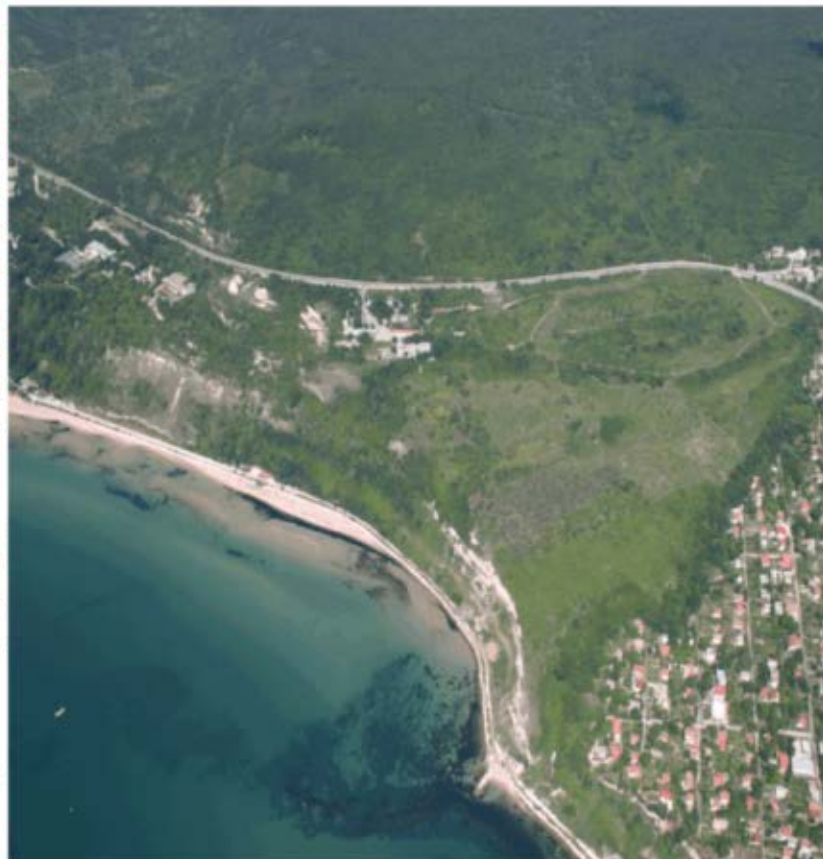


**Investment companies** “Masha Krass” Ltd and “MSD Group Varna” Ltd are owners of the investment project “Fish-Fish Bulgaria”, which includes building of a closed type living complex with social and technical infrastructure, situated on a 230 000 sq.m. own plot of land. The plot is situated right next to the famous Bulgarian sea-side resort “Albena”( with it’s touristic, sport, entertaining and health infrastructure) and has direct access to the 1000 m long beach. The building area is considered with the natural lay of the plot and has perfect sea view from all levels. The existing panoramic road, 3 km, along the beach connects directly the resort “Albena” with the ancient town Balchik, where the visitors can see various of historical places, the famous botanical garden and the Queen’s Marie Palace. Not far away there is a yacht port and two fully functioning golf courses.

What is very important of the plot is the own infrastructure. During 2007 and 2008 the investors built around 10 km of water-supply system, system of drains and power supply network. By that way now the plot is fully provided with own and independent 30 l/s water supply and 7 Mw of power supply.

**Some of the most important technical aspects of the project are:**

1. Regulated land around 143 000 sq.m.;
2. Land under procedure for regulation 87 000 sq.m.;
3. Full geodesy, geology and preliminary building requirements and calculations;
4. Co-ordinated project with the local authorities;
5. Building permit for an inner plot of 5 000 sq.m., together with approved documentation;
6. Own infrastructure;
7. Business plan and building master plan;

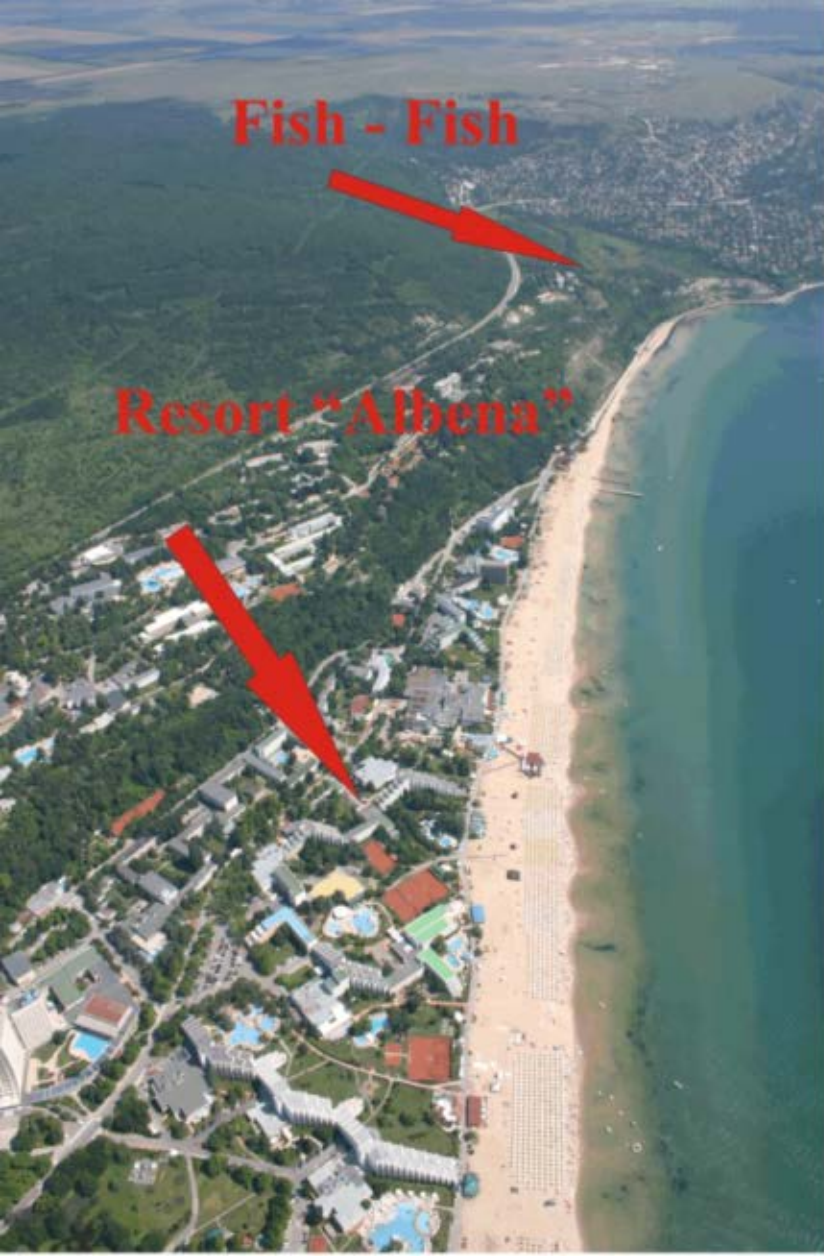


**Other information:**

1. At the present all the plot is clear of old buildings, trees and bushes; to support the building process there are inner roads built;
2. International Airport 25 km;
3. Taxi 2,5 km;
4. Town Varna (the sea capital of Bulgaria 1 million citizens) 25 km;
5. Sea resort “Golden Sands” 12 km;











## **FISH-FISH PLOT**

**230 000 sq.m. of grouped land**

**278 000 sq.m of possible build area**

## **FISH - FISH AREA**

**Right next to the international sea resort “Albena”**

**Only 25 km. from the town of Varna**

**Only 10 km. from 2 opened golf courses**

**Right on the highway to Romania**

**Close to one of the best Bulgarian yacht ports**

**Beside one of the Bulgaria’s ancient culture centers -**

**City of Balhik**

**Infrastructure - water supply, drains,  
electricity**

**International road at the border**

**Directly by the sea**

**Stunning sea view from all plot  
area**



Legend:

Land with changed statute

Land in Zone A

#### Allowed parameters for the land with changed statute

Max height /m/	Density of build. %/	Ratio of build area	Min. of green area %/
15	30	1,5	50

#### Allowed parameters for the land in Zone A

Max height /m/	Density of build. %/	Ratio of build area	Min. of green area %/
7,5	20	0,5	70



In "Fish-Fish" area, company "Fish-Fish Invest" Ltd has build and is owner of the brand new water-supply system, system of drains and power supply network.

For the water-supply system and the system of drains the length is as follows:

Water-supply 2 810 m, from which 2 750 m from "Bademowa gora" reservoir 10 000 m<sup>3</sup> to the "Fish-Fish" plot, the pipe's diameter 315 mm, capacity 30 l/s, with the possibility to build water pump around the reservoir

System of drains 3 194, from which 850 with pressure, 2 150 gravitational, pipe's diameter 355 mm., capacity 206 l/s;

For the building of the infrastructure there is Building Permit issued with No.110/01.04.2008.

The outer power supply network, according to contract with NEC with ' EP 278/2007 for connecting to existing substation, includes:

- Reconstruction of the existing airway 20Kw / owned by E.ON/ and removing the airway out of the building area and put it underground;
- Power supply mid range, 20 Kw from "Albena" substation, the length of the underground path is 3 800 m.;
- Granted power 7 Mw;
- Project for extra power supply, with power of 2.5 Mw;

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Streaming 100%

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Pointer 43°22'24.75" N 28°04'58.40" E

Eye all 3.09 km

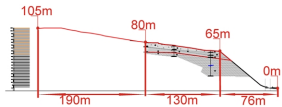
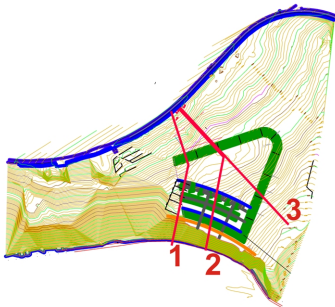


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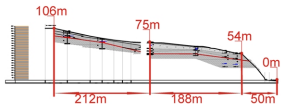
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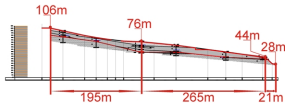
# VERTICAL SECTIONS OF THE PLOT



**VERTICAL SECTION 1**



**VERTICAL SECTION 2**



**VERTICAL SECTION 3**