

Eagle Valley

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*Eagle Valley Mountain Resort
Slavsk Resort, Ukraine*

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Discover Eagle Valley!

Why Ukraine ?

For many savvy investors, places such as Croatia, France and even Bulgaria are now 'old hat'. EU accession for the latter country is set for January 2007 and it's time to move on and look for the next high growth country. Look at a map of Europe and there is one country that many overlook. Bigger than France and benefiting from beautiful coastlines, quality ski resorts and many attractive towns and cities, Ukraine is the last of the undiscovered property hotspots in Europe.

Why should I buy in Ukraine?

- Low living costs- around a fourth of costs in the UK.
- One of the fastest growing economies in the world
- Fast growing manufacturing and service industry
- Developing tourist destinations
- Regular flights to Kiev and Lviv from Europe and America
- Only a 3 hour flight from London
- Simple and favourable buying process
- Strong property ownership laws
- 1000 kms of unspoilt coastline
- Quality ski resorts with long ski season



Spread your investments and your risks. It is common sense to not keep all your eggs in one basket and Ukraine is an ideal candidate for this. It is not dependent on the buying power or tourism habits of Western countries (places like Spain and Bulgaria are very dependent on the British market for example) and will therefore be less affected should there be problems. A serious consideration given the very high level of property prices and indebtedness in the UK, in particular.

The Ukraine is receiving fast growing investment from places like the Far East to America. Its economy is posting increases greater than China! Not only that but with oil and natural gas prices soaring, its close neighbour, Russia, is benefiting greatly and the last two years have recorded tourism increases from that country at 15% and then 19%.



Ukraine's first off-plan ski apartment offer

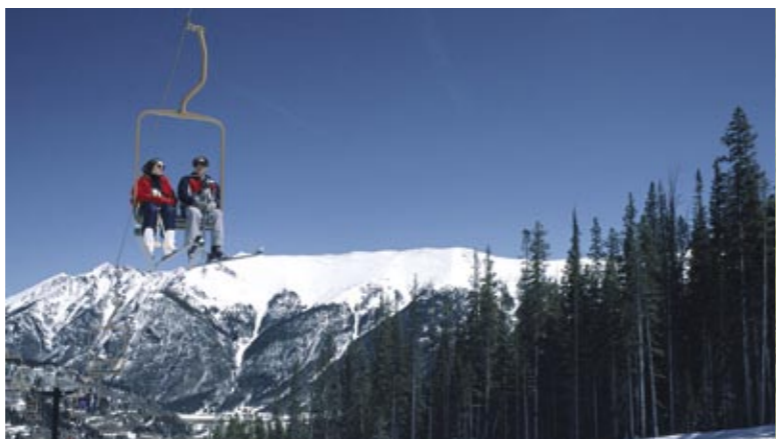
Situated on an imposing site overlooking Slavsk resort with a mountain river flowing near by, the views from the development are breathtaking and due to the elevation and private park in front, will not be spoilt. Enjoy the beauty and serenity of Europe's most famous and least explored mountain range, the Carpathians, from your Eagle Valley apartment. Designed by a leading architect and built by a forward thinking development company, Hanroc Developments, you can expect only the best in design and comfort.



Best location

A pioneering development, one of the first to be built in the Ukrainian Carpathian mountains; Eagle Valley combines the best Western alpine architecture and facilities with low Eastern European prices, making this development an excellent investment as well as holiday home. Regret not buying into places such as Bansko a few years ago, or Slovenia?

Visit Slavsk and you will immediately see it's "the" place. Buildings are going up all round. No less than 10 hotels and many quality chalets. New main services are going in. New ski lifts. There's an urgency about everything. Eagle Valley is a unique opportunity for you to take advantage of the boom in this area.



This is Ukraine's first off-plan ski mountain resort complex to be offered and certainly one of the best investment and holiday home opportunities available in the Ukrainian ski areas. Set on an elevated site looking over the resort of Slavsk, the apartments in Eagle Valley will have breathtaking views down the mountain Valley and across the Carpathian Mountains. Even from ground height, the views are unobstructed.

Private Forest Park

The site benefits from its own private forest park on the opposite valley slope, accessed by bridge over the tumbling river. This area protects views for the future and will be the perfect place to walk and picnic among the conifers.

Near to ski lifts

The ski lifts are just 400m away as well as Slavsk's ski runs. Slavsk is situated between 5 main mountain peaks, namely Mount Trostyan (1230m). The skiing is ideal for those of all ski levels and currently the snowboarding facilities are being developed further in the resort.

Slavsk benefits from being a town as well as a resort therefore facilities such as shops etc are available all year round and in the low season, the resort is far from 'dead' but still bustling. It boasts a good selection of traditional style Carpathian chalets, restaurants and bar and more modern facilities such as nightclubs can be found at the nearby hotels.

Slavsk does have excellent connections to large towns such as Uzgohrod and most notably, the beautiful city of Lviv (which has an airport). There is a railway and bus station in Lviv with buses and trains leaving for Slavsk regularly. There are taxis readily available in the resort, including 4 x 4's should you wish to go further into the mountains.



Eagle Valley Facilities...

A well equipped leisure centre is without doubt the key to a truly relaxing and refreshing holiday. Enjoy a feeling of wellbeing at the brand new spa and relaxation oasis which will provide up to date treatments and facilities.

The comprehensive facilities will include:

- Indoor swimming pool
- Fully fitted gym
- Massage and therapy centre
- Solarium
- Sauna
- Jacuzzi
- Café and bar
- Private ski lockers
- 24 hour security
- On site parking
- Landscaped gardens and Forest Park



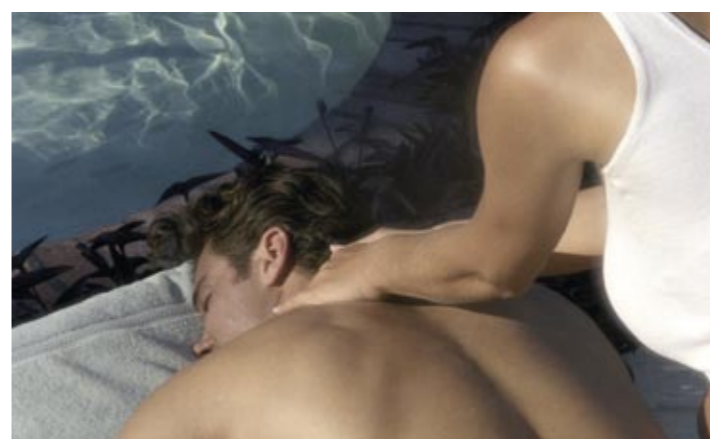
Health Benefits

Why not enjoy the refreshing and relaxing effects of a sauna? Just a few minutes trying this is enough to help you forget even the busiest of days. Switch off, relax and recharge your batteries.

In today's hectic life of stress, noise and pollution we all need to find a way to relax and get away from it all. What could be better than a nice relaxing, quiet holiday, with access to your own spa health centre. Air quality in the high Carpathians is exceptional, like pre-industrial times. And water too, with the complex having its own mineral spring supply!

Chill out in the unique atmosphere of the themed café and bar with magnificent panoramic views over Slavsk and the Carpathian Mountains. Enjoy teas, coffees and cappuccinos and soft drinks on the impressive terrace, as you sunbathe and enjoy the beautiful views. Later, chose from a wide range of refreshing beers, wines, spirits and cocktails.

A resort like no other, Eagle Valley Mountain Resort, is a destination in itself. With so much to do, you may never want to leave.....

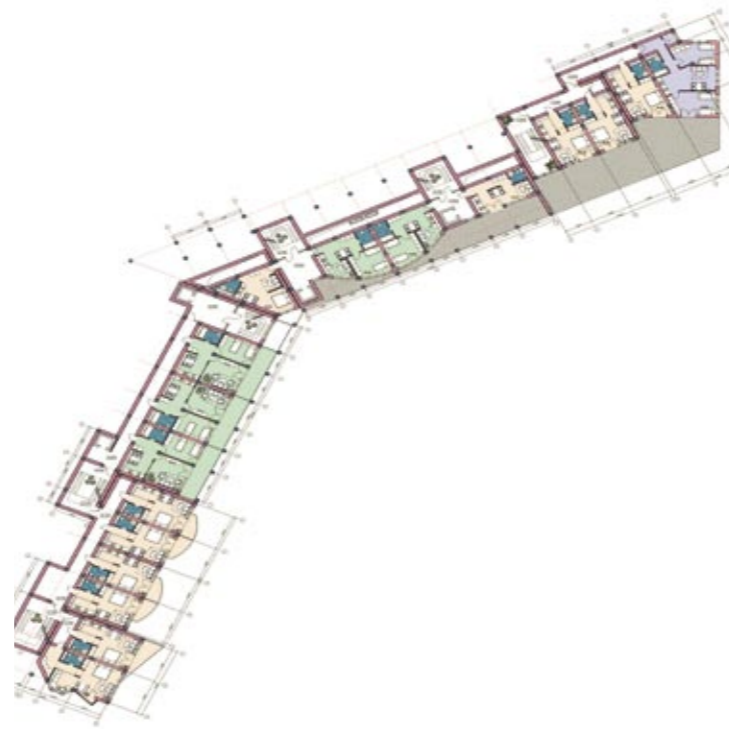


The Apartments...

Featuring 74 contemporary apartments, designed by a leading Ukrainian architect, they will be to high quality hotel standards. Rental considerations have been kept in mind when designing Eagle Valley due to the rental demand being very great in Slavsk (and in Ukrainian ski resorts in general).

There will be a wide range of apartment types, ranging from 32 sq.m. studio to super luxury 5 bed maisonettes. Each apartment will have a good sized balcony so that you can fully enjoy the spectacular all round views this exceptional development has to offer.

Pre-release prices start from 990 Euro per m². Considering the exclusive location and high rental rates, Eagle Valley is your opportunity to buy in at ground level into this fast moving market. Apartments will be offered with fully furnished bathrooms with the options of purchasing kitchen and furniture packs.



Typical floor plan

Payment Plans...

To suit your financial plans and be flexible, we offer three types of payment plan at 3 different prices. It also allows you to make extra savings on these great value apartments.

Option 1 Price plus 7%
1000 Euros (700 GBP, \$1250) reservation deposit
30% on preliminary contract
70% on completion

Option 2 Normal price – 990 Euro per m² (Special Pre-Release Offer)
1000 Euros (700 GBP, \$1250) reservation deposit
30% on preliminary contract
20% on completion of foundations
20% on completion of roof
30% on completion

Option 3 Price minus 5%
1000 Euros (700 GBP, \$1250) reservation deposit
70% on preliminary contract
30% on completion

DISCOUNTS FOR MULTIPLE PURCHASES

2 apartments: 3%
3 apartments: 4%
4 apartments: 5%



Finishing and furnishing option

All furniture packs have been designed to meet the high standards of modern rental requirements. Prices to be announced.

Kitchen furniture and equipment

Crockery, set of cooking utensils and vacuum cleaner; microwave, oven, toaster; salad and fruit bowls; dishcloth, bucket and rubbish bin, colander, teapot, iron and ironing board; glass ceramic hobs, oven, fridge, extractor hood and washing machine.

Living and dining room

Coffee table, round dining table, dining chairs, TV table, bookshelves. Finishes- vases, 21" TV, DVD player, souvenirs.

Bedrooms

Bedside cupboards, double section wardrobe, chest of drawers, bedside lamps, blankets, pillow cases, pillows, sets of bed linen, small towels, bath towels, set of coat hangers.

Hall

Mirror, hat and coat hanger, shoe cupboard.

Eagle Valley Rental Offer

One of Ukraine's best kept secrets has to be its strong rental market. This is particularly true of the prime areas, such as Slavsk ski resort; the most popular resort in the Carpathians. Tourism has increased by an average of 12% per annum for the last three years and as a result, investment is being put into the infrastructure and ski facilities of the resort. This has further boosted tourism and now there is now a great lack of accommodation available.

In the resort there are only four hotels, three of which have no facilities with the exception of restaurants and perhaps a sauna. From December through until the end of February, it is virtually impossible to get rooms as they are fully booked! This forces many disappointed tourists to the town of Slavsk itself and if you are lucky, you might be able to rent out a basic room with no en-suite for 70 Dollars a night.

FULL RENTAL MANAGEMENT OPTIONS FOR EAGLE VALLEY OWNERS

Prices in Dollars per NIGHT, per Unit

Apartment Type		Christmas and New Years Eve	High Season	Middle Season	Low Season
Studio	Market Price	120	70	55	35
	Commission	24	14	11	7
	Owner's Income	96	56	44	28
One bedroom	Market Price	150	100	85	65
	Commission	30	20	17	13
	Owner's Income	120	80	68	52
Two bedroom	Market Price	190	140	90	70
	Commission	38	28	18	14
	Owner's Income	152	112	72	56
Three bedroom	Market Price	240	190	140	100
	Commission	48	38	28	20
	Owner's Income	192	152	112	80

Fantastic opportunity to market your property directly to millions of potential renters.

If you would prefer to handle the renting of your apartment yourself, a personal website is a useful marketing tool. The developers have teamed up with a Kiev web design company to offer a very low cost service for you. They offer to create a website for just 240 Euros, with annual hosting of 80 Euros.

Email: admin@uaproperty.com

The Developers, Hanroc Developments Ltd



Projects of Hanroc Developments
Eagle Rock Mountain & Leisure Resort
Borovets, Bulgaria
Completion date: November 2007



Specialists in pioneering property and commercial developments overseas

Hanroc Developments invest in up and coming markets and are pleased to offer you exceptional investment and holiday home opportunities. Our particular interest is in Eastern Europe, which we consider this generation's best property opportunity. We offer innovative, well priced and high quality developments along with effective after-sales services.

Our approach to markets is very much "roots up", in that we invest a great deal of time and effort in establishing in the target market before offering product. Long term partnerships are formed with reliable local service providers, to ensure accurate decision making and reliable delivery to our clients

Ideas across boundaries

The biggest profits come from identifying those markets poised for general market acceptance. To identify the specific locations with the greatest potential, that are at a "tipping" point of taking off in popularity. Then to introduce the best of international design concepts to maximise value.

We take the best ideas from international property and fuse them with best local ideas to produce a high quality product. Better design adds value.

We don't follow the herd, but lead. To provide our clients with property that stands out from the ordinary, that will protect long term value and enhance ownership experience.

For more information, please visit www.hanrocdevelopments.com



Projects of Hanroc Developments
Kavarna Sands Apartment Complex
Kavarna, Bulgaria
Completion date: August 2008

