

**APARTMENT HOUSE MEDVEDICA - MALACHOV****Location:**

The apartment house Medvedica will be situated in a favourable location between the parking area and the ski slope of the ski resort Medvedica, in the very proximity of the ski lift base. Its placement in a gentle slope enables the integration of the technological part into a section not visible from the front ski slope view. Current architectural design counts three overground floors. **The vicinity of the centre of Banská Bystrica makes the apartments very interesting also for regular housing throughout the whole year!**

**Distances:**

- Banská Bystrica – 4 km
- Sliač – airport – 14 km
- Budapest – 170 km
- Bratislava – 210 km

**Ski resort Medvedica**

The ski slope orientation to the north hillside provides long-term favourable snow coverage conditions. Substantial investments into ski lifts, artificial snowing technology, ski slope and cross-country ski tracks maintenance technologies as well as ski slope xenon lighting for the whole ski slope length.

Also the immediate surroundings of the ski resort have been reconstructed e.g. large-capacity parking place right next to the main ski lift base. The ski resort can be reached by two independent access roads from Banská Bystrica, the airport with international flights is only 14 km away.

**Current status:**

- ski slope length: 1 km
- artificial snowing technology
- xenon ski slope lighting
- 4 ski lifts with total capacity of 1200 persons/hour
- parking place with capacity of 200 cars
- funpark for snowboarders
- ski school
- ski service, ski rental
- operation: 7 days a week (9.00-21.00)

Soon the third enlargement phase will begin – focused on ski slope length enlargement and construction of other free time activities – funpark for snow scooters in winter, bob sledge track and ropeway in summer.

**Apartment house, hotel & restaurant:**

The ground floor (above the technological part) encompasses reception, lobby, bar and restaurant with a panoramic view on the ski slope (estimated capacity of 120 persons). The wellness world including swimming pool, jacuzzi, saunas, fitness studio and related services will be at your disposal in the hotel part with 10 double bedded rooms.

First and second floor (total area of 840 m<sup>2</sup>) contains one-room and two-room apartments.

On the third floor you can find two large (92 m<sup>2</sup>) apartments. The interior equipment standard can be modified just to match the client's requirements.

**Interior layout of the object:**

- |                |                    |
|----------------|--------------------|
| - basement     | 420 m <sup>2</sup> |
| - ground floor | 420 m <sup>2</sup> |
| - 1. floor     | 420 m <sup>2</sup> |
| - 2. floor     | 440 m <sup>2</sup> |
| - 3. floor     | 170 m <sup>2</sup> |

## focused on detail

### Basement:

- ski service, ski rental
- billiard/table tennis
- ski pass office
- night bar
- parking lots
- storage area
- ski lift and wellness world technological room

### Ground floor:

- reception
- lobby
- restaurant, bar
- wellness world
- saunas
- swimming pool
- fitness studio
- kids zone
- beauty salon

## Pricelist

### 1<sup>st</sup> floor

Apartment	Area in m <sup>2</sup>	Price excl. VAT	Price incl. VAT
a <sub>1</sub>	76	102.104,- Euro	121.504,- Euro
a <sub>2</sub>	76	102.104,- Euro	121.504,- Euro
b	66	88.670,- Euro	105.517,- Euro
c	53	71.205,- Euro	84.733,- Euro

### 2<sup>nd</sup> floor

Apartment	Area in m <sup>2</sup>	Price excl. VAT	Price incl. VAT
d <sub>1</sub>	76	102.104,- Euro	121.504,- Euro
d <sub>2</sub>	76	102.104,- Euro	121.504,- Euro
e	66	88.670,- Euro	105.517,- Euro
f	53	71.205,- Euro	84.733,- Euro

### Attic

Apartment	Area in m <sup>2</sup>	Price excl. VAT	Price incl. VAT
g	92	123.600,- Euro	147.084,- Euro
h	91	122.257,- Euro	145.485,- Euro

1 Euro = 34,50 SKK

### Payment terms\*

1. 35% (incl. VAT) upon signing the Preliminary Contract of Sale
2. 30% (incl. VAT) upon completion of the roof of the apartment building
3. 30% (incl. VAT) upon completion of electrical and water installations, interior plasters and installation of windows and doors
4. 5% (incl. VAT) upon hand-over

\* The reservation fee is 1500,- Euro and will be discounted from the first payment after the signing of the preliminary contract of sale.

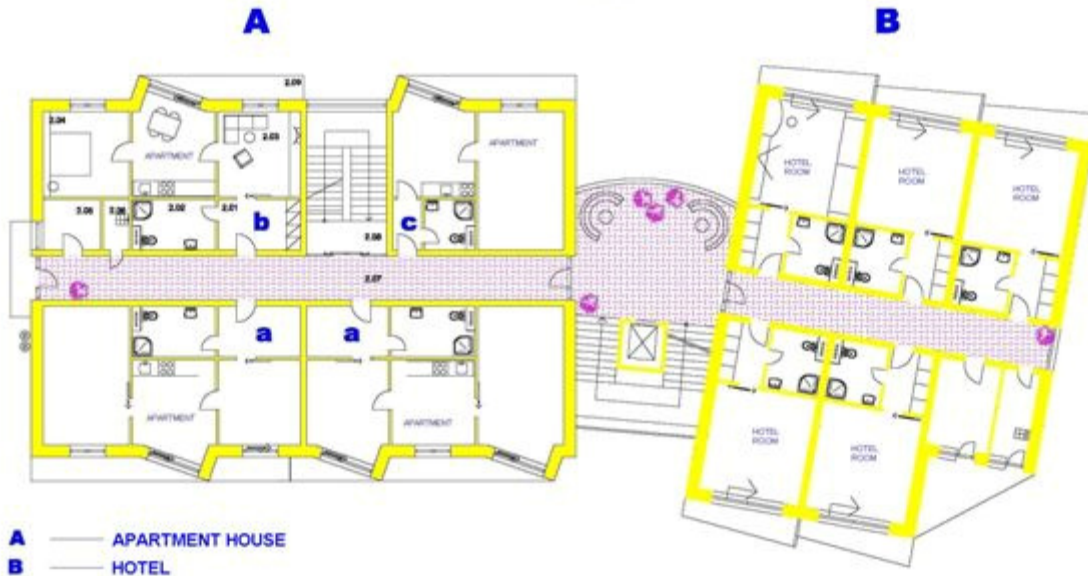
The price comprises standard apartment equipment (sanitary ware, facing and tiles, floor decking), proportion of shared areas and equipment of the house, proportion of the ground under the building. Each apartment has a separate measuring of cold and hot water, heating and electricity. In case of interest, mortgages are available through the VUB Bank.

The construction works are scheduled to be finalized in December 2007. We also provide apartment administration for interested clients (letting, cleaning, protection).



## APARTMENT HOUSE & HOTEL "MEDVEDICA"

MALACHOV



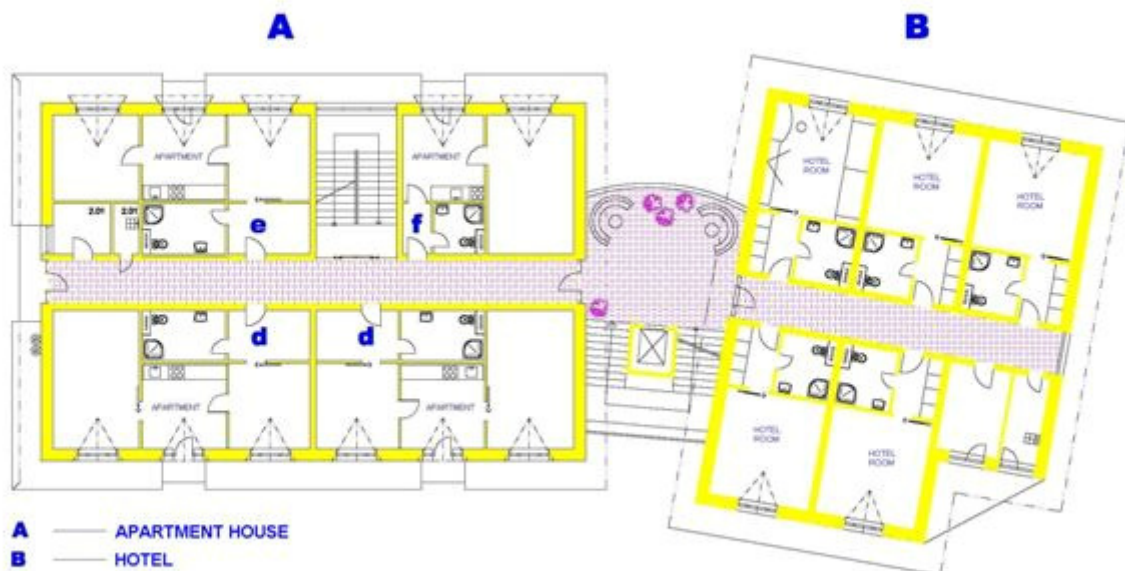
**A** — APARTMENT HOUSE  
**B** — HOTEL

TYPE OF APARTMENT	M2
a	75
b	65
c	53

1st FLOOR - LAYOUT

## APARTMENT HOUSE & HOTEL "MEDVEDICA"

MALACHOV



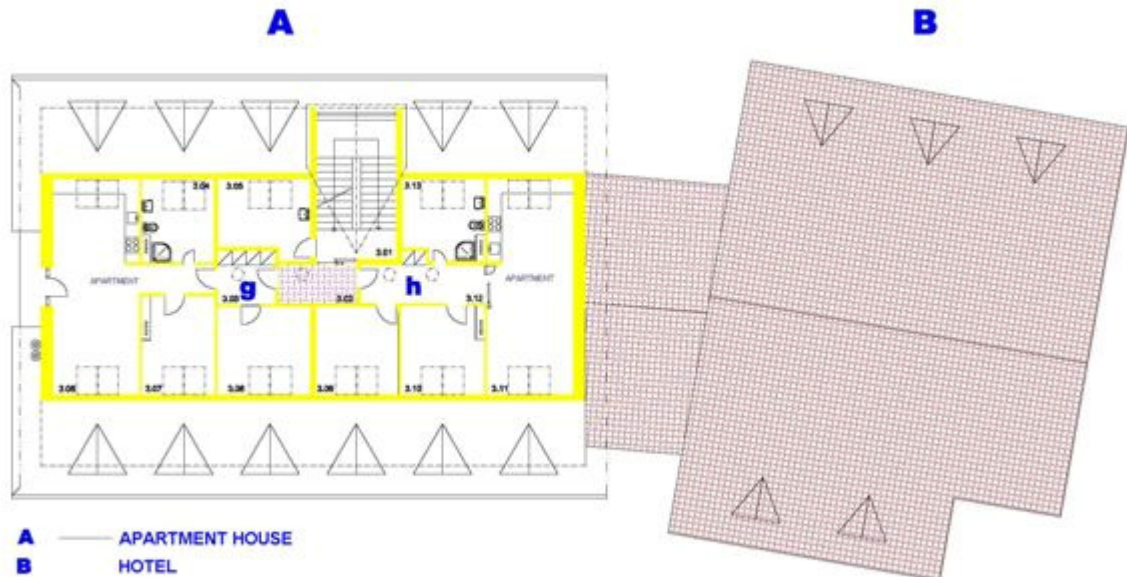
**A** — APARTMENT HOUSE  
**B** — HOTEL

TYPE OF APARTMENT	M2
d	75
e	66
f	53

2nd FLOOR - LAYOUT

APARTMENT HOUSE & HOTEL "MEDVEDICA"

MALACHOV



**A** — APARTMENT HOUSE  
**B** — HOTEL

TYPE OF APARTMENT	M2
g	92
h	91

ATTIC - LAYOUT



## Surrounding attractions:

- ski resort Medvedica
- ski resort Skalka – 1,5 h
- hiking, bicycle, cross country skiing tracks in the picturesque environs of Kremnica mountain chain
- geographical centre of Europe – 4 km
  
- town of Banská Bystrica – 4 km
  - third biggest town in Slovak republic
  - cultural, trade and industrial centre of central Slovakia
  - historical centre with attractive pedestrian zone
  - museums, galleries, state opera
  - shops and shopping mall Europa SC
  
- Očová – 10 km
  - aeroclub with landing strip for smaller planes
  - offer of sightseeing flights with powered aeroplanes or gliders
  - parachute jumps for beginners, courses
  
- Kováčová, Sliach – 15 km
  - swimming baths (currently enlarged to an aquapark)
  - spas – thermal water
  - 4-holes golf course
  - airport with daily flights to Prague
  
- Tále – 30 km
  - 18-holes professional golf course

