

Buying Property and Business in Bulgaria is a good investment because:

Compared to most of the other EU countries prices per sq.m. are still fairly low. **Bulgaria is in the 2-nd place in lowest price per sq.m for property in Europe.** The average price of buying property in our neighbour Romania is twice higher.

Statistics show that property prices in Bulgaria have constantly **increased** every year reaching **400% since 2002. So imagine buying a house for EUR 20,000 now and selling it after 5 years for EUR 80,000.**

For the first 3 months of 2007 property prices in Bulgaria have risen with 22.6% - Bulgaria keeps the 3rd place in world aspect in this sphere according to the British property consultant Knight Frank. In most countries in the world it increased by 9.6% for Jan-March 2007. This % for the last year in UK was 12.6% and in USA 4.7% only. This coefficient was 1.8% in Italy, Switzerland, Japan, Germany and Sweden. Spain it was 7.2%.

Bulgaria is a member of the EU since Jan 2007. The number of the foreign clients enlarged much /the foreign investments increased by 30 times from 2000 to 2007/.

Since 1999 the supply of commercial and residential buildings has increased 10 times and the investment made has increased from approx. 3 million to 80 million euro and **demand is still bigger than the supply.** “Property prices in Bulgaria will go up with a constant annual yield in the next few years”- a survey carried out by U.S. international consultants for real estate CB Richard Ellis (CBRE) in America and Global Property Guide shows.

Residential and commercial construction is in a rise. According to CBRE Bulgaria is **3rd place for highly developing market of commercial property** for the first 3 months of 2007 with development of 63%. The main reasons for that is the membership in the EU that starting leading many foreign investors to Bulgaria.

The initial capital investment varies according to the individual's pocket.

Apart from the fact that the return can be very good, not only with the increase in the prices of the property but one has also the opportunity to earn a high monthly income from **renting out**, when not using the property. **Bulgaria keeps the 2nd place in Europe for income from rents.**

Property is considered to be a **secure** investment.

Although Bulgaria is a good source of making some extra money, it is also a very **attractive holiday destination** during the summer and winter holidays. Having good **ski resorts, beautiful beaches and great for shopping**, we are sure you will like it. Last 3 years the Black Sea boomed an enormous amount of new development. There were 1.5 million foreign visitors to Black Sea resorts and mountains last year, and Bulgaria is now **the 3-rd most popular holiday destination** after Spain and France for British holidaymakers.

Repayment of investments made in business in Bulgaria – annual yield is about **10%**;

The **tax on income** earned from the companies in Bulgaria is the lowest in Europe – **only 10%** since 1-st January, 2007. It's the lowest in Europe.

When you do business or when you buy land, VAT is paid when the turnover of your company or the price of the land you bought is bigger than 50000 BGN or 16000 GBP or 25000 EUR. The VAT is paid by the buyer on the selling price and its size is 20%. **If you do business in Bulgaria with the same company that owns your land VAT is refundable.**

The above results in the biggest investment interest shown by **Jewish, English, Italian, Greek and German funds and investors.**

The largest group of **foreign buyers is the British one. There are 30,000 British home-owners in Bulgaria.**

That is why the present period is the right one to invest in property or buy/start a business in Bulgaria.

All data for Business and Property Trends in Bulgaria in the site is statistics taken by property news for Bulgaria and researches of the biggest property consultant world companies based on economy development – taxes, expenses when buying, GIP and laws. The CBRE forecasts are based on the interest of investment companies in construction, renting and maintenance of warehouse-office bases.

Now is the right period to start all these investments because:

- **Bulgaria joined the EU** in 2007 and the number of the foreign clients enlarged much.
- **The tax on the profit in Bulgaria is 10%** only since January 2007. **It's the lowest tax** in the EU. That means that if a foreigner makes a branch of his company in Bulgaria and if it works here, all the profit in the branch will be taxed only 10%.
- Expenses for buying raw-materials, **salaries and prices** of petrol are still **very low** compared with the other EU countries. Quality of the produced goods is high and that's the biggest advantage of Bulgaria.
- **The mechanism of doing business by foreigners is very simple**: one only needs to establish a company in Bulgaria. Now is the proper period for you to combine the **advantages of the Bulgarian market** (10% tax on the profit, relatively cheap real estate, cheap raw materials and labour, etc.) with **foreign capital** and make it work in your favour.
- If you buy land in Bulgaria you have to pay VAT on the selling price and its size is 20%. If you do business in Bulgaria with the same company that owns your land **VAT is refundable**.
- **Repayment of the investments** made – annual yield of **10 %**.
- We offer you **some kinds of business** that one can begin without much initial investment in Bulgaria. We also offer big projects for multinational companies that want to make a big prosperous investment in Bulgaria - the projects are the newest in Bulgaria in ecology sphere and trade.
- Finding not expensive and qualitative deliverers of raw materials or goods, finding clients for you and organizing the whole process **from producing to selling** the goods will be done by our experienced team for the businesses we offer. You will receive information about all sales and expenses every week.
- Bulgaria is in its developing period. This resulted in the biggest investment interest shown by **Jewish, English, Italian, Greek and German** funds and investors. The development will go on in the next 10 years. That's why 2007 is the proper period for business to enlarge with foreign investments or to start a joint business in Bulgaria.

Don't hesitate to contact us.