

## Property abroad. Bulgarian property. Bansko or the beach for Investment property?

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As authorities in Bulgaria prepare to debate legislation on the Black Sea building regulations. Bansko gains momentum.

Bulgarian property is still gaining momentum. The number of Britons buying Bulgarian property in 2005 rose by 77 per cent on the previous year. With the promise of E.U. entry in 2007 or 2008 and flight increases to regional airports, and analysts' expecting a 15-20 per cent rise over the next year, demand is set to soar even more. However according to some property abroad experts, the outlook for investment property in some of Bulgaria's Black Sea Coastal resorts, may not be as viable as some investors had hoped

Some property abroad experts are warning investors against the risks of buying Bulgarian property along the coastline. Locations like Varna and Sunny Beach are completely over-developed. All the prime coastal land was developed a few years ago. Now the new developments are being built approx three kilometres inland from the beach and already many developers are struggling to sell them. Many British investors that purchased investment property have been trying to sell unwanted plots of land and properties to no avail.

However there is light at the end of the tunnel as authorities in Bulgaria prepare to debate legislation on Black Sea coastal regulation which prevents excessive construction. This can only create a positive outcome for Bulgarian property investment, as the objective is to prevent supply outweighing demand. If legislation changes then the prices could soar even more as the balance could shift the other way. This is good news for current Bulgarian property owners as well as anyone looking to invest in 2006.

The best time to buy is definitely right now!

Meanwhile according to [www.d2rworldwide.com](http://www.d2rworldwide.com) the ski resort, Bansko offers a much more positive property investment opportunity. With the advantage of all year round sporting activities and construction not subject to such rigorous restrictions in these areas due to demand outweighing supply. As well as the added popularity of the Bulgarian ski scene throughout Europe over the last 12 months, Bansko grows from strength to strength.

Its not difficult to see why Bansko offers such high property investment and rental value with new developments like Mountain Paradise located only 200 metres from the ski lifts and a short drive from the city centre. This new luxury development consists of Studio apartments to 2 Bedroom apartments, with sizes ranging from 24.32m<sup>2</sup> to 117.59m<sup>2</sup>, on a plot size of 7,000m<sup>2</sup> and a building area of 20,000m<sup>2</sup>, including a basement and Underground car park. Prices starting from €31,616.

With prices like these who can resist. It looks like Bansko wins hands down!

Contact [www.d2rworldwide.com](http://www.d2rworldwide.com) for more insights into this topic. Direct line 0044(0)845 2416 745: Other helpful information can be found at: [www.d2rworldwide.com/propertynews.php](http://www.d2rworldwide.com/propertynews.php).

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