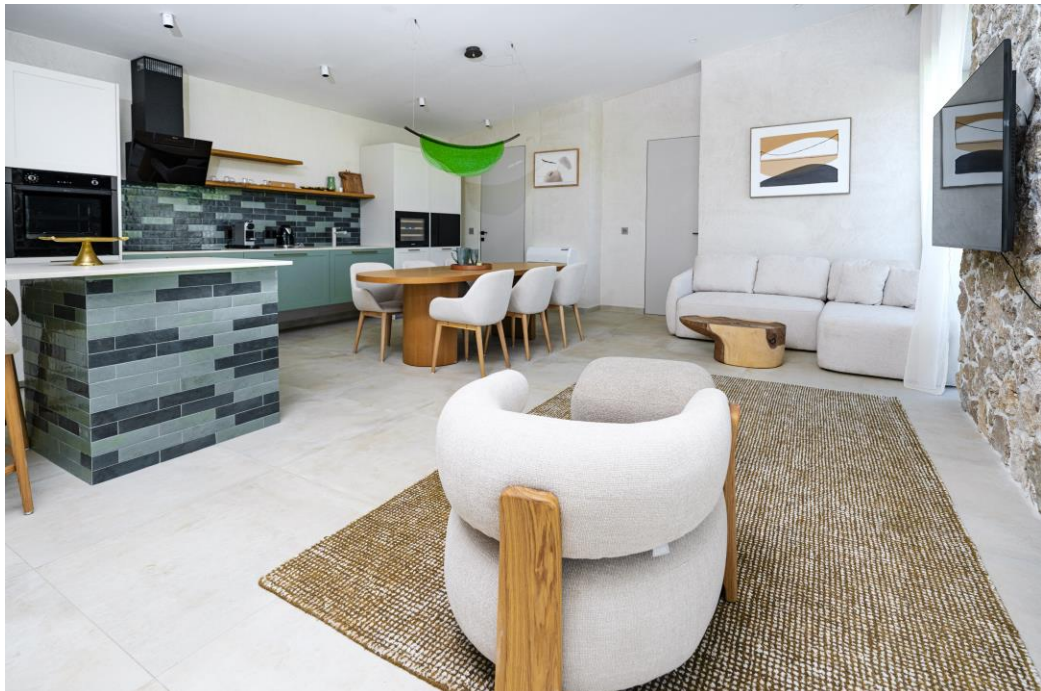
-  Assessment of the condition of the property at the time of starting work with us;
-  Maintenance and repair;
-  Visiting the property to inspect its condition and identify any damage;
-  Assistance in finding craftsmen to repair damage and defects;
-  Payment of utility bills;
-  Provision of cleaning services when requested and as often as necessary;
-  Communication with renters;
-  Full assistance in finding new renters when necessary;













# THE BIG PICTURE — what is coming next?

## Phase 1:

- 18 houses
- Unique infinity pool
- Multifunctional building with reception for guest services, restaurant, boutique fitness and spa center, wine tasting room, wine shop, pura lounge

## Phase 2:

- 6 houses
- The most modern balneological clinic in Bulgaria for detox and anti-aging approaches

## Phase 3:

- Boutique winery with a production capacity of up to 50,000 bottles
- Two floors houses and a guest house

The complex will feature: 35 acres of livestock farm and horse riding facility; Sports area: 5 acres with adventure park and children's area; Park playground and indoor children's corner; padel court and mini football.







# Balneology clinic – vision and procedures

The project is being implemented by architect Krasimir Dzhezhev (Vanika architectural studio)



- ✓ Aesthetic therapies, cryotherapy, barochamber
- ✓ Hydrotherapy, including wine therapy, Finnish sauna, infrared sauna, steam bath, salt room
- ✓ Indoor swimming pool
- ✓ Hydrotherapy section with four therapeutic baths



- ✓ Thermotherapy section, including:
  - dry heat – Finnish sauna
  - infrared sauna
  - steam bath and salt room
- ✓ Contrast procedures

## Two floors houses with two and three bedrooms



# Investment opportunities

- \$ Security, quality maintenance services, good management, accessibility, and established infrastructure in the complex
- \$ Reasonable maintenance fees
- \$ Vacation properties provide an opportunity for passive income
- \$ The property is located in one of the most rapidly developing areas, with a mediterranean climate and opportunities for tourism almost all the year
- \$ Significant return on investment over time.
- \$ 5% return for the first two years
- \$ Income from property is higher than that from a bank deposit.
- \$ Long-term potential for appreciation – an area with developing infrastructure and tourist traffic



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